

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 Mall Admin Office, Lower West Lane Robinsons Galleria EDSA corner Ortigas Avenue Ugong Norte, 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 NOV 07 2025 at Pasig City.



KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer

SUBSCRIBED AND SWORN to before me this NOV 07 2025 at Pasig City
affiant exhibiting to me his Passport No.

Doc. No. 30;
Page No. 7;
Book No. II;
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; Iloilo
MCLE Compliance No. VIII-003817; 04.14.2025

COVER SHEET

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SEC Registration Number

[illegible]

(Company's Full Name)

[illegible][illegible]

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)

17	-	C		
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(Form Type)

Any day in May

<i>Month</i>	<i>Day</i>
(Annual Meeting)	

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

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

LCU

[illegible]

Document ID

Cashier



STAMPS

Remarks: Please use BLACK ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC Form 17-C

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

1. **November 7, 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	4,805,105,288
Registered Bonds	24,000,000,000

SEC FORM 17-C

ROBINSONS LAND CORPORATION**11. Item 9 – Other Matters****Robinsons Land Delivers Sustained Growth in 9M 2025, Anchored by Strong Q3 Operational Performance****Key 3Q/9M2025 Financial Highlights:**

- 3Q revenues up 25% to ₱12.58B, bringing 9M consolidated revenues up by 13% to ₱35.61B
- 3Q attributable net income rose 19% to ₱3.30B, lifting 9M attributable income to ₱10.17B
- Both investment and development portfolios delivered strong results, led by malls, offices, and residential, contributing 46%, 26%, and 13% of EBITDA, respectively.
- RLC completes one of the biggest fund-raising transactions in the PSE This Year

(Manila, 07 November 2025; PSE Ticker: RLC) – Robinsons Land Corporation (RLC) reported a ₱3.30 billion profit in the third quarter of CY2025, driven by strong performances across both its Investment and Development portfolios. This brought net income attributable to the Parent to ₱10.17 billion for the first nine months, higher by 2% than prior year. Excluding its one-time gain due to the reclassification of its GoTyme investment last year, attributable income rose by 10% year-on-year, reflecting the underlying strength of RLC's core operations.

For the nine-month period, consolidated revenues grew by 13% to ₱35.61 billion, demonstrating sustained topline momentum. The Investment portfolio expanded by 9%, while the Development portfolio delivered a solid 28% growth. The organic residential segment delivered an outstanding top line growth of 76% versus the same period last year. Consolidated EBITDA and EBIT reached ₱19.03 billion and ₱14.53 billion, respectively, each rising by 7% year-on-year.

As of September 30, 2025, RLC reported consolidated assets of ₱273.2 billion, up 4% from year-end 2024. The Company further strengthened its balance sheet by reducing loans payable by 21% to ₱41.91 billion, following the settlement of ₱13.80 billion in maturing debt during the nine months. This brought RLC's net debt-to-equity ratio down to 18%, from 27% at end-2024.

RLC successfully completed another overnight block placement of its RCR shares last September 23, 2025, amounting to of ₱7.75 billion, making it the largest fund-raising transaction for a sponsor of a REIT company in the Philippine Stock Exchange (PSE) as of the third quarter this year.

The September transaction was 3.7 times oversubscribed, reflecting strong demand from top-tier institutional investors, both local and foreign. The total proceeds of the latest overnight placement amounting to ₱7.75 billion (exclusive of fees and taxes) will be used to fund RLC's capital expenditures (CAPEX) in line with its reinvestment plan.

RLC has infused nine mall assets into RCR — *Robinsons Dasmariñas, Robinsons Starmills, Robinsons General Trias, Robinsons Cybergate Cebu, Robinsons Tacloban, Robinsons*

Malolos, Robinsons Santiago, Robinsons Magnolia, and Robinsons Tuguegarao, resulting in RCR's total market capitalization of ₱141.92 billion as of September 30, 2025, with RLC holding a 60.51% stake in RCR.

These landmark transactions demonstrate RLC's continued commitment to crystallize its value and further strengthening RCR's position as one of the largest and widely held REITs in the Philippine market.

“Our performance this quarter underscores the strength and resilience of our core businesses. Despite a more competitive environment and strategic reinvestments, we sustained healthy profitability and expanded our revenue base. We remain focused on strategic capital deployment, and delivering long-term value for our stakeholders. As we move forward, we are confident that our diversified portfolio and disciplined execution will position Robinsons Land for continued growth and market leadership.” said RLC President and CEO, Mybelle V. Aragon-GoBio.

BUSINESS SEGMENT PERFORMANCE

Robinsons Malls continued to build on its growth trajectory in the first nine months of 2025, posting total revenues of ₱14.55 billion, an 11% increase from the previous year. This momentum was anchored by strong rental performance, with rental revenues reaching ₱10.27 billion, up 10%, driven by steady 7% same-mall rental growth and sustained recovery in foot traffic across the portfolio.

Profitability also strengthened, as EBITDA rose to ₱8.78 billion and EBIT reached ₱6.10 billion, reflecting year-on-year increases of 11% and 14%, respectively. Occupancy rate remained solid at 94%. Robinsons Malls now spans 1.7 million square meters of leasable space, highlighting the continued confidence of tenants and the resilience of consumer activity.

Robinsons Offices sustained its stable performance in the first nine months of 2025, generating ₱6.24 billion in revenues, a 5% increase year-on-year. This growth was supported by consistent rental escalations across its expanding portfolio of premium office developments. EBITDA climbed to ₱4.93 billion, while EBIT reached ₱4.06 billion, both up 3%. Occupancy improved by 100 basis points to 88% from the previous quarter, driven by the entry of new IT-Business Process Management sectors.

Robinsons Hotels and Resorts (RHR) delivered a 10% increase in revenues, reaching ₱4.74 billion, led by strong performance across all brands—particularly its international hotel partnerships and its flagship five-star properties, Fili and NUSTAR. System wide occupancy stood at a solid 66%, reflecting sustained travel demand and improved guest volumes. EBITDA grew 12% to ₱1.43 billion, while EBIT rose 11% to ₱764 million, buoyed by its strong topline growth and complemented by its operational efficiency. RHR portfolio now includes 27 hotels with over 4,000 room keys.

Robinsons Residences posted strong results in the first nine months of 2025, posting ₱4.06 billion in net sales from organic projects, up 30% year-on-year, and an additional ₱2.29 billion from joint ventures. Realized residential revenues surged in the third quarter, climbing 247% year-on-year to ₱3.11 billion, fueled by the recognition of prior year sales that reached the equity threshold. This momentum brought realized revenues (excluding joint ventures) to

₱7.84 billion for the period, representing a 76% increase year-on-year. Profitability also ballooned significantly, with EBITDA rising 185% to ₱1.98 billion, and EBIT soaring 207% to ₱1.87 billion. Equity earnings from joint ventures contributed ₱912 million, further reinforcing the segment's solid performance.

Robinsons Logistics and Industrial Facilities (RLX) recorded ₱661 million in revenues, higher by 2% year-on-year. EBITDA and EBIT registered ₱600 million and ₱438 million, respectively. RLX operates 13 industrial facilities across strategic logistics hubs in Luzon, maintaining stable occupancy and strong tenant demand.

Robinsons Destination Estates (RDE) generated ₱674 million in property development revenues from deferred land sales to joint ventures. EBITDA and EBIT reached ₱399 million and ₱395 million, respectively.

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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 'K. Tan', is positioned above the printed name of the signatory.

November 7, 2025
(Date)

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



7 November 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
PICC Complex, Roxas Boulevard, Pasay City

Re: Robinsons Land Corporation's 9M2025 Earnings Results

Dear Mesdames and Gentlemen:

Please see attached press release of Robinsons Land Corporation's 9M2025 Earnings Results.

Thank you.

KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer
Robinsons Land Corporation



Robinsons Land Delivers Sustained Growth in 9M 2025, Anchored by Strong Q3 Operational Performance

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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;
investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31536



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