

CERTIFICATION

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

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

IN WITNESS WHEREOF, I have hereunto set my hands this AUG 08 2025 at Pasig City.




KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer

SUBSCRIBED AND SWORN to before me this AUG 08 2025 at Pasig City
affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.

Doc. No. 485 ;
Page No. 98 ;
Book No. I ;
Series of 2025.




MARIE ATHENA C. YBANEZ
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; Noiio
MCLE Compliance No. VIII-003817; 04.14.2024

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)

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Month Day
(Fiscal Year)

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(Form Type)

Last Wednesday of May

Month Day
(Annual Meeting)

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| <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

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SECURITIES AND EXCHANGE COMMISSION

SEC Form 17-C

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

1. **August 8, 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

4,805,105,287
30,427,210,000

SEC FORM 17-C

ROBINSONS LAND CORPORATION**11. Item 9 – Other Matters****RLC Sustains Growth Momentum in 1H 2025 with Solid Core Performance and Strong Financial Position****Key 1H2025 Financial Highlights:**

- **Revenues up by 16%YoY** for 2Q alone while for 1H25 it rose by 8% to ₱23.03B; **net income** (ex-one-offs) **up 5%** to ₱6.88B.
- **Loans down 14%** to ₱45.91B; **net debt-to-equity improved** to 24%.
- **Strong recurring income** from Malls, Offices, and Hotels; **NUSTAR Hotel** launched as the first Filipino ultra-luxury brand.
- **Residential realized revenues up by 130%** for 2Q alone while for 1H25 it's up by 33% to ₱4.73B, driven by RFO and prior year sales that reached the equity threshold.
- **Logistics and Destination Estate segments expanded**, with RLX growth and **groundbreaking of Asia's first tournament-grade Pickleball Center** in Bridgetowne.

(Manila, 08 August 2025; PSE Ticker: RLC) – *Robinsons Land Corporation (RLC)* sustained its growth momentum in the second quarter of 2025, from solid performance of both the investment and development portfolios, resilient performance across business units, and prudent financial management.

For the quarter ended June 30, 2025, consolidated revenues stood at ₱12.00 billion, up 16% year-on-year, bringing first-half revenues to ₱23.03 billion—an 8% increase versus the same period last year.

Net income attributable to the parent grew 7% to ₱3.40 billion in Q2. Excluding one-off gains in 2024, first-half net income rose 5% year-on-year to ₱6.88 billion, reflecting the solid fundamentals of RLC's diversified portfolio. Meanwhile, consolidated EBITDA and EBIT registered ₱12.53 billion and ₱9.56 billion, respectively.

As of June 30, 2025, *RLC* reported consolidated assets of ₱264.70 billion, up 1% from year-end 2024. The company further strengthened its balance sheet by reducing loans payable by 14% to ₱45.91 billion, following the settlement of ₱7.37 billion in maturing debt during the first half. This brought RLC's net debt-to-equity ratio down to 24%, from 27% at end-2024.

“RLC's solid results in the first half of 2025 reflect the strength of our diversified portfolio and our commitment to disciplined execution. We sustained our growth momentum with strong performances across our core businesses, while enhancing financial flexibility through prudent balance sheet management. We remain focused on creating long-term value as we expand strategically and innovate across both investment and development portfolios.” said RLC President and CEO, Mybelle V. Aragon-GoBio.

BUSINESS SEGMENT PERFORMANCE

Robinsons Malls delivered solid performance in 1H 2025 with total revenues reaching ₱9.46 billion, up 9% year-on-year. EBITDA grew 8% to ₱5.78 billion, while EBIT increased 9% to ₱4.00 billion. Occupancy improved to 94%, with total leasable space at 1.7 million sqm, underscoring sustained tenant demand.

RLC Offices posted ₱4.11 billion in revenues, up 5% year-on-year, supported by consistent rental escalations across its premium office portfolio. EBITDA rose 4% to ₱3.25 billion, and EBIT was up 4% to ₱2.67 billion, reflecting operational efficiency. Occupancy remained healthy at 87%.

Robinsons Hotels and Resorts (RHR) recorded ₱3.10 billion in revenues, up 9%, driven by strong performance across all brands. EBITDA climbed 10% to ₱955 million, while EBIT rose 14% to ₱520 million, on the back of improved operating leverage. RHR's portfolio now includes 27 hotels with over 4,000 room keys. Last May, it opened NUSTAR Hotel, the country's first Filipino ultra-luxury brand hotel, with 223 rooms in NUSTAR Integrated Resorts Cebu.

Robinsons Logistics and Industrial Facilities (RLX) posted ₱451 million in revenues, up 17% year-on-year. EBITDA grew 16% to ₱408 million, while EBIT increased 10% to ₱300 million, driven by scale and efficiency. RLX operates 13 industrial facilities across strategic logistics hubs in Luzon, maintaining stable occupancy and strong tenant demand.

Robinsons Destination Estates (RDE) generated ₱475 million in property development revenues from deferred land sales to joint ventures. EBITDA and EBIT reached ₱278 million and ₱276 million, respectively. On July 17, RDE broke ground on the Helios Pickleball Center—Asia's first tournament-grade pickleball venue—developed with Kosmas Athletic Ventures Corp. (KAVC). Located in Bridgetowne Estate, Pasig, the 17,500-sqm, eight-story facility will feature 25 professional courts and aims to host Professional Pickleball Association (PPA) Tour events.

RLC Residences posted ₱3.20 billion in net sales from organic projects and ₱571 million from joint ventures in 1H 2025. Realized residential revenues rose 130% YoY in Q2 to ₱2.78 billion, driven by project recognition and strong RFO sales. This brought 1H realized revenues (ex-JVs) to ₱4.73 billion, up 33% YoY. EBITDA and EBIT both grew 33% to ₱1.16 billion and ₱1.09 billion, respectively. Equity earnings from JVs reached ₱706 million.

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Robinsons Land Corporation continues to adapt and thrive in dynamic market conditions, positioning itself as a leader in the real estate industry in the Philippines.

For more information, please visit www.robinsonsland.com or contact

Mr. Rommel L. Rodrigo rommel.rodrido@robinsonsland.com;
Cialeit Denisse Ann Fabro cialeitdenisseann.fabro@robinsonsland.com;
investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31536

About Robinsons Land Corporation

Robinsons Land Corporation (RLC) is one of the Philippines' leading real estate developers and is a subsidiary of JG Summit Holdings, Inc. RLC's diverse portfolio includes residential, commercial, and mixed-use developments, as well as hotels, offices, and industrial facilities. The company is committed to providing quality and innovative real estate solutions to its customers and stakeholders.

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', written over a horizontal line.

August 8, 2025
(Date)

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



08 August 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. Suzy 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, Market & Securities Regulation Department
17/F SEC Headquarters, 7907 Makati Avenue
Barangay Bel-Air, Makati City

Re: RLC's 1H2025 Earnings Results

Dear Mesdames and Gentlemen:

Please see attached press release of Robinsons Land Corporation's 1H2025 Earnings Results

Thank you.

A handwritten signature in black ink, appearing to read 'Ktan'.

KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer
Robinsons Land Corporation



RLC Sustains Growth Momentum in 1H 2025 with Solid Core Performance and Strong Financial Position

Key 1H2025 Financial Highlights:

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For more information, please visit www.robinsonsland.com or contact

Mr. Rommel L. Rodrigo rommel.rodrido@robinsonsland.com;
Cialeit Denisse Ann Fabro cialeitdenisseann.fabro@robinsonsland.com;
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