



ANALYST BRIEFING FULL YEAR 2025

13 March 2026

DISCLAIMER

Important Notice

The following disclaimer applies to the presentation following this page and you are therefore advised to read this disclaimer carefully before accessing, reading or making any other use of the attached presentation. In accessing the attached presentation, you agree to be bound by the following terms and conditions, including any modifications to them from time to time, each time you receive any information from Robinsons Land Corporation, ("RLC" or the "Company") as a result of such access.

You acknowledge that the attached presentation and the information contained therein are strictly confidential and intended for you only. You are not authorized to and you may not forward or deliver the attached presentation, electronically or otherwise, to any other person or reproduce such presentation in any manner whatsoever, nor may you disclose the information contained in the attached presentation to any third-party or use it for any other purpose. **Any forwarding, distribution, publication or reproduction of the attached presentation in whole or in part or disclosure of any information contained therein or any use of such information for any other purpose is unauthorized.**

This presentation contains forward-looking statements and forward-looking information that are, by their nature, subject to significant risks and uncertainties. These forward-looking statements include, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although RLC has extensive experience and that the forward-looking statements may be reasonable, nothing herein the disclosure should be relied upon as a commitment as we cannot guarantee future events due to various risks and uncertainties.

This presentation is for information purposes only and does not constitute or form part of an offer, solicitation, recommendation or invitation of any offer, to buy or subscribe for any securities, nor should it or any part of it form the basis of, or be relied in any connection with, any contract or commitment whatsoever. This presentation does not constitute or form part of and should not be construed as an offer to sell or issue or the solicitation of an offer to buy or acquire securities of the Company or any of its affiliates or as an inducement to enter into investment activity. Nothing in this presentation is a financial, legal, tax or other product advice.

This presentation has been prepared by the Company based on information available to them for information purposes only and does not constitute a recommendation regarding any securities of the Company. The information has not been independently verified. No representation, warranty or undertaking, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or the opinions contained herein. None of the Company or any of its affiliates, advisors or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with the presentation.

The statements contained in the presentation speak only as at the date as of which they are made, and the Company expressly disclaims any obligation or undertaking to supplement, amend or disseminate any updates or revisions to any statements contained herein to reflect any change in events, conditions or circumstances on which any such statements are based. By preparing this presentation, none of the Company, its management, and their respective advisers undertakes any obligation to provide the recipient with access to any additional information or to update this presentation or any additional information or to correct any inaccuracies in any such information which may become apparent.



Business Portfolio

As of CY2025

INVESTMENT PORTFOLIO

57

Lifestyle Centers
from 55 as of CY2024

34

Office Developments
from 32 as of CY2024

16

work.able Centers
from 11 as of CY2024

27

Hotels & Resorts
from 26 as of CY2024

15

Industrial Facilities
from 13 as of CY2024

DEVELOPMENT PORTFOLIO

134

Residential Developments

33

Destination Estates + Mixed-Used Developments

CY2025 FINANCIAL HIGHLIGHTS

PERFORMANCE & PROFITABILITY

₱48.52B

Revenues | +13% YoY

₱25.70B

EBITDA | +10% YoY

₱13.47B

Net Income to Parent | +9% YoY
*w/o non-core gains LY

BALANCE SHEET & CAPITAL STRENGTH

₱275.00B

Total Assets | +5% vs CY2024

₱89.95B

Total Liabilities | -10% vs CY2024
Total Debt | ₱39.53 B | -26% vs CY2024

₱185.05B

Total Equity | +15% vs CY2024
Parent Equity | ₱175.72 B | +13% vs CY2024

16.20%

Net Debt to Equity | -11% vs CY2024

CASH FLOW & EARNINGS

₱26.07B

Operating Cash Flow

₱13.96B

Total Gross Proceeds From Block
Placements YTD

₱2.80

Earnings Per Share | +3% vs CY2024

4Q CY2025 FINANCIAL HIGHLIGHTS

PERFORMANCE & PROFITABILITY

₱12.91B

Revenues | +3% QoQ | +13% YoY

₱6.67B

EBITDA | +3% QoQ | +21% YoY

₱3.30B

Net Income to Parent | +0.1% QoQ | +8% YoY

BALANCE SHEET & CAPITAL STRENGTH

₱275.00B

Total Assets | +5% vs CY2024

₱89.95B

Total Liabilities | -10% vs CY2024

Total Debt | ₱39.53 B | -26% vs CY2024

₱185.05B

Total Equity | +15% vs CY2024

Parent Equity | ₱175.72 B | +13% vs CY2024

16.20%

Net Debt to Equity | -11% vs CY2024

CASH FLOW & EARNINGS

₱11.06B

Total Cash | +5% vs CY2024

₱6.13B

Operating Cash Flow

₱0.69

Earnings Per Share | +5% YoY

Full Year & 4Q CY2025 Financial Results

<i>(in Php Mn)</i>	YEAR-ON-YEAR COMPARISON								QUARTER-ON-QUARTER	
	CY25	CY24	Variance	YoY%	4Q 2025	4Q 2024	Variance	YoY%	3Q 2025	QoQ%
Revenues	48,525	42,882	5,643	13%	12,913	11,461	1,452	13%	12,580	3%
Cost and Expenses	22,827	19,563	3,264	17%	6,246	5,929	318	5%	6,082	3%
EBITDA	25,697	23,319	2,379	10%	6,667	5,533	1,134	21%	6,498	3%
Depreciation & Amortization	6,077	5,707	370	6%	1,581	1,482	99	7%	1,519	4%
EBIT	19,620	17,612	2,008	11%	5,086	4,051	1,035	26%	4,979	2%
Income before tax	17,761	16,680	1,082	6%	4,663	3,690	973	26%	4,383	6%
Income Tax	1,594	1,339	255	19%	562	(53)	614	1162%	339	66%
Net income	16,167	15,341	826	5%	4,101	3,743	358	10%	4,044	1%
Attributable to minority	2,696	2,128	568	27%	804	543	261	48%	749	7%
Net income Attributable to Parent	13,471	13,212	258	2%	3,297	3,200	97	3%	3,295	0%
Less: Non-core gains	-	900	(900)	(100%)	-	146	(146)	(100%)	-	-
Net income Attributable to Parent*	13,471	12,313	1,158	9%	3,297	3,054	243	8%	3,295	0%

*Excluding prior year non-core gains from investment reclassification and insurance totaling ₱900M for the full year and ₱146M for the quarter.

KEY REMARKS

- Revenues grew reflecting solid performance from both the investment and development portfolios.
- EBIT outpaced revenue growth despite higher utilities expenses and additional depreciation from newly opened properties.
- Net Income rose, supported by a lower interest expense and lower effective tax rate.

Per BU Financial Performance Highlights (CY2025)

□ NIAT to Parent (excluding non-core gains) posted solid growth of 9% YoY to ₱13.47B

<i>(In PhP Mn)</i>	REVENUE			EBITDA			EBIT		
	CY25	% to RLC	YoY	CY25	% to RLC	YoY	CY25	% to RLC	YoY
TOTAL RLC	48,525	100%	13%	25,697	100%	10%	19,620	100%	11%
Malls	19,667	41%	10%	11,817	46%	11%	8,173	42%	14%
Offices	8,432	17%	6%	6,644	26%	4%	5,474	28%	4%
Hotels	6,500	13%	8%	1,905	7%	6%	1,010	5%	3%
Logistics	890	2%	(3%)	809	3%	(6%)	592	3%	(12%)
INVESTMENT PORTFOLIO	35,490	73%	8%	21,175	82%	8%	15,249	78%	8%
Residential	10,533	22%	71%	2,487	10%	743%	2,341	12%	1,235%
Joint ventures	1,443	3%	(45%)	1,443	6%	(45%)	1,443	7%	(45%)
Destination Estates	1,059	2%	(17%)	593	2%	(19%)	588	3%	(19%)
DEVELOPMENT PORTFOLIO	13,034	27%	30%	4,523	18%	24%	4,372	22%	24%

Per BU Financial Performance Highlights (4Q CY2025)

□ NIAT to Parent rose 8% YoY to ₱3.30B

<i>(In PhP Mn)</i>	REVENUE			EBITDA			EBIT		
	4Q CY25	% to RLC	YoY	4Q CY25	% to RLC	YoY	4Q CY25	% to RLC	YoY
TOTAL RLC	12,913	100%	13%	6,667	100%	21%	5,086	100%	26%
Malls	5,118	39%	6%	3,036	45%	12%	2,075	41%	14%
Offices	2,193	17%	8%	1,711	26%	6%	1,417	28%	6%
Hotels	1,763	14%	5%	479	7%	(9%)	246	5%	(18%)
Logistics	230	2%	(14%)	209	3%	(20%)	155	3%	(25%)
INVESTMENT PORTFOLIO	9,303	72%	6%	5,434	81%	6%	3,893	77%	6%
Residential	2,695	21%	59%	508	8%	227%	470	9%	208%
Joint ventures	530	4%	(16%)	530	8%	(16%)	530	10%	(16%)
Destination Estates	385	3%	7%	194	3%	3%	193	4%	3%
DEVELOPMENT PORTFOLIO	3,610	28%	35%	1,232	19%	193%	1,193	23%	210%

RLC completes ONE of the BIGGEST FUND-RAISING TRANSACTIONS in this YEAR

Robinsons Land Corporation (“RLC”) has successfully completed two overnight block placements of its shares in RL Commercial REIT, Inc. (“RCR”), marking one of the biggest fund-raising transactions in the Philippine Stock Exchange (PSE) this year, with total proceeds amounting to **₱13.96 billion (\$249 Mn)**.

On April 3, 2025, RLC raised **₱6.21 billion (\$111 Mn)** from the sale of **1,043,404,900 RCR common shares** at ₱5.95 per share. This was followed by another successful placement on September 22, 2025, where RLC sold **1,000,000,000 common shares** at ₱7.75 per share, generating **₱7.75 billion (\$138 Mn)**.

These landmark transactions demonstrate RLC’s continued commitment to unlocking shareholder value and further strengthening RCR’s position as one of the largest, most liquid, and widely held REITs in the Philippine market.

**BPI Capital,
JP Morgan,
and
Maybank**

First Tranche
1.8x
Oversubscribed
(UPSIZED deal to ₱6.2 Bn or \$111 Mn)

Second Tranche
3.69x
Oversubscribed
(Base deal size of ₱4.0 Bn or \$70 Mn)

RCR joins the Philippine Stock Exchange Index (PSEi) As Newest Constituent

RCREIT
A ROBINSONS LAND COMPANY

A CONSTITUENT OF:



RCR Financial Highlights (CY2025)

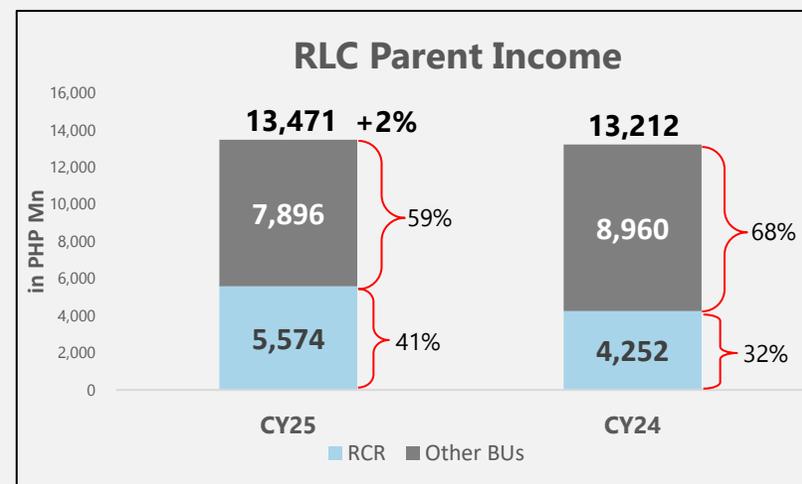
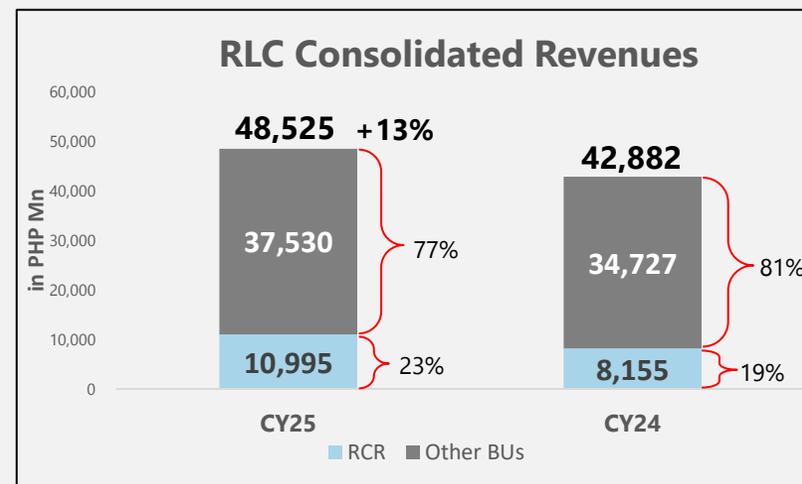
❑ **38 Premium Assets (17 Offices + 21 Malls), 25 Key Unique Locations; 1,151,915 sqm in Total GLA**

in PHP Mn	CY25	CY24	CHNG%
Revenues	10,995	8,155	35%
Offices	6,348	6,098	4%
Malls	4,647	2,057	126%
EBITDA	9,386	7,148	31%
Offices	5,835	5,634	4%
Malls	3,551	1,514	135%
Net income	8,236	6,356	30%
Dividend per share*	0.4268	0.4261	0%
No. of Assets	38	29	31%
Total GLA ('000, sqm)	1,152	828	39%

*2024 includes special cash dividends of Php0.0260

CY2025

- ❑ Revenues climbed **35%** YoY, driven by resilient mall performance and the infusion of assets.
- ❑ EBITDA and Net Income grew **31%** and **30%** YoY, respectively.
- ❑ RCR's NIAT contribution **rose to 41% in CY25 vs LY**, underscoring its significant and growing share in RLC's earnings mix.



*RCR Net income contribution is net of minority

RCR Portfolio (CY2025)

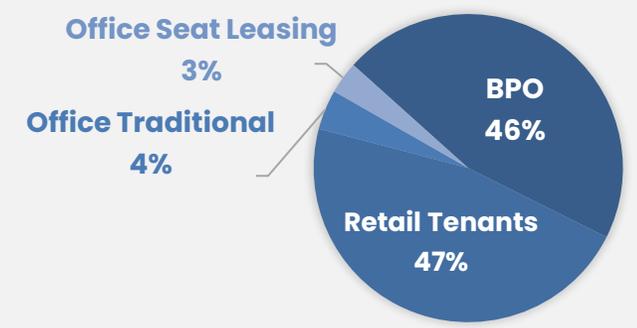
38 Premium Assets (17 Offices + 21 Malls), 25 Key Unique Locations; 1,151,915 sqm in Total GLA



RCR's 4th Asset Infusion
 +9 Mall Assets worth ₱30.67B
 +7 Key Locations
 +324K sqm of GLA --2.7x growth from IPO

Metric	As of Dec. 31, 2025
Occupancy Rate	96%
Occupancy Rate (Offices)	96%
Occupancy Rate (Malls)	96%
Weighted Average Lease Expiry (WALE)	4.02 years
WALE (Offices)	3.91 years
WALE (Malls)	4.11 years

RCR TENANT MIX

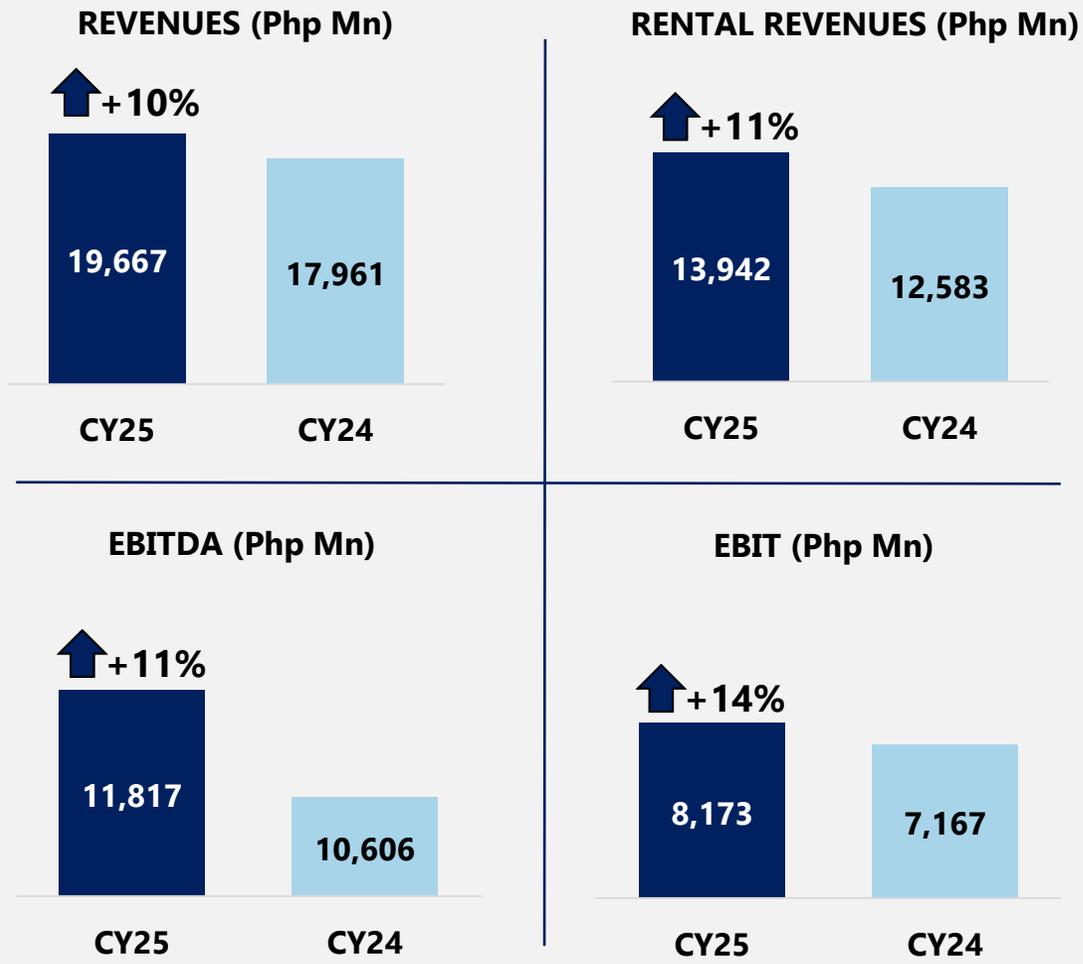


MALLS

- 57 malls nationwide, 10 within Metro Manila and 47 in other areas
- 3.3Mn sqm Gross Floor Area *(with parking)*
- 1.7Mn sqm in Gross Leasable Area
- 94% Total Occupancy Rate



Malls delivered 10% YoY revenue growth, driven by strong leasing, higher tenant sales, and the opening of new malls





New Mall

The Plaza Bagong Silang

Caloocan City

2,421

Total sqm GLA

**Pagadian Mall Opened in April 2025*



Pagadian Mall



The Plaza Facade



Pagadian Mall Opening



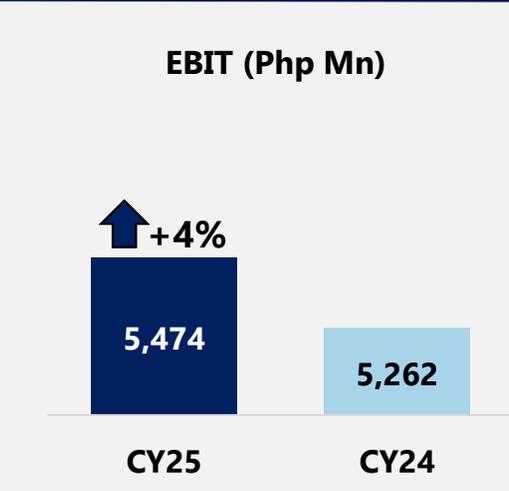
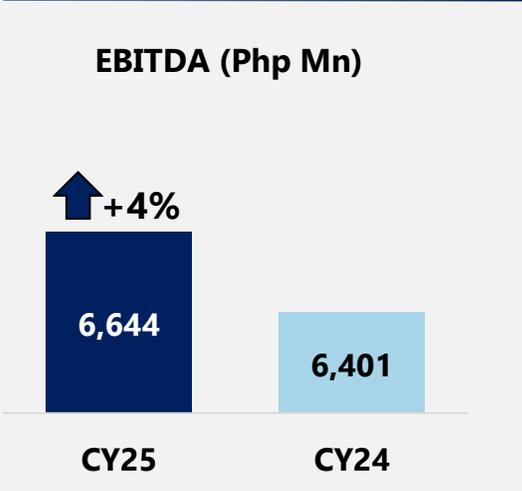
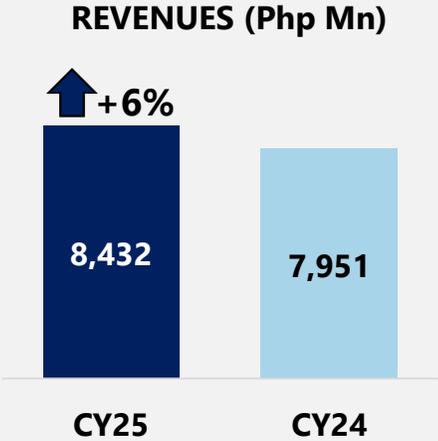
The Plaza Opening

OFFICES

- 34 Offices
- 16 work.able centers total of 4,034 seats
- 890,000 sqm Gross Leasable Space
- 90% Occupancy Rate Same Office Space
(from 88% last quarter)
**85% Occupancy Rate incl. GBF 2 & Iloilo 3*



Offices rose 6% YoY in revenue, supported by resilient BPO tenancy, new leases, and solid overall occupancy





New Offices

- GBF Center 2
- Cybergate Iloilo 3

93,000
Total sqm GLA



GBF Center 2



Cybergate Iloilo 3

New work.able Centers

- Robinsons Summit Center 5
- Robinsons Summit Center 6
- GBF Center 2-1

769
Total New Seats



RSC 6 work.able



GBF 2-1 work.able

HOTELS AND RESORTS

- 27 Owned Hotel Properties
- 10 Hotel Brands
- More than 4,000 room keys
- 67% Occupancy Rate

INTERNATIONAL BRANDS

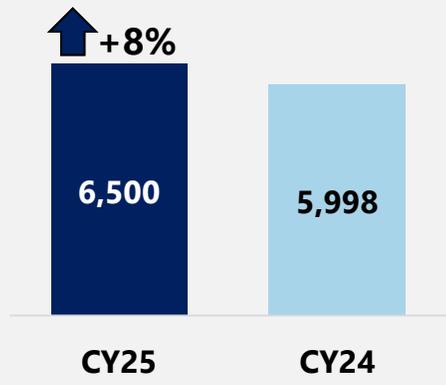


COMPANY-OWNED BRANDS

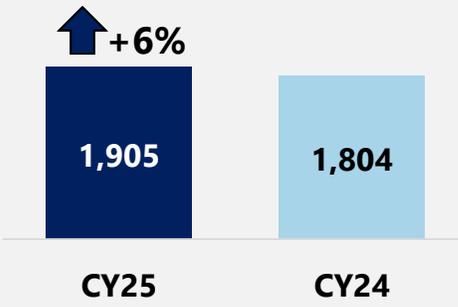


Hotels recorded 8% YoY in revenue due to improved occupancy and higher average daily room rates

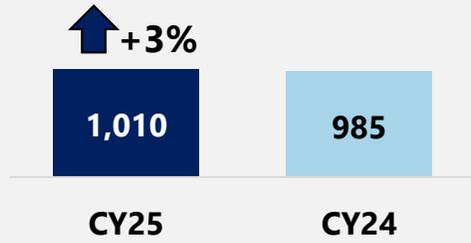
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



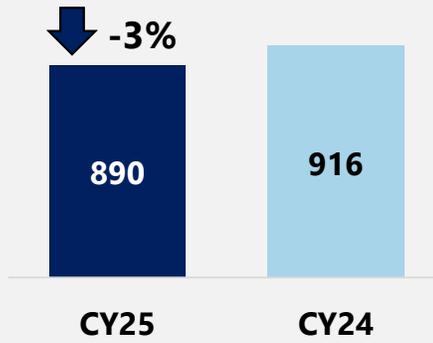
LOGISTICS AND INDUSTRIAL FACILITIES

- 15 industrial facilities
- One of the leading industrial facility providers
- 328,000 sqm Gross Leasable Area
- 94% Occupancy Rate

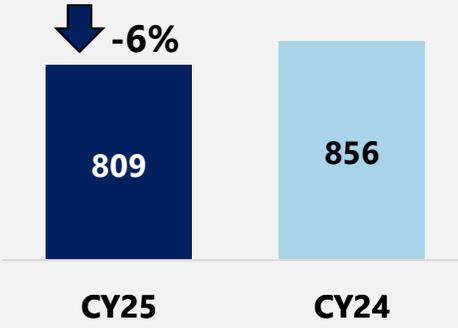


Logistics revenue declined slightly due to expiring lease, while operations remained stable

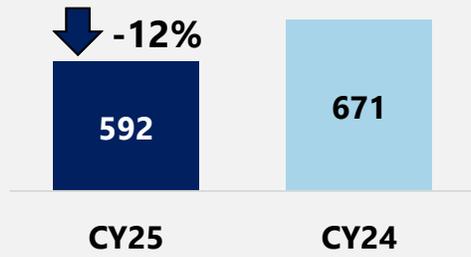
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)





New Warehouses RLX Taytay 2

26,937
Total sqm GLA



RLX Taytay 2



RLX Taytay 2

RLX Calamba 2E

6,909
Total sqm GLA



RLX Calamba 2E



RLX Calamba 2E

RESIDENTIAL

INVENTORY <small>(in Php Mn)</small>	4Q25 UNIT (vs 3Q25)	4Q25 VALUE (vs 3Q25)
VERTICAL	2,660 <small>(1%↓)</small>	33,022 <small>(4%↓)</small>
RFO	448 <small>(0%)</small>	3,941 <small>(16%↑)</small>
HORIZONTAL	917 <small>(23%↑)</small>	6,183 <small>(8%↑)</small>
PARKING SLOTS	1,442 <small>(1%↓)</small>	1,669 <small>(1%↓)</small>
TOTAL	5,467 <small>(3%↑)</small>	44,815 <small>(1%↓)</small>

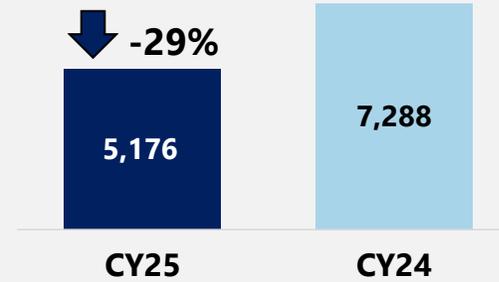
STANDBY REVENUE **46,944**

BUYER PROFILE NATIONALITY

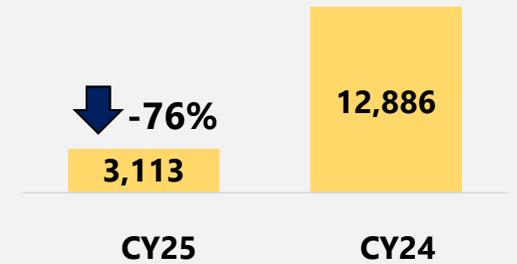


- Full Year CY25 net sales declined by 29% due to lower sales in 4Q vs SPLY
- Realized revenues remained positive

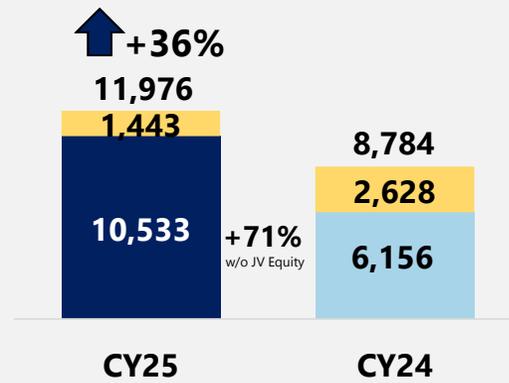
RLC NET SALES TAKE-UP (Php Mn)



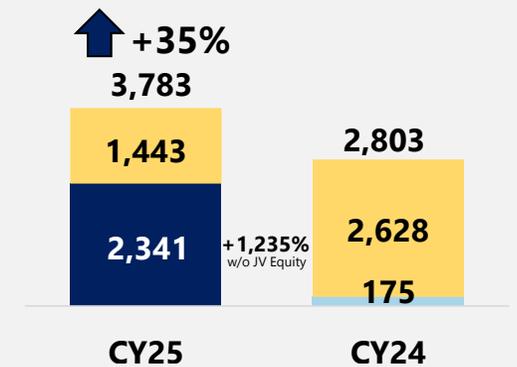
JV NET SALES TAKE-UP (Php Mn)



RESIDENTIAL REVENUES (Php Mn)



EBIT (Php Mn)



■ RLC 2025 ■ RLC 2024 ■ Joint Ventures

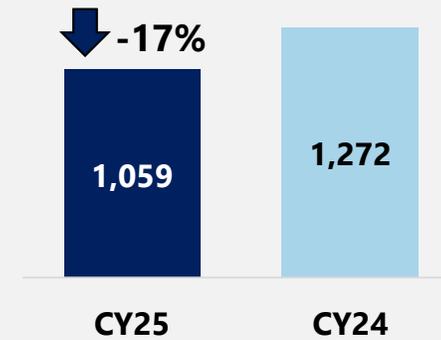
DESTINATION ESTATES

- **Bridgetowne:** Advancing live-work-play hub development and community events; Helios Pickleball groundbreaking highlights the estate’s growing active lifestyle offerings.
- **Sierra Valley:** Commenced operations of shops at Sierra Valley, adding new service-oriented amenities such as a laundry shop, salon, and gym, etc.
- **Montclair:** Progressing land and infrastructure works, with continued road development and finalization of the Country Club’s branding and design.
- **Bonifacio South Pointe:** Finalization of the branding and preparation for formal launch

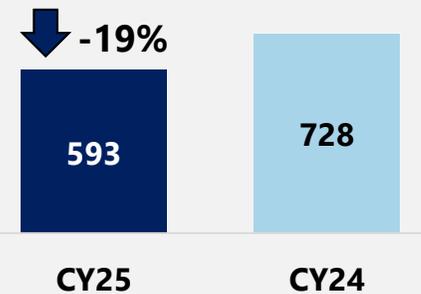


Destination Estates remains a long-term value driver, with planned developments set to reignite growth across key locations

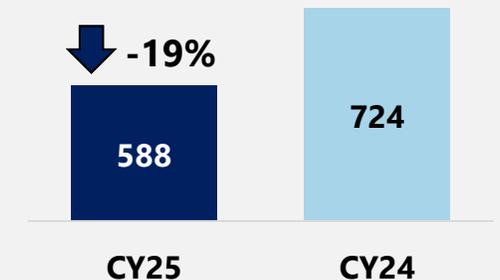
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)





Groundbreaking Ceremony Helios Pickleball Center

Asia's First
Tournament-grade Pickleball Center

A joint venture with Kosmas Athletic
Ventures Corp. (KAVC)

1,000

Estimated Daily Foot Traffic

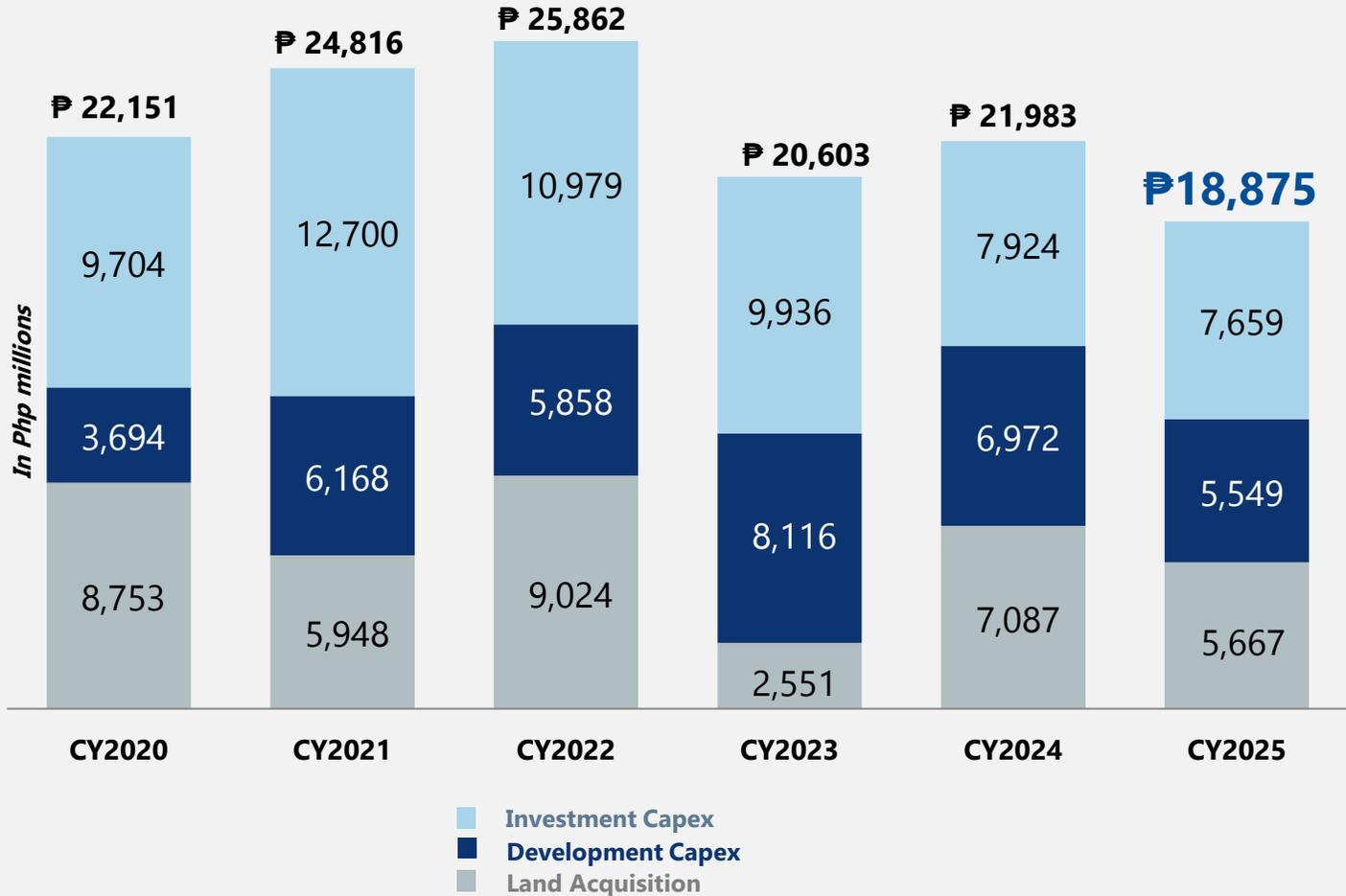


Official Venue for the Professional
Pickleball Association (PPA) Tour

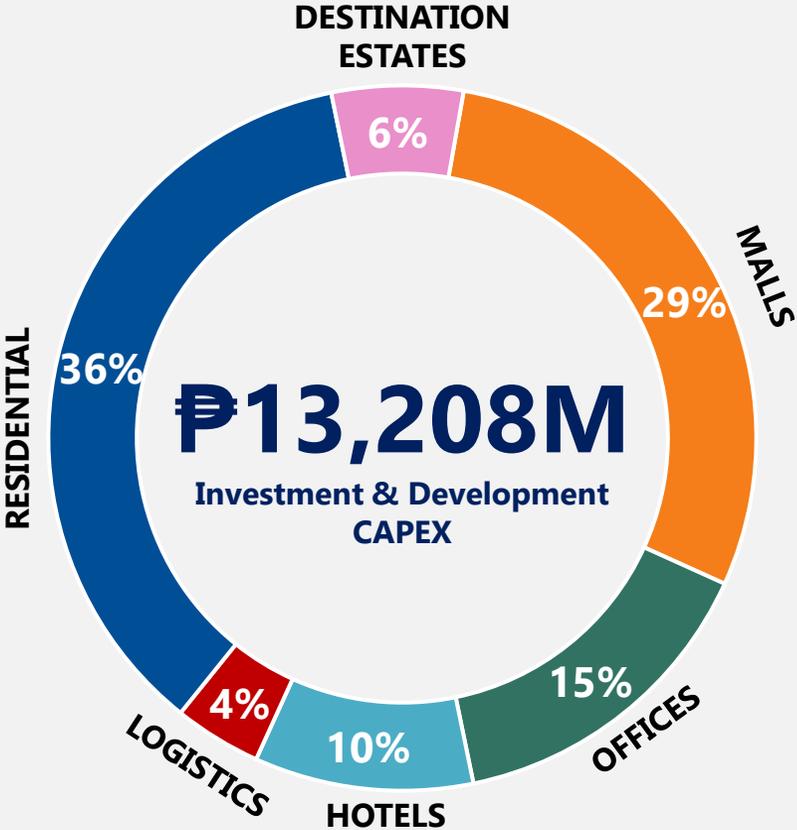


Capital Expenditure Program for Philippine Operations remains in line with overall corporate strategy

HISTORICAL CAPEX



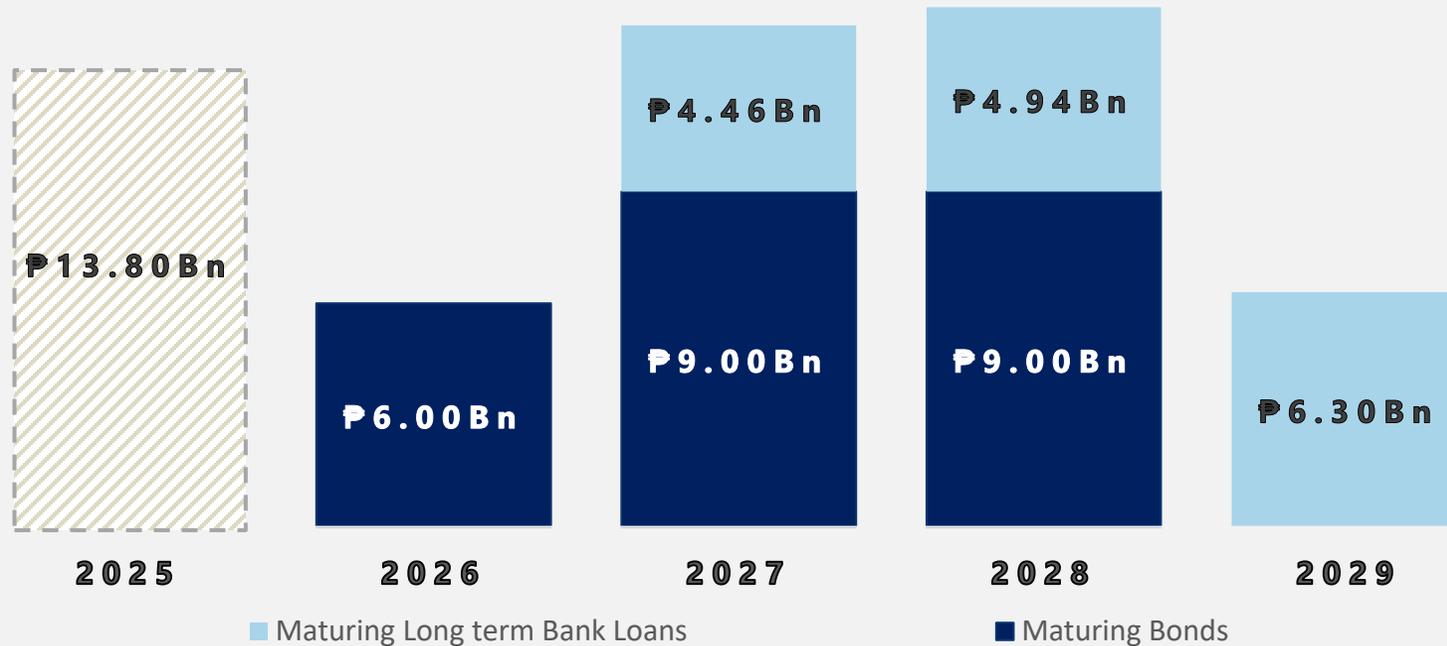
CY2025 CAPEX WITHOUT LANDBANK



Manageable Debt Maturity Profile

☐ Total Debt: ₱39.70 Bn (gross of bond issuance costs)

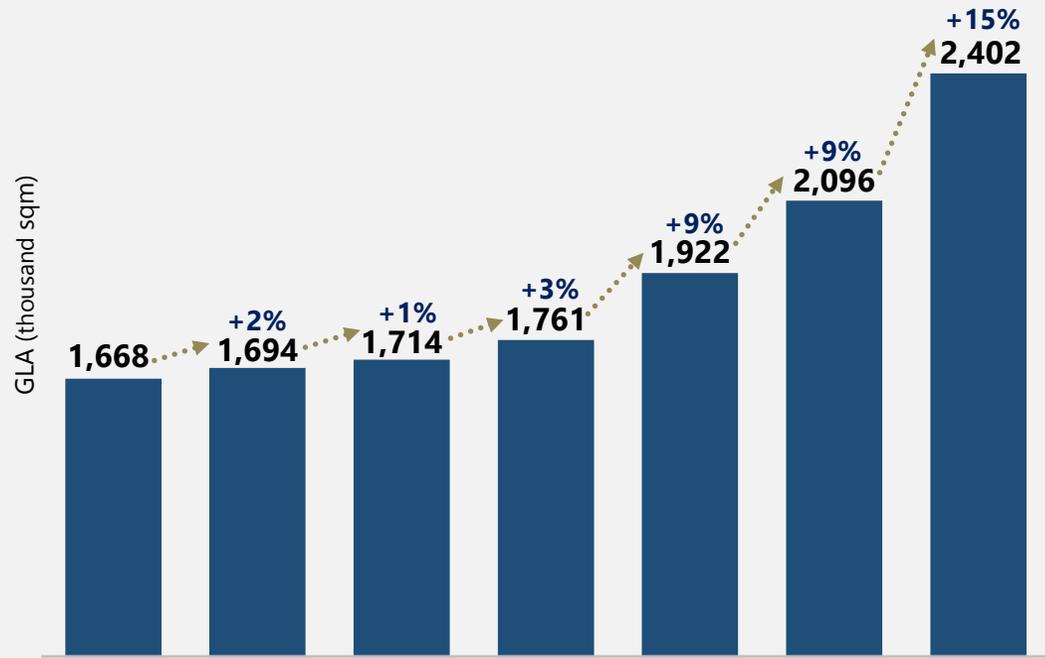
▨ Paid ₱13.80 Bn Matured Debt



Loan Type	Amount (In ₱ Bn)	%	Effective Interest %
Fixed Interest Rate	28.46	72%	5.9%
Floating Interest Rate	11.24	28%	5.7%
Total	39.70	100%	5.9%

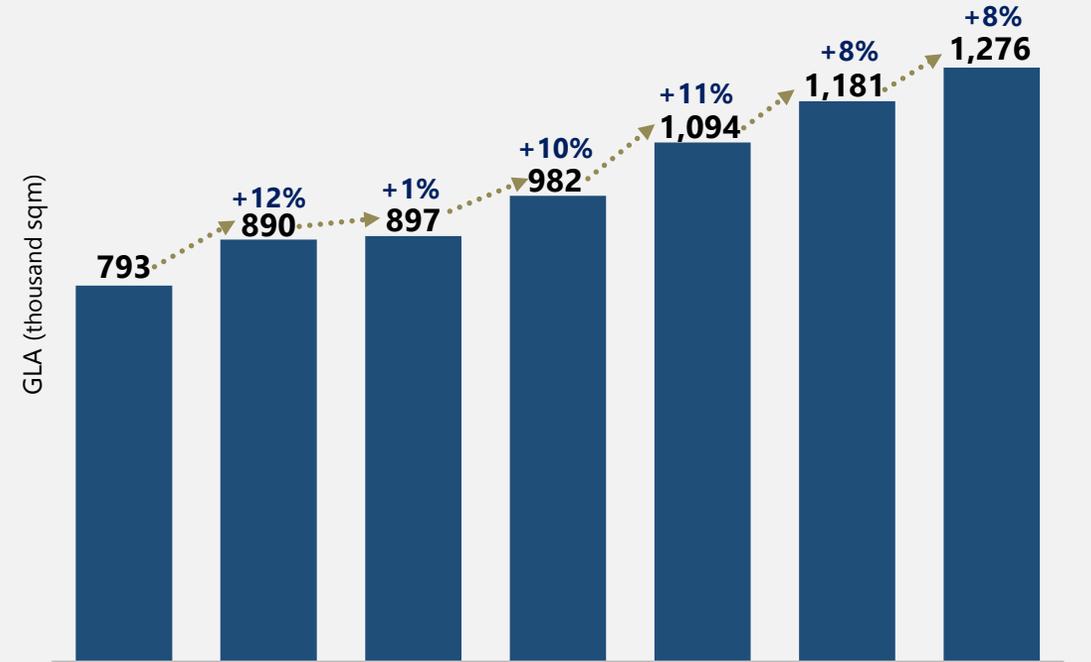
- Bonds: **₱24.00Bn**; Long Term Bank Loans: **₱15.70Bn**
- Weighted Average Loan Maturity: **1.98 years**
- Effective Interest Rate: **5.9%**

FUTURE PLANS AND STRATEGIES



CY2024 **CY2025** **CY2026** **CY2027** **CY2028** **CY2029** **CY2030**

- Opus
- Pagadian Mall
- Bagong Silang Town Square
- Bacolod Front Expansion and Redevelopment
- Dumaguete Expansion
- Manila Redevelopment
- Malolos Bayan Park
- The Jewel
- Antipolo Expansion 2
- Pangasinan Expansion
- Tanay
- Tacloban Expansion 3
- 2 Mindanao
- Paranaque
- South Luzon
- Gensan Mall 2
- Sierra Valley
- Mindanao
- NCR

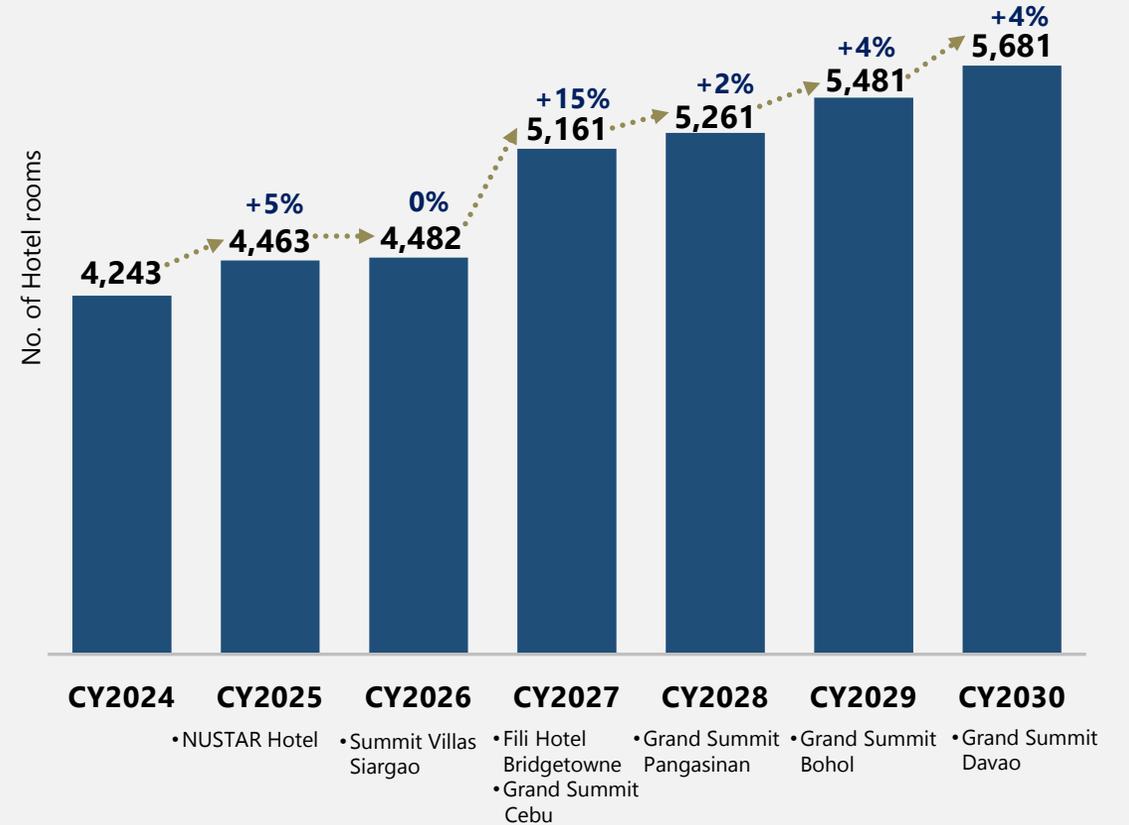
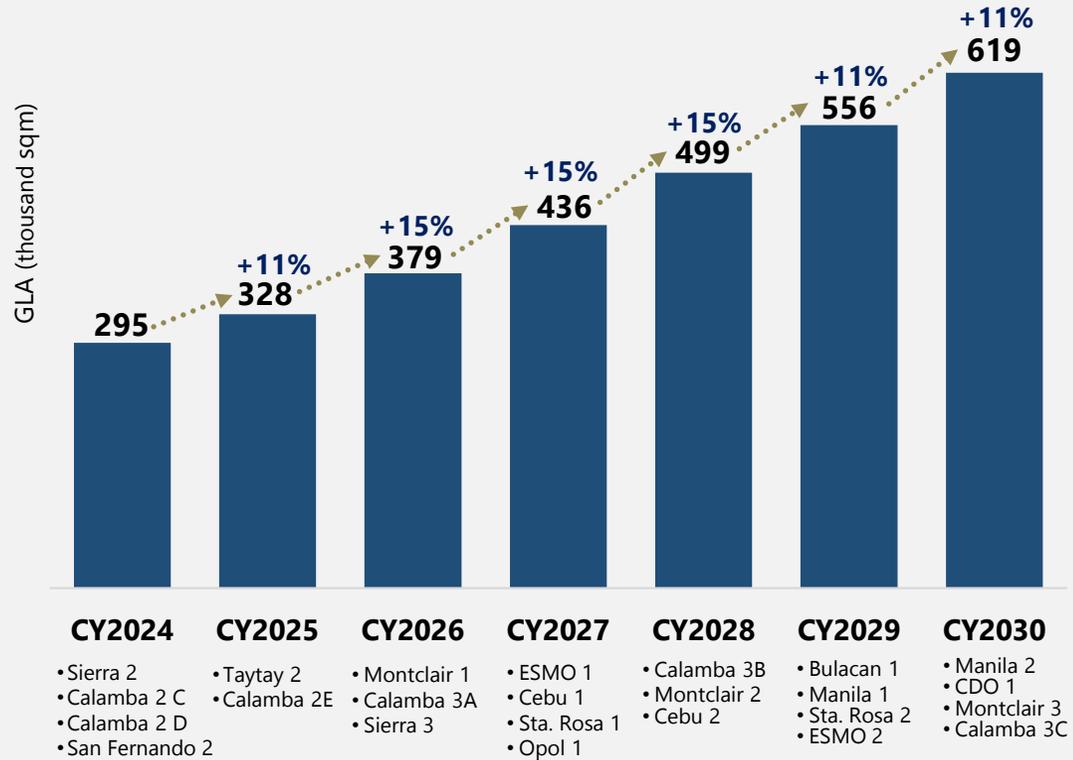


CY2024 **CY2025** **CY2026** **CY2027** **CY2028** **CY2029** **CY2030**

- GBF Center 1
- GBF Center 2
- Cybergate Iloilo 3
- Cybergate Dumaguete
- Asscher Tower Davao 1
- Trilliant Tower
- Bridgetowne 1
- Marquise Tower
- Davao 2
- Peruzzi Tower
- Davao 3

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

FUTURE PLANS AND STRATEGIES



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

Q&A

EMAIL

Investor.relations@robinsonsland.com

WEBSITE

www.robinsonsland.com



Our full-year performance reflects the resilience and diversified strength of our portfolio, highlighting the value of disciplined execution across all business segments. As we move forward, we remain focused on strategic growth, unlocking value in high-potential sectors, and delivering sustainable benefits for our customers, tenants, and stakeholders

Ms. Mybelle Aragon-GoBio

President and Chief Executive Officer



Recognized as one of the two Filipinas included in Forbes Asia's 2025 Power Businesswomen list

THANK YOU

EMAIL

Investor.relations@robinsonsland.com

WEBSITE

www.robinsonsland.com



ANALYST BRIEFING FY 2025

