

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:

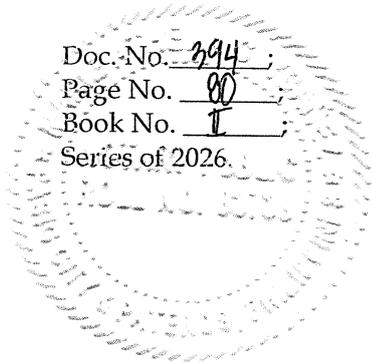
1. On behalf of the Corporation. I have caused this SEC Form 17-C to be prepared;
2. I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
3. The Corporation will comply the requirements set forth in SEC Notice dated June 24, 2020 for 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 MAR 12 2026 at Pasig City.



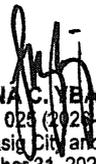
KERWIN MAX S. TAN
Chief Financial, Risk and Compliance Officer

SUBSCRIBED AND SWORN to before me this MAR 12 2026 at Pasig City
affiant exhibiting to me his



Doc. No. 394 ;
Page No. 80 ;
Book No. I ;
Series of 2026.




MARIE ATHENA C. YBAÑEZ
Appointment No. 024 (2024-2027)
Notary Public for Pasig City and Pateros
Until December 31, 2027
Attorney's Roll No. 83739
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 3963296; 01.06.2026; Pasig City
IBP Receipt No. 575480; 12.29.2025; Iloilo
MCLE Compliance No. VIII-0038717; 04.14.2028

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 12, 2026**
(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** 6. (SEC Use Only)
(Province, country or other jurisdiction of Industry Classification Code:
incorporation)
7. **Mall Admin Office, Lower West Lane, Robinsons Galleria, EDSA corner Ortigas
Avenue, Ugong Norte, Quezon City** **1110**
(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 Outstanding	Number of Shares of Common Stock Outstanding and Amount of Debt
Common Stock	4,805,105,288
Registered Bonds	24,000,000,000

SEC FORM 17-C

ROBINSONS LAND CORPORATION11. **Item 9 – Other Matters****Robinsons Land Delivers Solid 2025 Performance with Double-Digit Growth in Revenue, EBITDA, and EBIT****Key 4Q/CY2025 Financial Highlights:**

- 4Q revenues up 13% to ₱12.91B; CY2025 revenues ₱48.52B (+13%)
- 4Q net income ₱3.30B (+8%); full-year ₱13.47B (+9%)
- Strong performance from malls, offices, and residential (EBITDA contrib: 46%, 26%, 10%)
- Raised a combined placement of RCR shares in the amount of PHP13.95B; strengthening liquidity

(Manila, 12 March 2026; PSE Ticker: RLC) – Robinsons Land Corporation (RLC) reported consolidated revenues of ₱48.52 billion for the full year, representing a double-digit growth of 13%, driven by sustained topline growth across its operating segments. The Investment portfolio grew by 8%, while the Development portfolio recorded a robust 30% expansion. Notably, the organic residential segment delivered an exceptional 71% year-on-year surge in revenues, supported by strong inventory management and improved project completions.

Meanwhile, consolidated EBITDA and EBIT reached ₱25.70 billion and ₱19.62 billion, respectively, translating to year-on-year growth of 10% and 11%.

Net income attributable to equity holders of the Parent in the fourth quarter of CY2025, was at ₱3.30 billion, supported by solid contributions from both its Investment and Development portfolios. This brought full-year attributable net income to ₱13.47 billion. Excluding the non-core gains recognized in 2024 from the reclassification of its GoTyme investment and from insurance, attributable income increased by 9% year-on-year, highlighting the continued strength of RLC's core businesses.

As of December 31, 2025, RLC maintained a solid balance sheet, with total assets of ₱275.00 billion, including cash reserves of approximately ₱11.06 billion. Shareholders' equity stood at ₱185.05 billion, reflecting the Company's strong financial footing following the settlement of ₱13.80 billion in maturing debt during the year. RLC proactively fortified its financial position, bringing its net debt-to-equity ratio down to 16% from 27% at the end of 2024. This disciplined deleveraging reduces exposure to interest rate and market volatility, strengthens liquidity, and positions the Company to navigate uncertainty from a place of stability and strength.

The Company's liquidity was further bolstered by the successful block placements of RL Commercial REIT (RCR) shares in April and September, which collectively raised ₱13.96 billion. Both transactions were significantly oversubscribed—by 1.8x and 3.7x of the respective base offers—underscoring strong investor demand and continued confidence in the Company's asset portfolio.

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—bringing RCR’s total market capitalization to ₱150.53 billion as of December 31, 2025, with RLC retaining a 60.51% ownership stake.

These transactions highlight RLC’s ongoing efforts to unlock value from its investment property portfolio while further strengthening RCR’s position as one of the largest and most widely held REIT platforms in the Philippine market.

“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.” said RLC President and CEO, Mybelle V. Aragon-GoBio.

BUSINESS SEGMENT PERFORMANCE

For 4Q CY2025, **Robinsons Malls** delivered solid performance, with rental revenues increasing 14% to ₱3.67 billion, supported by 10% same-mall rental growth, which drove a 6% increase in total revenues to ₱5.12 billion. For the full year, revenues reached ₱19.67 billion, up 10% year-on-year, underpinned by rental revenue expansion of 11% and an 8% increase in same-mall performance amid continued recovery in consumer activity. Profitability strengthened as EBITDA rose to ₱11.82 billion and EBIT to ₱8.17 billion, representing growth of 11% and 14%, respectively, while occupancy remained resilient at 94%, above the industry average of 92.3%.

In 2025, Robinsons Malls completed two new developments—Robinsons Pagadian in Zamboanga, which opened in April and is 98% occupied, and The Plaza Bagong Silang in Caloocan, the newest community mall now fully leased at 100% occupancy—demonstrating sustained demand for well-located community malls and the Company’s ability to attract strong tenant support. The malls portfolio now spans approximately 1.7 million square meters of leasable space, reflecting the robust appetite of our tenants to expand and serve additional consumer bases.

Robinsons Land Corporation’s office portfolio continued to serve as a strong recurring income pillar, supported by stable demand from new and existing BPO tenant types and well-located developments. **Robinsons Offices** delivered solid 4Q CY2025 performance as revenues rose 8% to ₱2.19 billion, while full-year revenues reached ₱8.43 billion, up 6% year-on-year. Operational efficiency remained strong with EBITDA of ₱6.64 billion and EBIT of ₱5.47 billion, both growing 4%. Same-office occupancy improved by 200 basis points to 90% on new tenant take-ups, outperforming the market rate of 80%. Portfolio occupancy stands at 85%, including newly completed buildings—GBF Center 2 and Robinsons Cybergate Iloilo 3. The BPO sector remained the primary occupancy driver at 82%, and continue to provide income visibility and stability.

During the fourth quarter, RLC also expanded its work.able flexible workspace platform, opening three new centers in Robinsons Summit Centers 5 and 6 and GBF Tower 2-1, adding 769 new seats and bringing the network to 16 centers with 4,034 seats, a 55% year-on-year increase.

Robinsons Hotels and Resorts benefited from the recovery in travel and tourism, with improving occupancy and stronger guest volumes across its portfolio. Fourth quarter revenues reached ₱1.76 billion, up 5% year-on-year and representing the highest quarterly revenue of 2025. Full-year revenues grew 8% to ₱6.50 billion, supported by solid performance across hotels managed by international hotel operators and company-operated luxury properties, including the five-star Fili and the ultra-luxury NUSTAR Cebu, which opened in May 2025. Despite the inclusion of new hotels, systemwide occupancy improved to 67%, up 100 basis points from the prior quarter and outperforming market average occupancy of 60%. Profitability strengthened as EBITDA rose 6% to ₱1.90 billion and EBIT increased 3% to ₱1.01 billion, supported by better operating leverage. International brands and luxury hotels now contribute approximately 71% of revenues, reflecting the Company's strategic focus on premiumization and higher-yield hospitality assets. The portfolio comprises 27 hotels with over 4,309 room keys and ten hotel brands, further reinforcing the Company's presence in the growing hospitality sector.

In 2025, **Robinsons Residences** organic net sales reached ₱5.18 billion, while joint-venture sales contributed ₱3.11 billion. Realized residential revenues zoomed in the fourth quarter, rising 59% year-on-year to ₱2.70 billion as revenue recognition from prior-period sales accelerated. This brought full-year realized revenues (excluding joint-ventures) to ₱10.53 billion, up 71% year-on-year, supported by improved operating leverage. EBITDA expanded significantly to ₱2.49 billion (+743%), and EBIT reached ₱2.34 billion (+1,235%), reflecting stronger profitability as revenue recognition progressed. Equity earnings from joint-ventures added ₱1.44 billion, further diversifying the earnings base and supporting overall portfolio performance.

Robinsons Land Corporation's logistics and industrial platform **RLX** continued to strengthen its role in supporting supply chain and e-commerce growth. The logistics segment generated revenues of ₱890 million in 2025, reflecting sustained demand for well-located industrial assets. Operational efficiency remained strong, with EBITDA of ₱809 million and EBIT of ₱592 million, underscoring the resilience of the platform. The portfolio maintained a 94% occupancy rate across 15 industrial facilities located in strategic logistics hubs, demonstrating continued tenant demand and the expansion of logistics activity. In line with the Company's growth strategy, two additional logistics hubs—RLX Taytay 2 and RLC Calamba 2E—were completed in the fourth quarter of 2025, further strengthening its presence in key logistics corridors and positioning the platform to capture increasing demand from distribution, manufacturing, and e-commerce tenants.

Robinsons Destination Estates (RDE) generated ₱1.06 billion in property development revenues mostly from deferred land sales to our joint ventures, reflecting the steady monetization of our development pipeline. EBITDA reached ₱593 million, while EBIT stood at ₱588 million, demonstrating consistent performance from our estate development activities.

Robinsons Land Corporation deployed ₱18.87 billion in capital expenditures in 2025, aligned with its strategic development pipeline across malls, hotels, offices, logistics facilities, land banking, and residential projects. The disciplined investment approach supports long-term growth and portfolio diversification.

###

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 "Kerwin", written in a cursive style.

March 12, 2026
(Date)

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



12 March 2026

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 Regulation Department
PICC Complex, Roxas Boulevard, Pasay City

Re: Robinsons Land Corporation's 4Q/CY2025 Earnings Results

Dear Madame and Gentlemen:

Please see attached press release of Robinsons Land Corporation's 4Q/CY2025 Earnings Results.

Thank you.

KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer
Robinsons Land Corporation



Robinsons Land Delivers Solid 2025 Performance with Double-Digit Growth in Revenue, EBITDA, and EBIT

Key 4Q/CY2025 Financial Highlights:

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