



ROBINSONS LAND

PRESIDENT'S REPORT



5-YEAR STRATEGIC PROGRAM

Vision 5:25:50

RLC's Roadmap to Sustained Growth



5 Strategic Levers
to Deliver **₱25Bn** NET INCOME
by RLC'S **50th** Year

- 1 EXPAND AND DIVERSIFY THE INVESTMENT PORTFOLIO**
- 2 UNLOCK CAPITAL THROUGH ACTIVE ASSET MONETIZATION**
- 3 ELEVATE OFFERINGS THROUGH PREMIUMIZATION ACROSS BUSINESS UNITS**
- 4 FORGE HIGH-IMPACT STRATEGIC PARTNERSHIPS**
- 5 ENHANCE CUSTOMER EXPERIENCE THROUGH NEW BUSINESS STREAMS AND ECOSYSTEM INITIATIVES**



BUSINESS PORTFOLIO

As of CY2025

INVESTMENT PORTFOLIO

57
MALLS

34
OFFICES

16
work.able CENTERS

27
HOTELS & RESORTS

15
INDUSTRIAL FACILITIES

DEVELOPMENT PORTFOLIO

134
RESIDENTIAL DEVELOPMENTS

33
DESTINATION ESTATES

SOLID AND HEALTHY FINANCIAL POSITION

Large cash reserve | Manageable debt level | Low gearing

in ₱ Mn	Dec-2025	Dec-2024	Dec-2023
Total Assets	275,003	261,832	235,690
Cash and Cash Equivalents	10,973	10,535	5,724
Total Liabilities	90,365	100,317	94,215
Loans Payable	39,530	53,217	53,949
Stockholders' Equity	184,638	161,515	141,475
Net Debt Equity	16.27%	27.38%	35.59%
Earnings Per Share	₱2.80	₱2.73	₱2.46
Net Book Value Per Share	₱36.53	₱32.28	₱28.00

RCREIT

A ROBINSONS LAND COMPANY

One of the Biggest
PSE Fund-Raises of 2025

₱13.96B

Total Proceeds (\$249 Mn)



BPI Capital | JP Morgan | Maybank

FIRST TRANCHE

₱6.21B

(\$111Mn)

1,043,404,900 shares
₱5.95/ share

1.8x

OVERSUBSCRIBED

SECOND TRANCHE

₱7.75B

(\$138Mn)

1,000,000 shares
₱7.75/ share

3.7x

OVERSUBSCRIBED

FROM IPO TO INDEX CONSTITUENT

RCR's inclusion in the PSEi and other indices marks a new chapter in its growth.

RCREIT
A ROBINSONS LAND COMPANY

A CONSTITUENT OF:

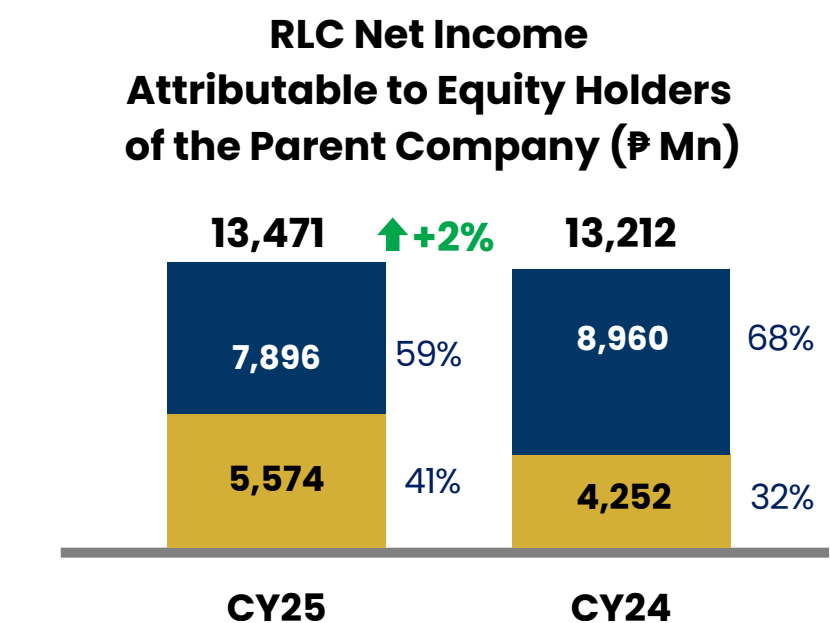
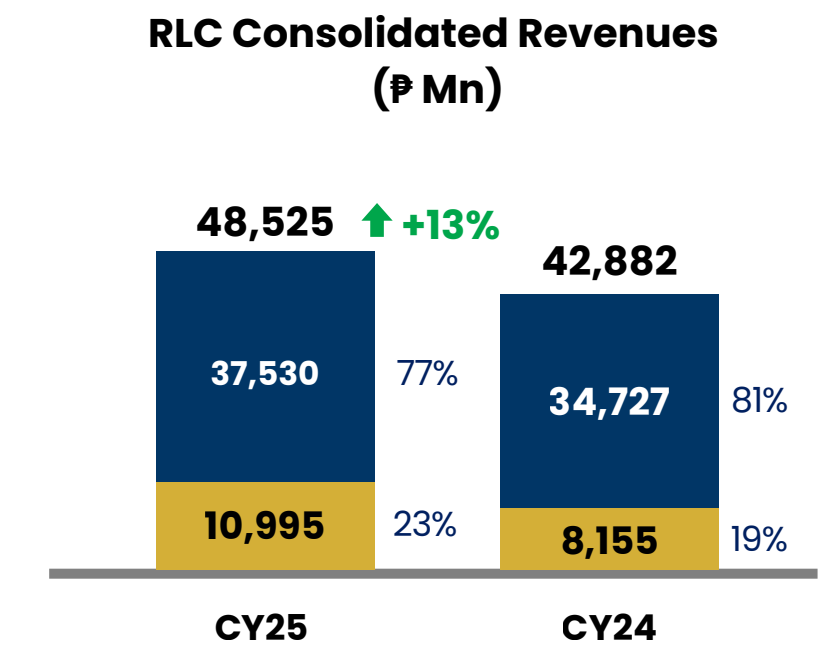


RCR FINANCIAL HIGHLIGHTS (CY 2025)

Stronger contribution to the Group's consolidated financial performance.

in ₱ Mn	CY25	CY24	CHNG%
Revenues	10,995	8,155	35%
<i>Offices</i>	6,348	6,098	4%
<i>Malls</i>	4,647	2,057	126%
EBITDA	9,386	7,148	31%
<i>Offices</i>	5,835	5,634	4%
<i>Malls</i>	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 ₱0.0260



Other BUs RCR

*RCR Net income contribution is net of minority

RCR PORTFOLIO (CY 2025)

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

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's 4th ASSET INFUSION	Tenant Mix
<p>+9 Mall Assets worth ₱30.7B</p> <p>+7 Key Locations</p> <p>+324K sqm of GLA</p> <p>2.7x growth from IPO</p>	<p>Office Seat Leasing 3%</p> <p>Office Traditional 4%</p> <p>BPO 46%</p> <p>Retail Tenants 47%</p>

Quezon City

- Tera Tower
- Exxa-Zeta Towers
- Giga Tower
- Robinsons Novaliches
- Robinsons Magnolia

Pasig City

- Robinsons Equitable Tower
- Robinsons Cyberscape Alpha
- Robinsons Cyberscape Beta
- Robinsons Cyberscape Gamma

Mandaluyong City

- Robinsons Cybergate Center 2
- Robinsons Cybergate Center 3

Makati City

- Robinsons Summit Center

Taguig City

- Robinsons Cyber Sigma

Cainta, Rizal

- Robinsons Cainta

Puerto Princesa City

- Robinsons Palawan

Bacolod City

- Robinsons Cybergate Bacolod

Cebu City

- Robinsons Cybergate Cebu (Office)
- Robinsons Galleria Cebu (Office)
- Robinsons Cybergate Cebu (Mall)

Naga City

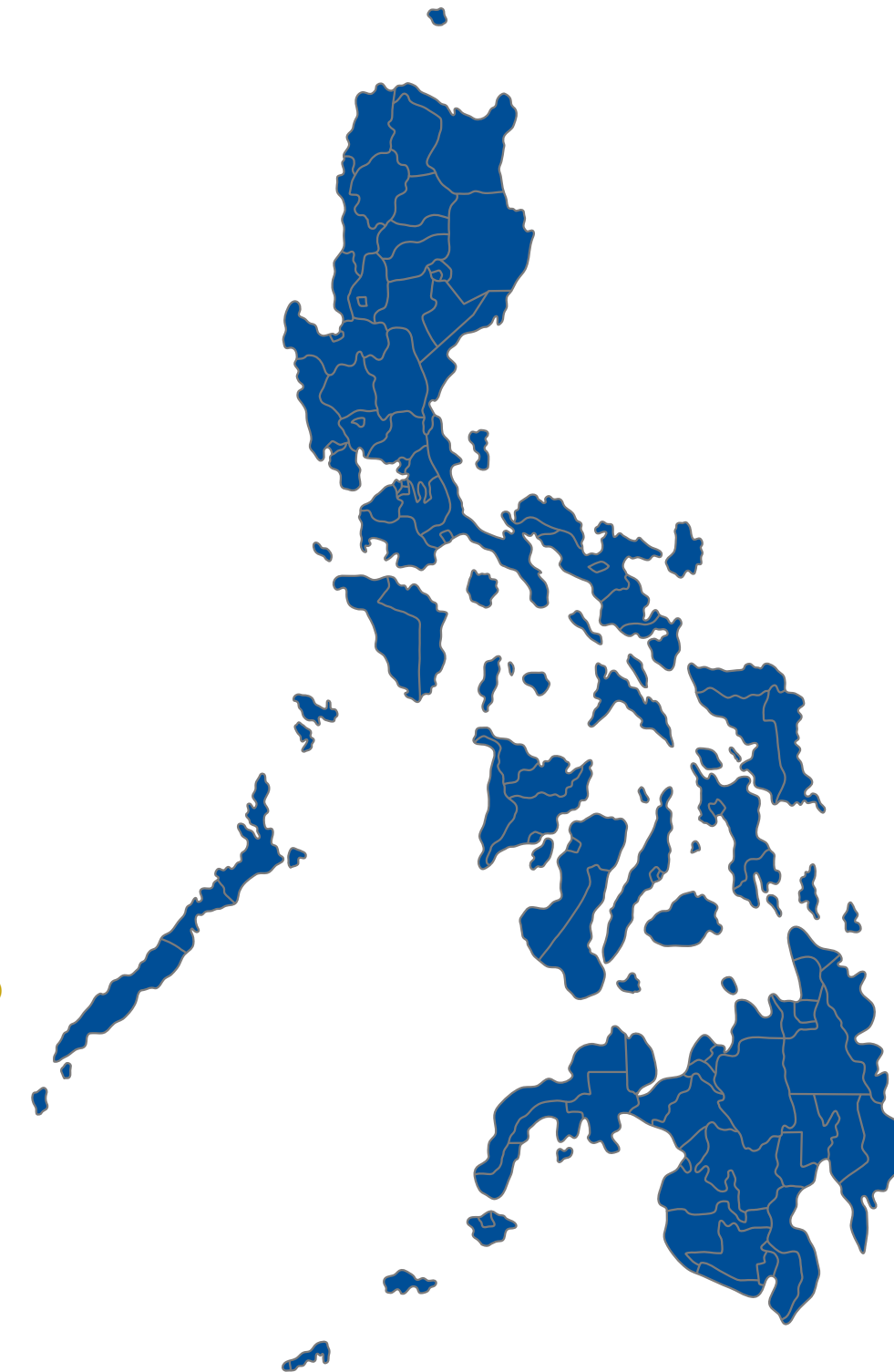
- Robinsons Cybergate Naga

Tacloban City

- Robinsons Tacloban

Davao City

- Robinsons Cybergate Delta 1
- Robinsons Cybergate Delta 2
- Robinsons Cybergate Davao



Tuguegarao

- Robinsons Tuguegarao

Isabela City

- Robinsons Santiago

Cabanatuan City

- Robinsons Cabanatuan

Dasmariñas City

- Robinsons Dasmariñas

Tarlac City

- Luisita BTS 1
- Robinsons Luisita

Bulacan

- Robinsons Malolos

General Trias City

- Robinsons General Trias

Imus City

- Robinsons Imus

Pampanga

- Robinsons Starmills

Sta. Rosa City

- Robinsons Sta. Rosa

Los Banos, Laguna

- Robinsons Los Banos

Lipa City

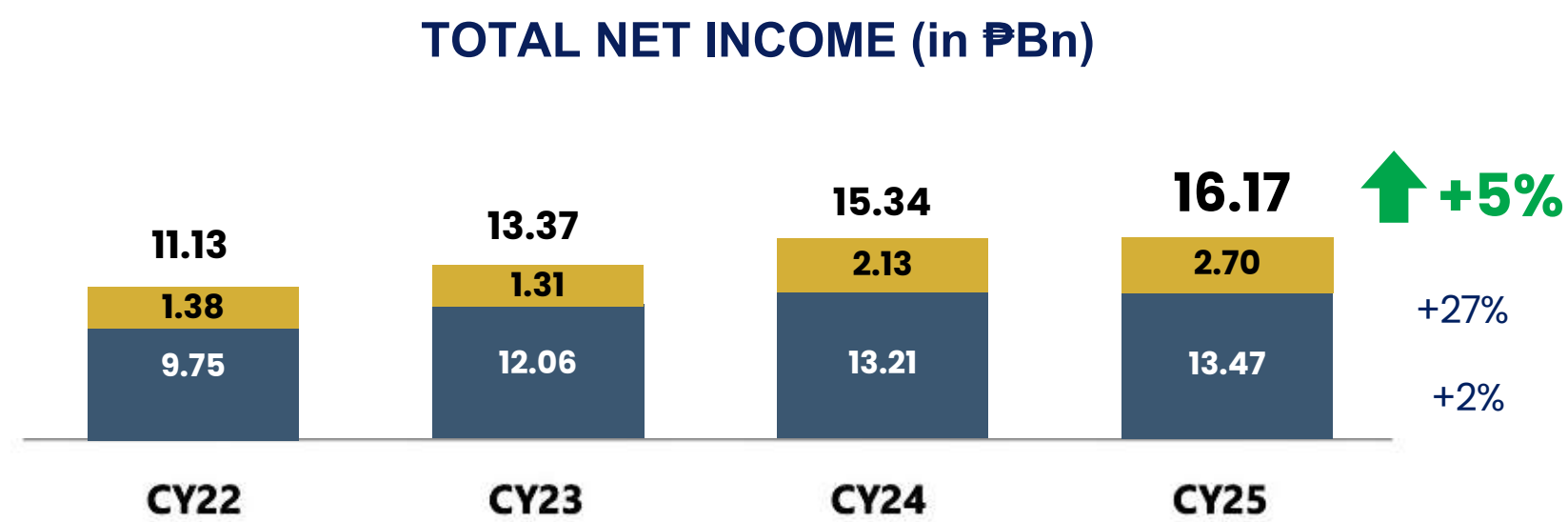
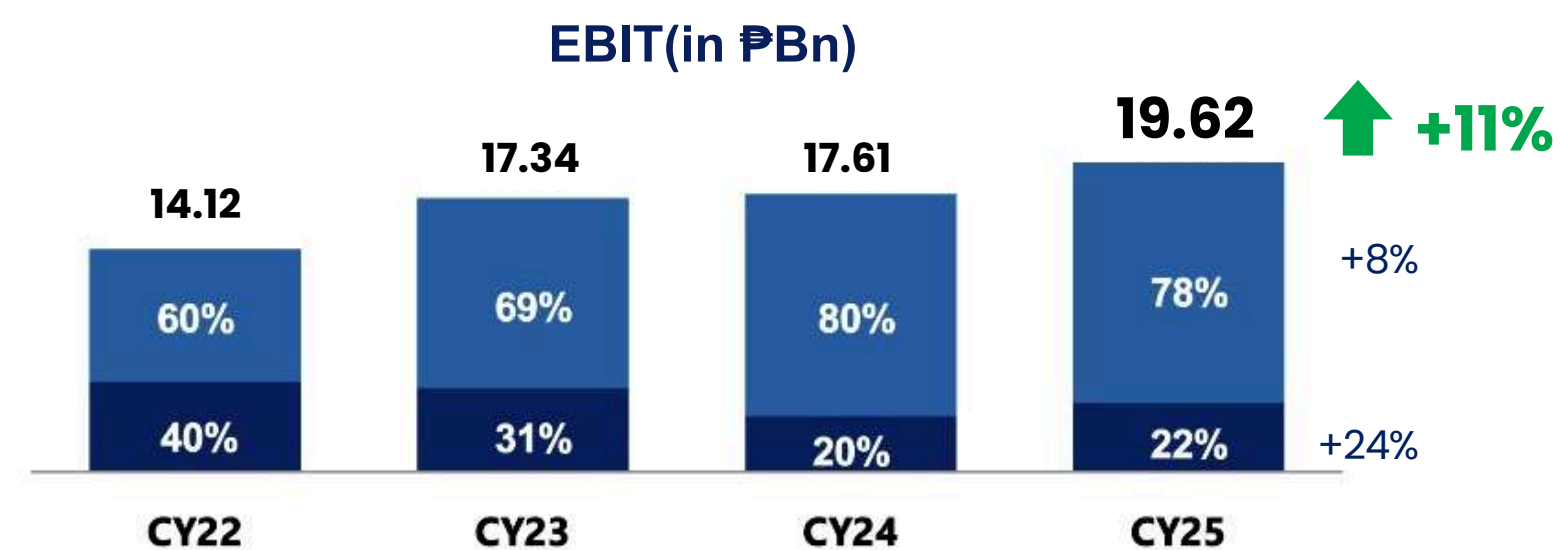
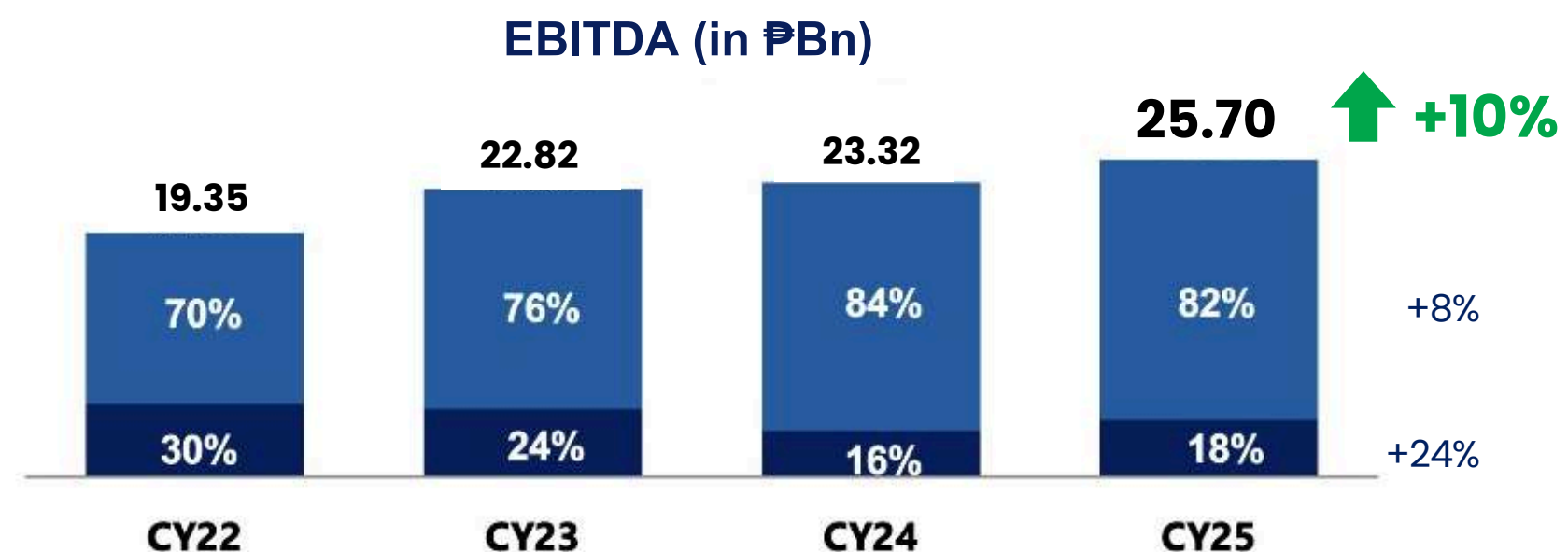
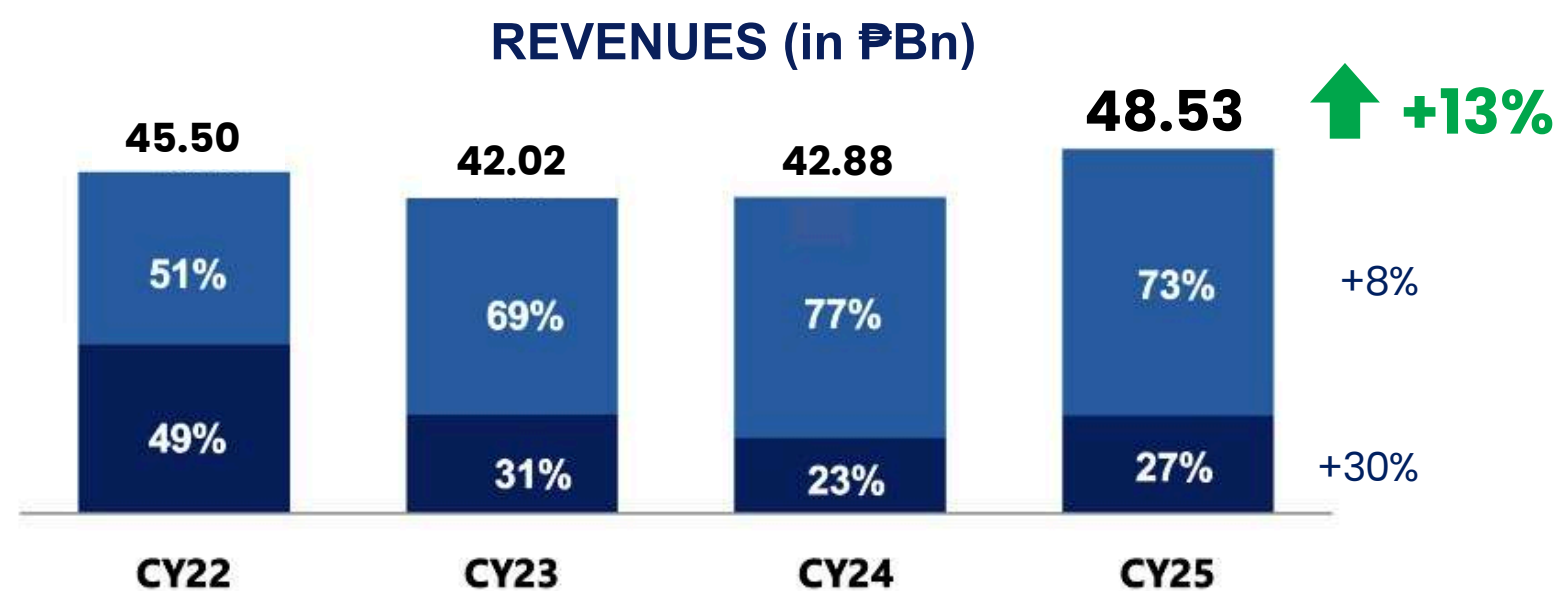
- Robinsons Lipa

Ormoc City

- Robinsons Ormoc

PERFORMANCE HIGHLIGHTS (CY2025)

Disciplined and reliable progress



Development Portfolio Investment Portfolio

NI Attributable to Parent NI Attributable to Minority Interest

PERFORMANCE PER BUSINESS UNIT

Portfolio weighted toward investment portfolio, the foundation of our stability

in ₱ Mn	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%
INVESTMENT PORTFOLIO	35,490	73%	8%	21,175	82%	8%	15,249	78%	8%
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%)
DEVELOPMENT PORTFOLIO	13,034	27%	30%	4,523	18%	24%	4,372	22%	24%
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%)

MALLS

57

Malls nationwide
(10 in Metro Manila)

94%

Total Occupancy Rate

3.3 Mn sqm

Gross Floor Area
(with parking)

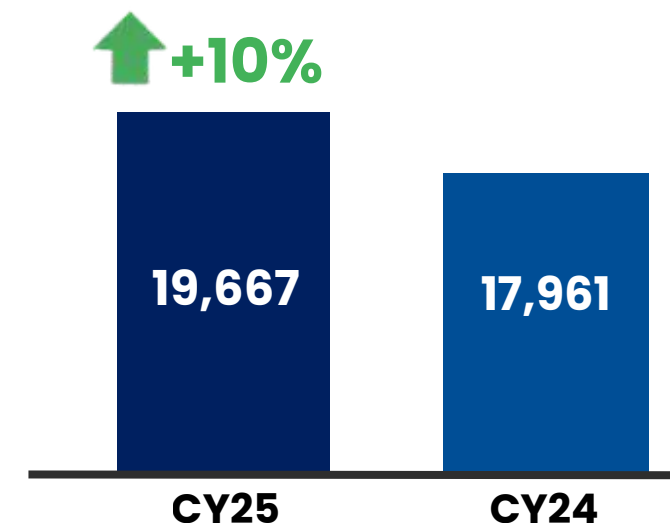
1.7 Mn sqm

Gross Leasable Area

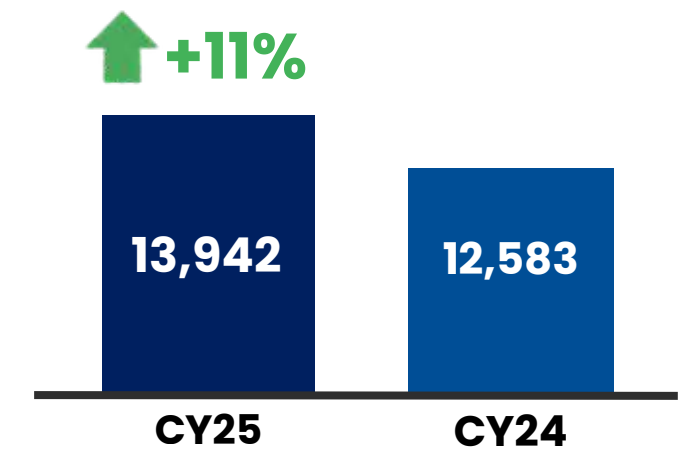


GROWTH driven by strong leasing, higher tenant sales, and the opening of new malls.

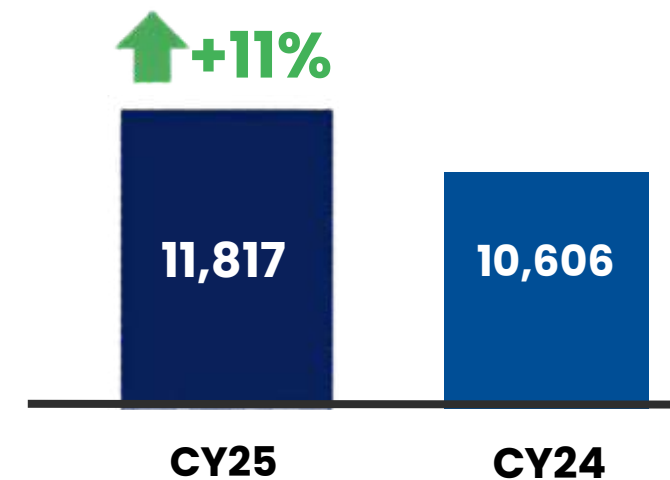
REVENUES (₱ Mn)



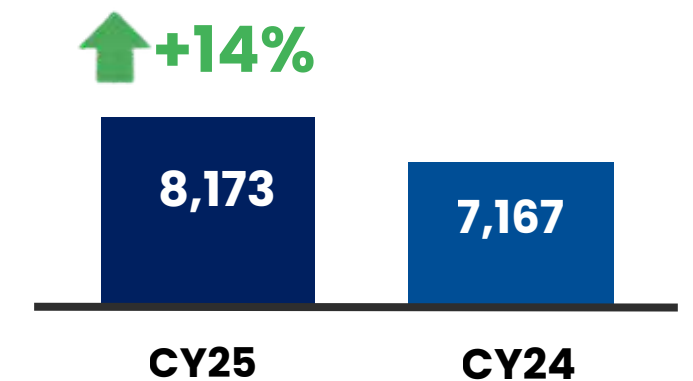
RENTAL REVENUES (₱ Mn)



EBITDA (₱ Mn)



EBIT (₱ Mn)





New Malls

Pagadian Mall

Zamboanga City

23,500

Total sqm GLA

The Plaza Bagong Silang

Caloocan City

2,421

Total sqm GLA



Pagadian Mall



The Plaza Facade



Pagadian Mall Opening



The Plaza Opening

OFFICES

34

Office Buildings

16

work.able Centers

4,034

work.able Seats

897,000

Gross Leasable Space

90%

Occupancy Rate
Same Office Space

85%

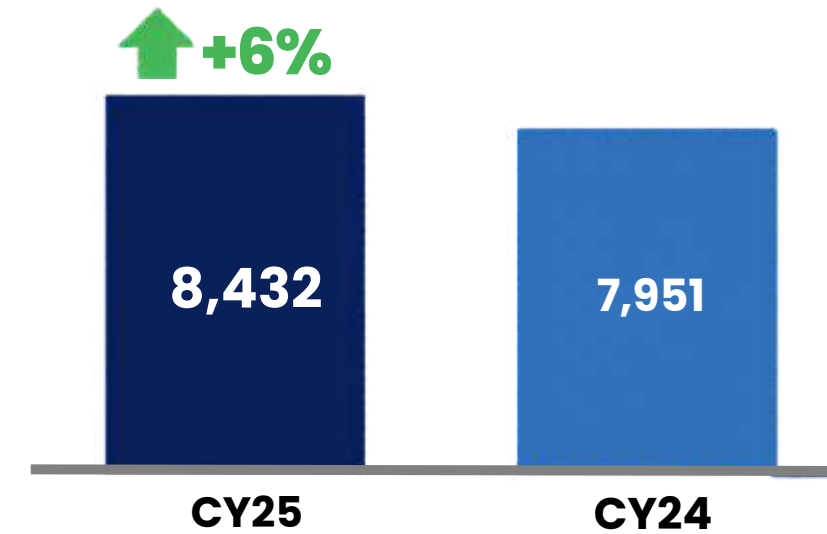
Occupancy Rate
incl. GBF 2 & Iloilo 3



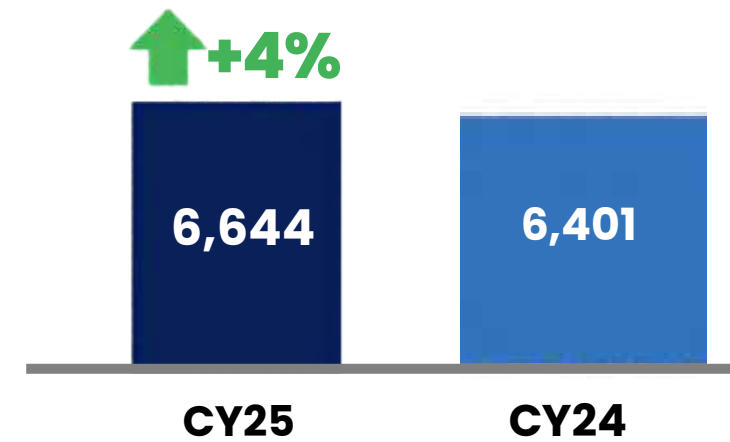
GBF Center 2

STRONG PERFORMANCE, supported by resilient BPO tenancy, new leases, & solid overall occupancy

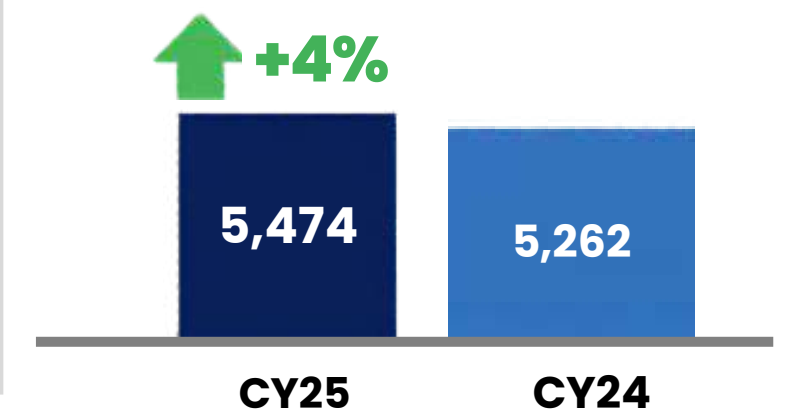
REVENUES (₱ Mn)



EBITDA (₱ Mn)



EBIT (₱ Mn)



New Offices

GBF Center 2
Cybergate Iloilo 3

93,000

Total sqm GLA

New work.able Centers

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

769

Total New Seats



GBF Center 2



Cybergate Iloilo 3



RSC 6 work.able



GBF 2 - 1 work.able

HOTELS & RESORTS

27

Owned Hotel Properties

10

Hotel Brands

67%

Occupancy Rate

4,309

Room Keys

COMPANY-OWNED BRANDS



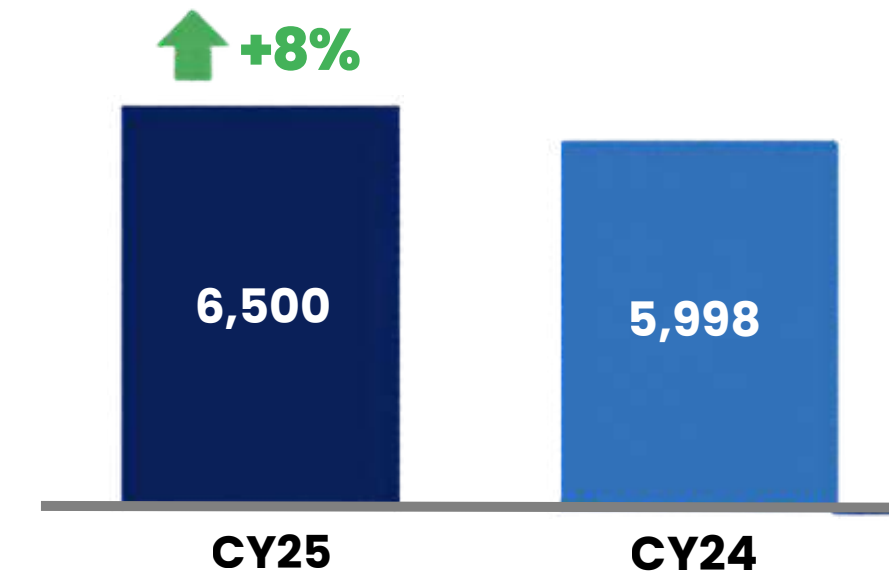
INTERNATIONAL BRANDS



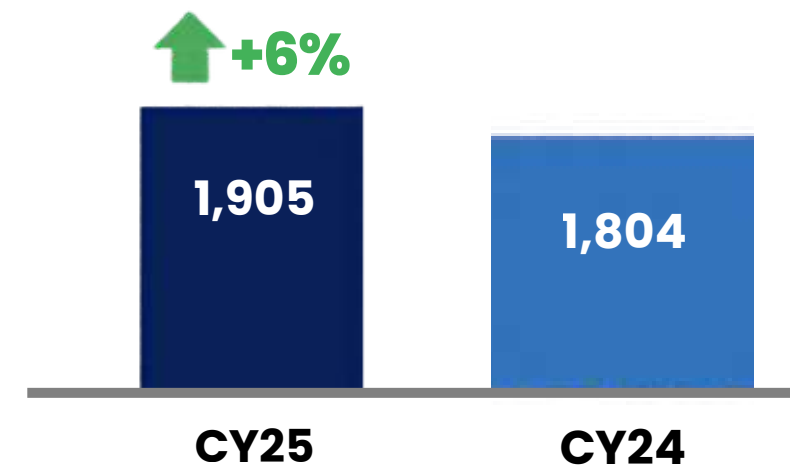
NUSTAR & Fili Hotel

ROBUST REVENUE GROWTH driven by improved occupancy & higher average daily room rates

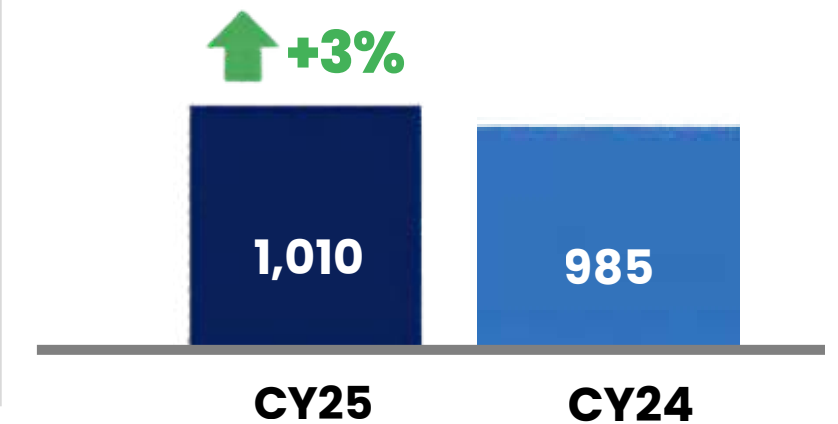
REVENUES (₱ Mn)



EBITDA (₱ Mn)



EBIT (₱ Mn)



New Hotel

NUSTAR Hotel

- First ultra-luxury Filipino hotel brand, launched 2025
- 223 rooms within the 9-hectare NUSTAR Integrated Resort
- Offers guests an exclusive sanctuary for leisure, dining, and wellness
- Refined luxury meets authentic Filipino hospitality



LOGISTICS & INDUSTRIAL FACILITIES

15 Industrial Facilities

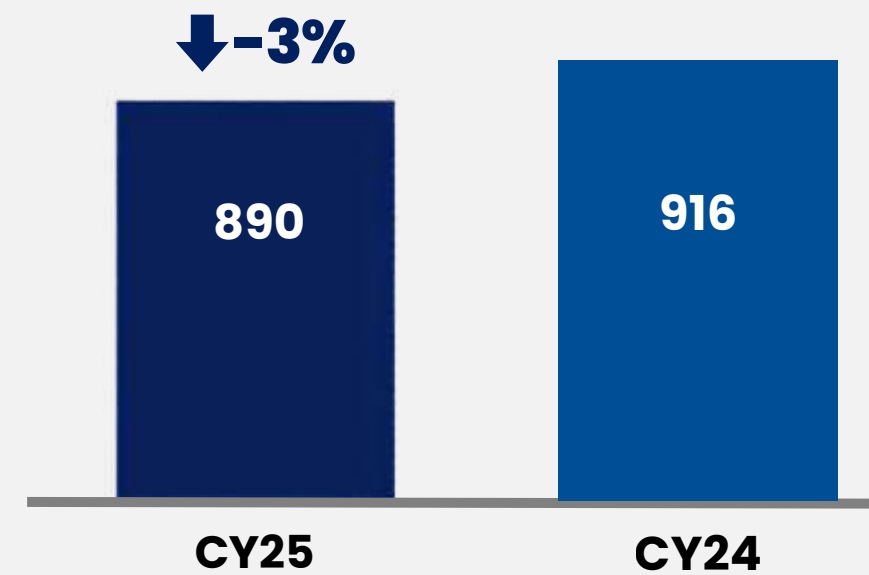
329,000 sqm Gross Leasable Area

94% Occupancy Rate

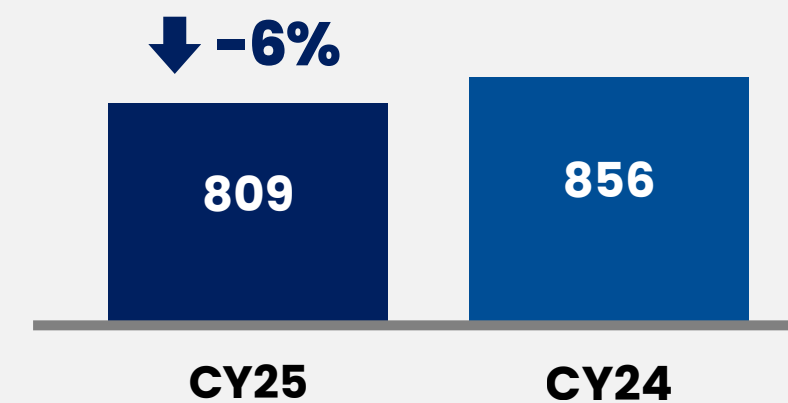


Logistics revenue declined slightly due to the renovation of a facility

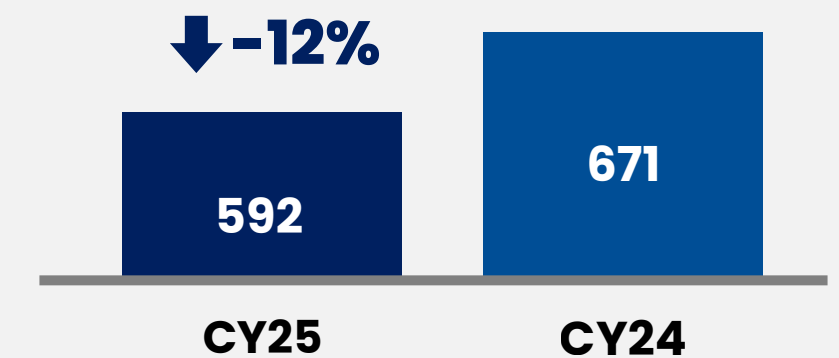
REVENUES (₱ Mn)



EBITDA (₱ Mn)



EBIT (₱ Mn)





New Warehouses

RLX Taytay 2

27,000

Total sqm GLA

RLX Calamba 2E

7,000

Total sqm GLA



RLX Taytay 2



RLX Taytay 2



RLX Calamba 2E



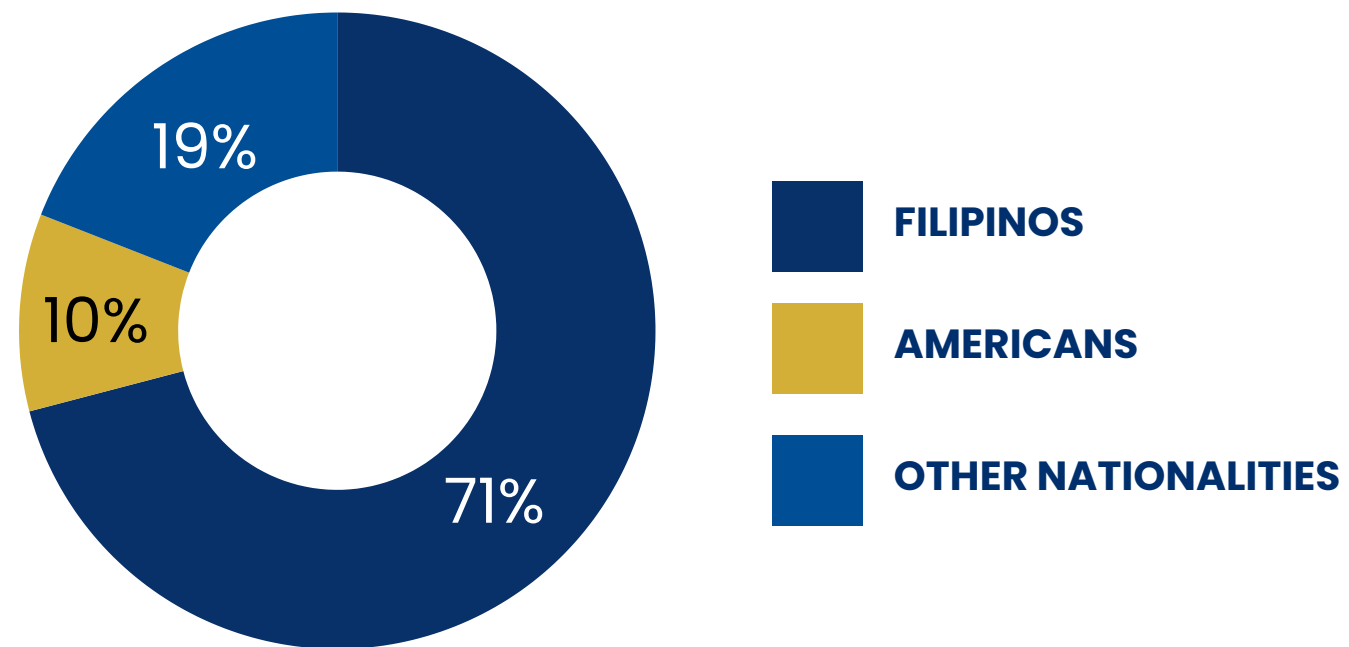
RLX Calamba 2E

RESIDENTIAL

STANDBY REVENUE

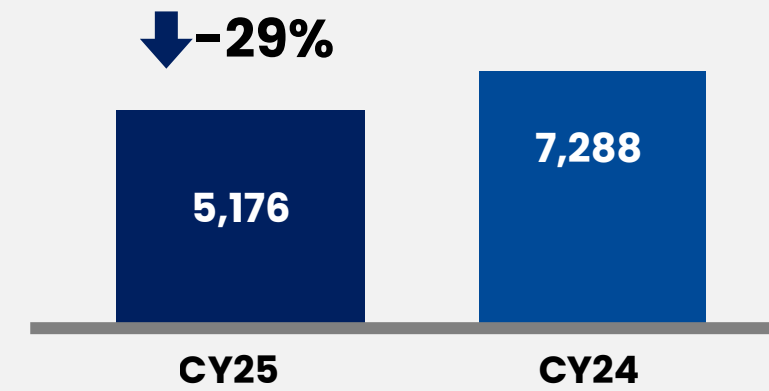
₱46,944 Mn

BUYER PROFILE

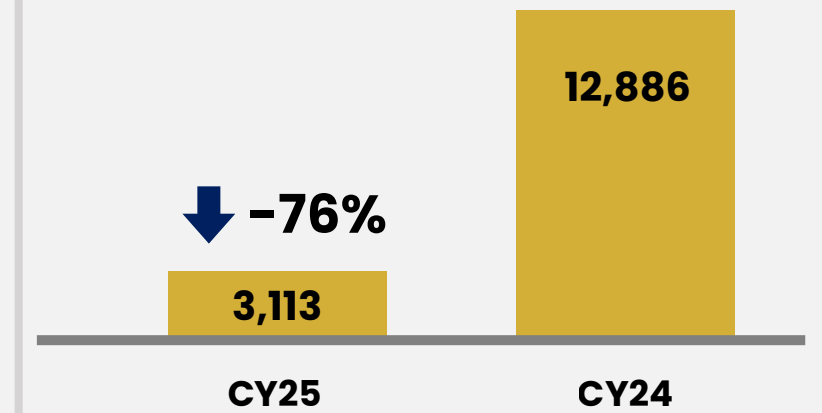


REALIZED REVENUES GREW, driven by prior years' sales, RFO programs, and construction progress

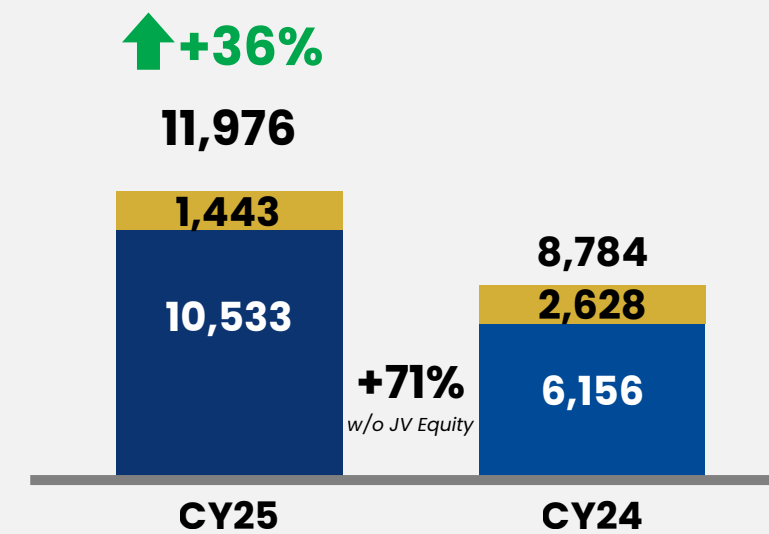
RLC NET SALES TAKE-UP (₱ Mn)



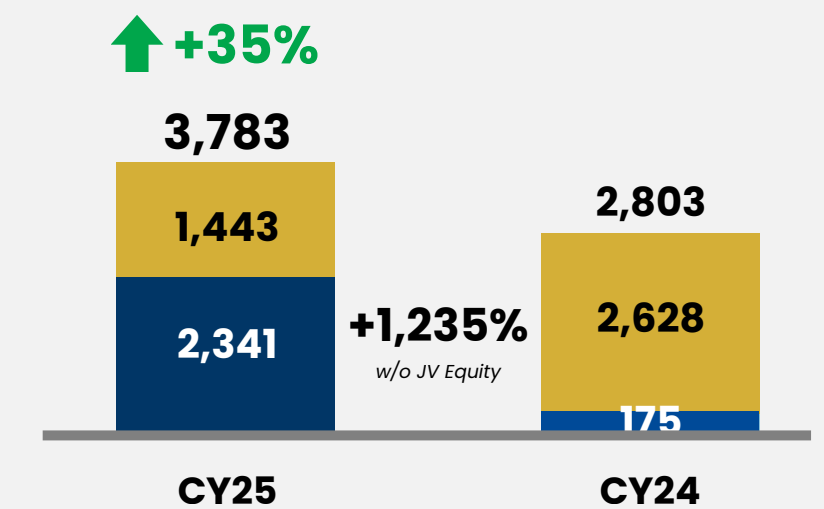
JV NET SALES TAKE-UP (₱ Mn)



RESIDENTIAL REVENUES (₱ Mn)



EBIT (₱ Mn)



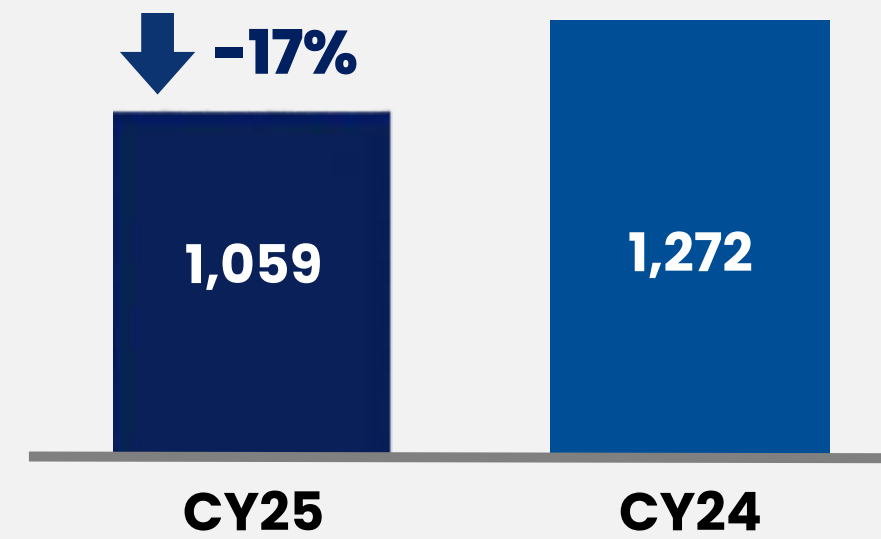
2025 2024 Joint Ventures

DESTINATION ESTATES

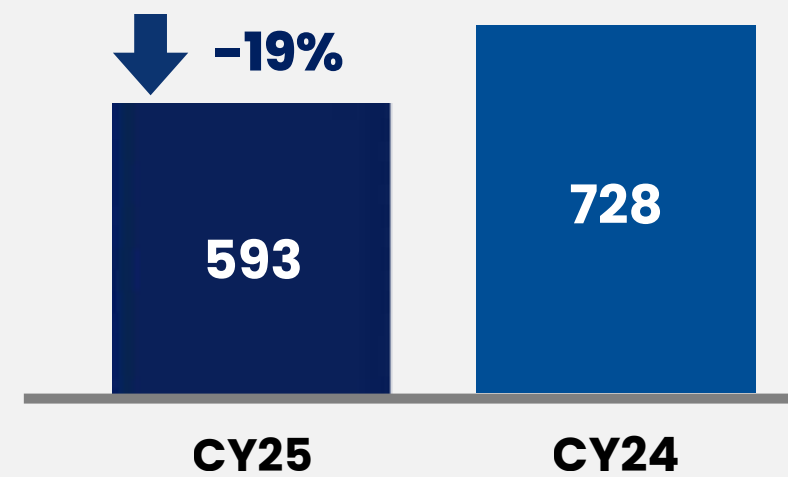


LONG-TERM VALUE-DRIVER, with planned developments set to ignite growth across key locations

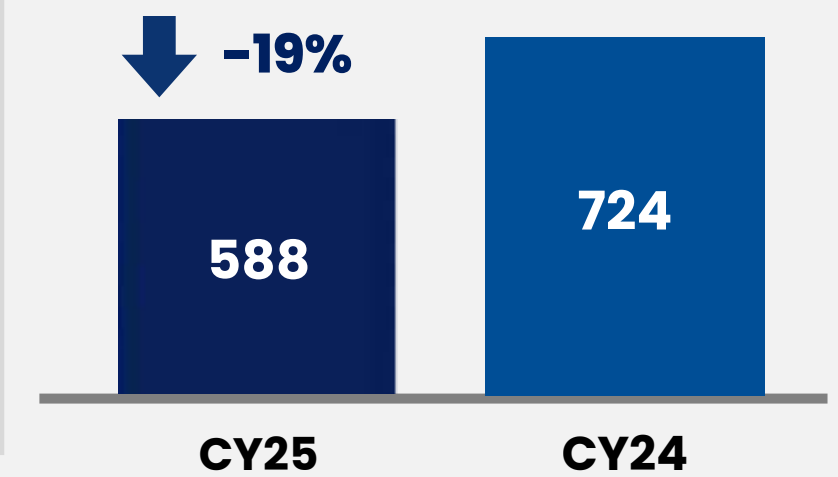
REVENUES (₱ Mn)



EBITDA (₱ Mn)



EBIT (₱ Mn)





Groundbreaking Ceremony Helios Pickleball Center

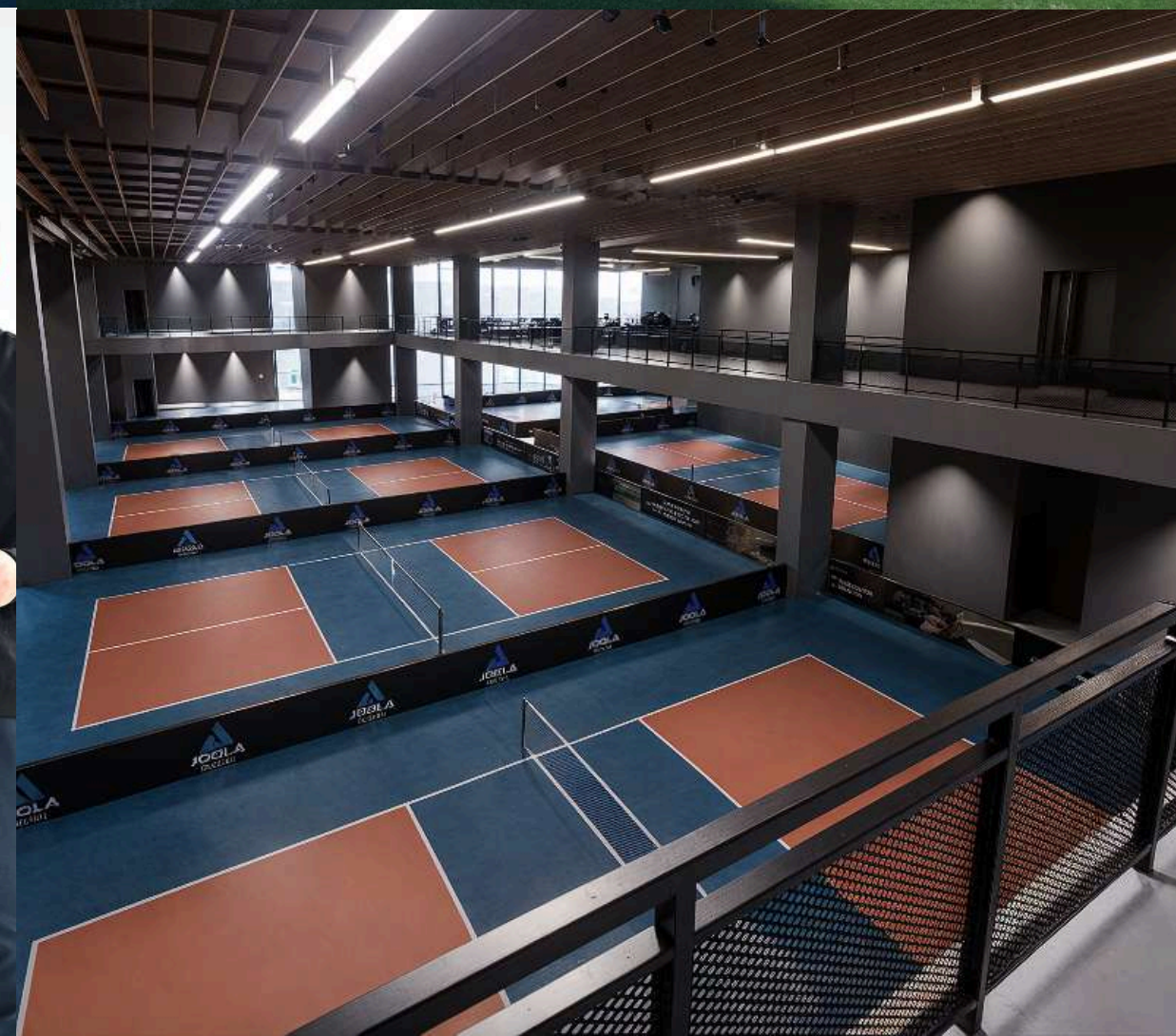
Asia's First
Tournament-grade Pickleball Center

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

1,000

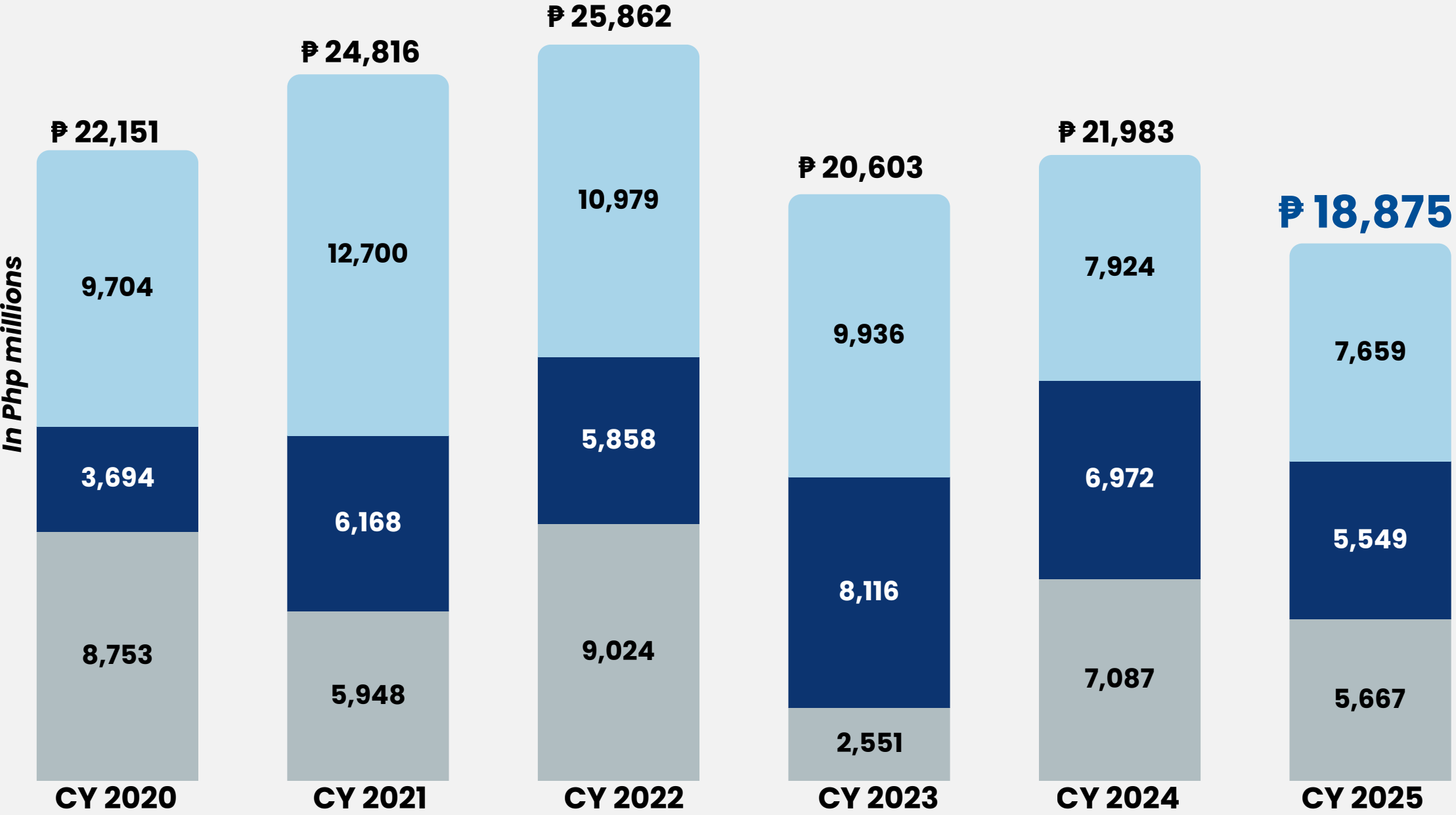
Estimated Daily Foot Traffic

Official Venue for the
Professional Pickleball Association (PPA) Tour

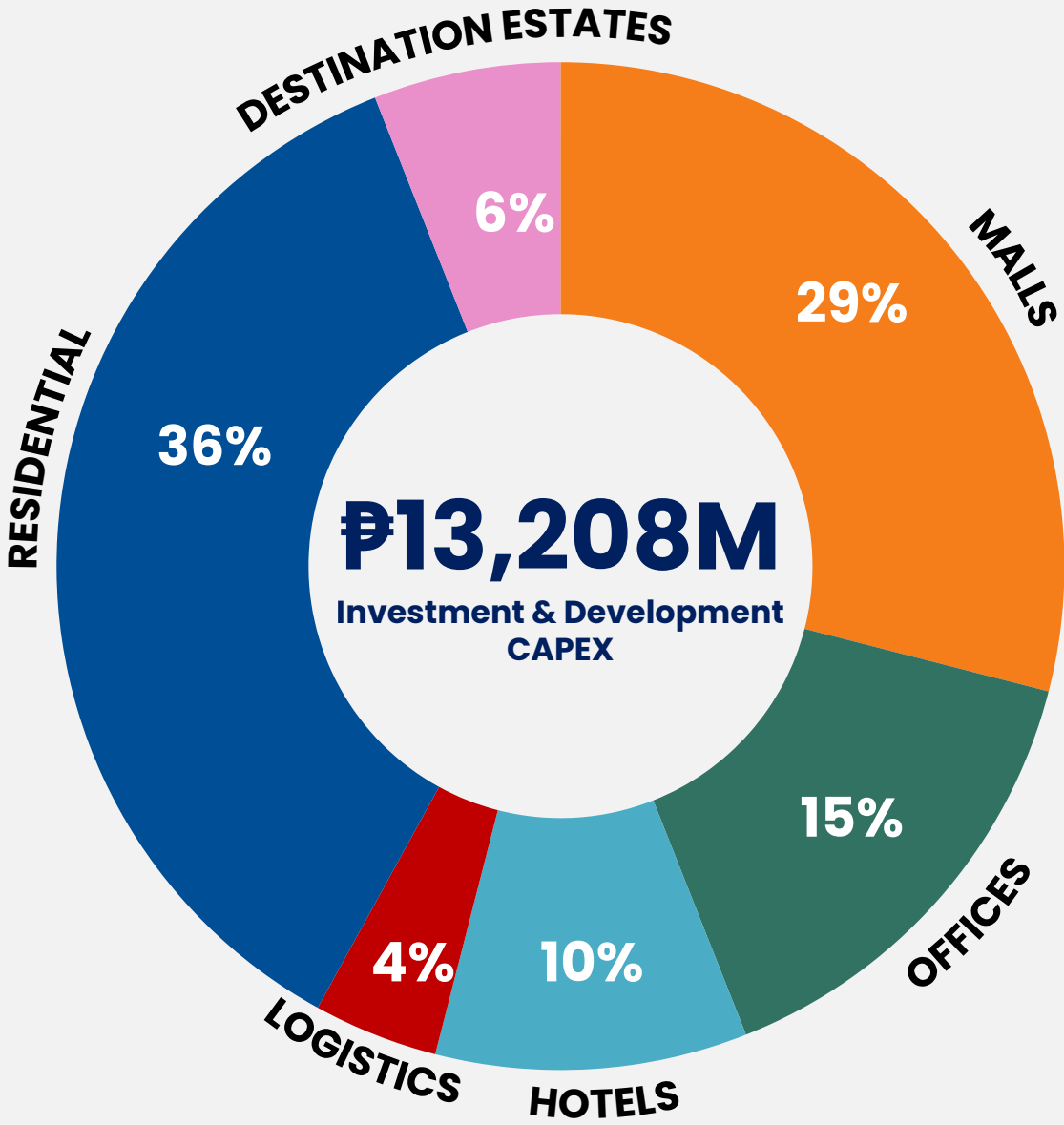


Capital Expenditure Program for Philippine Operations remains in line with overall corporate strategy

HISTORICAL CAPEX

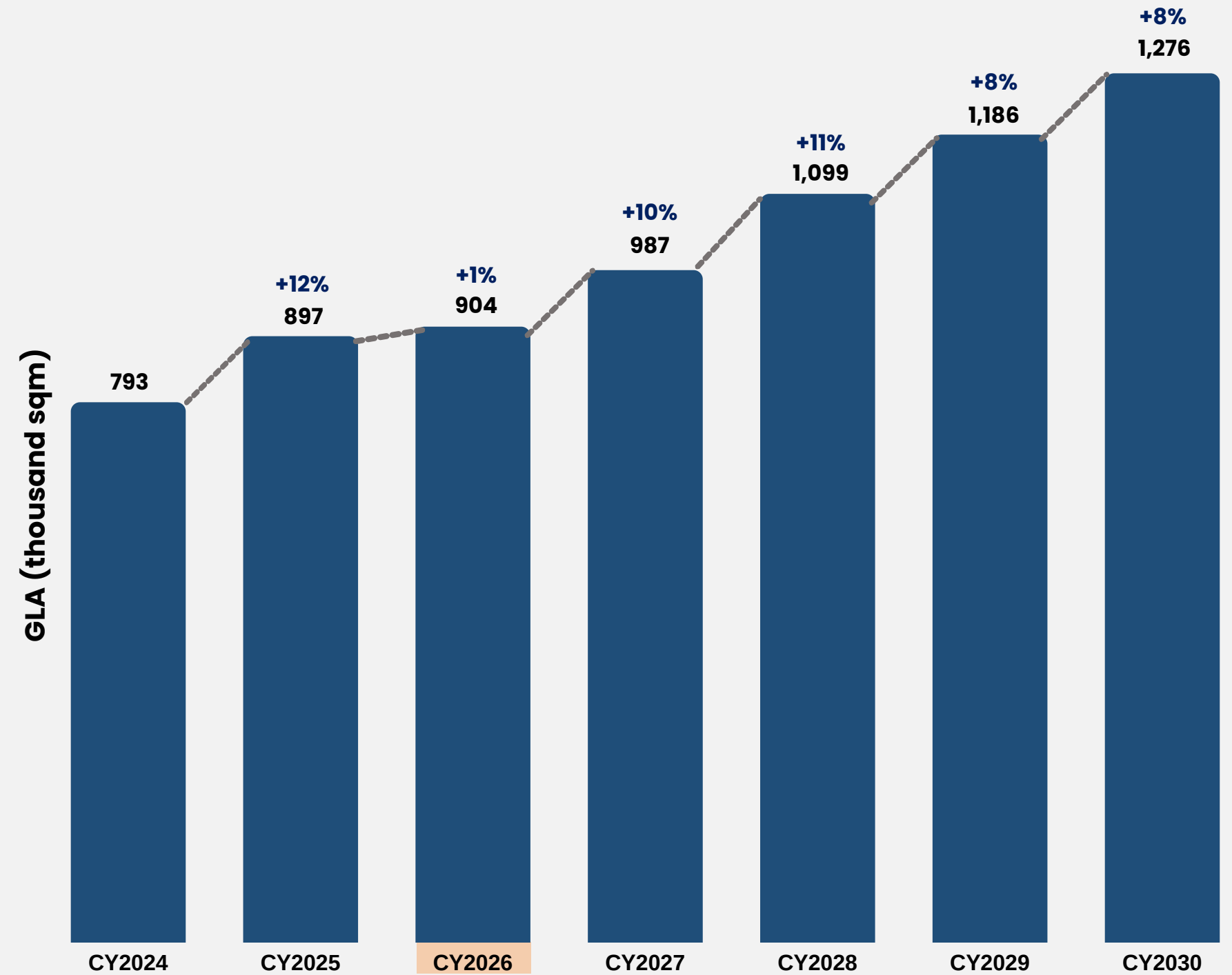
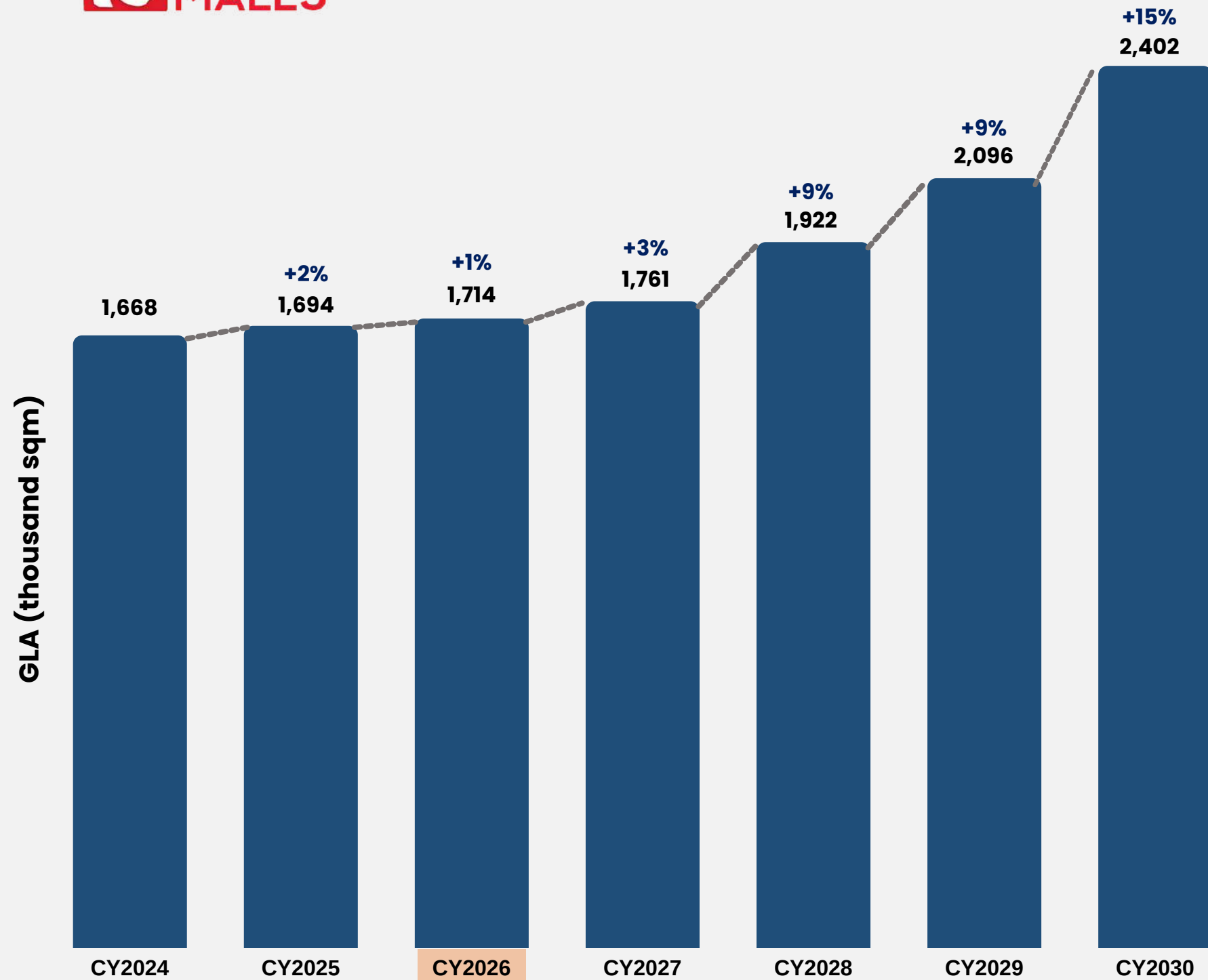


Investment Capex
Development Capex
Land Acquisition



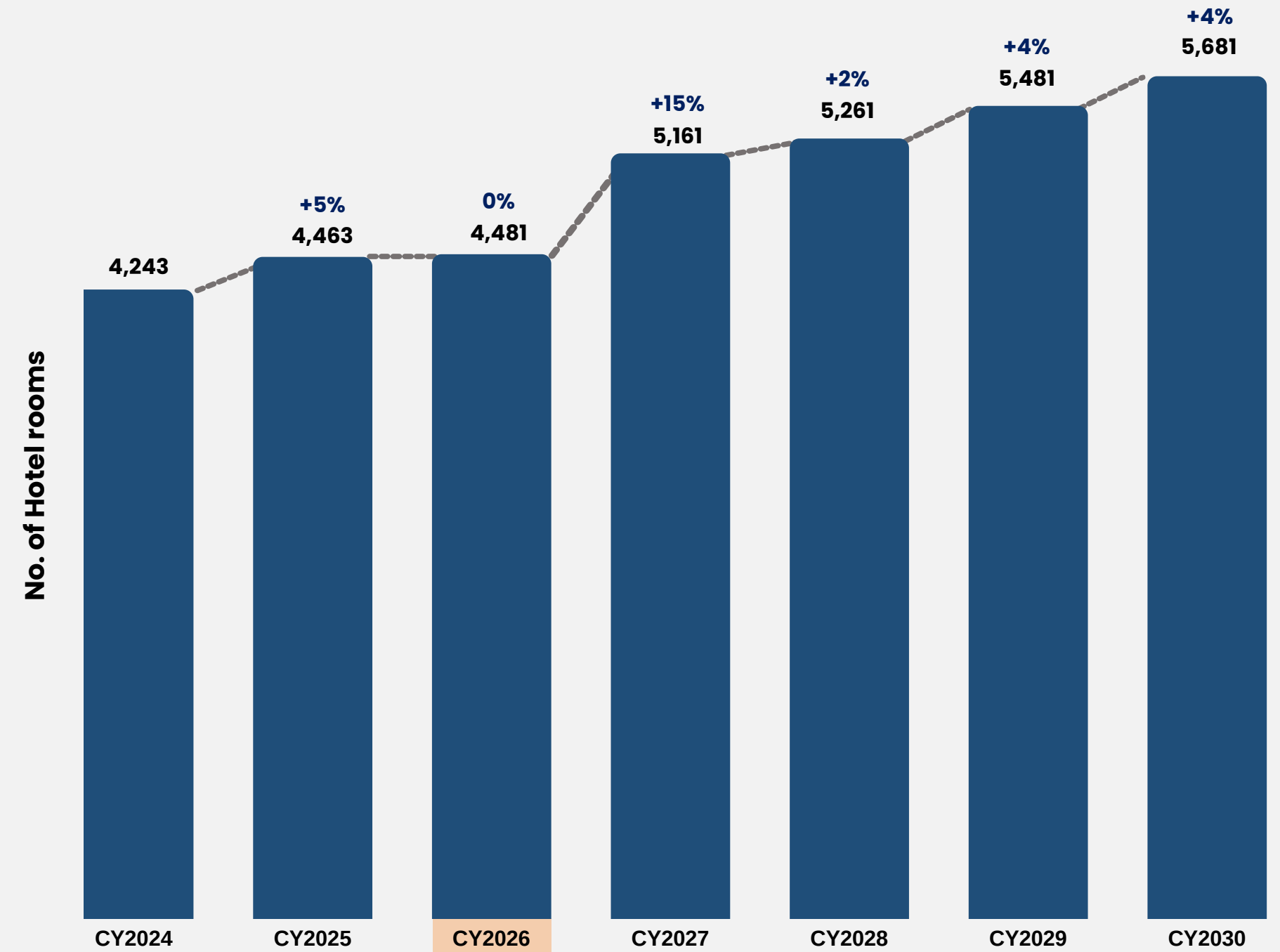
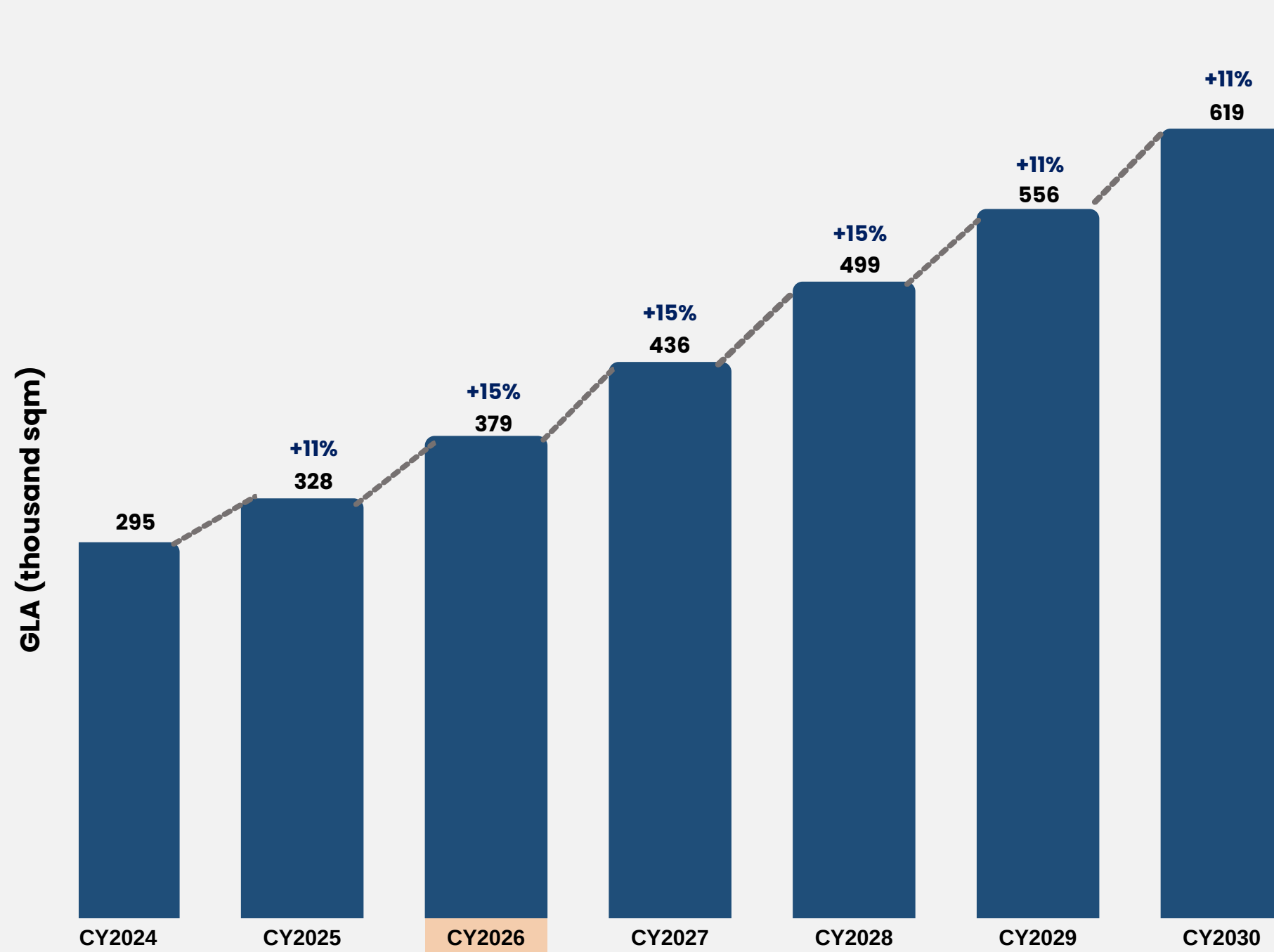
CY2025 CAPEX WITHOUT LANDBANK

FUTURE PLANS AND STRATEGIES



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

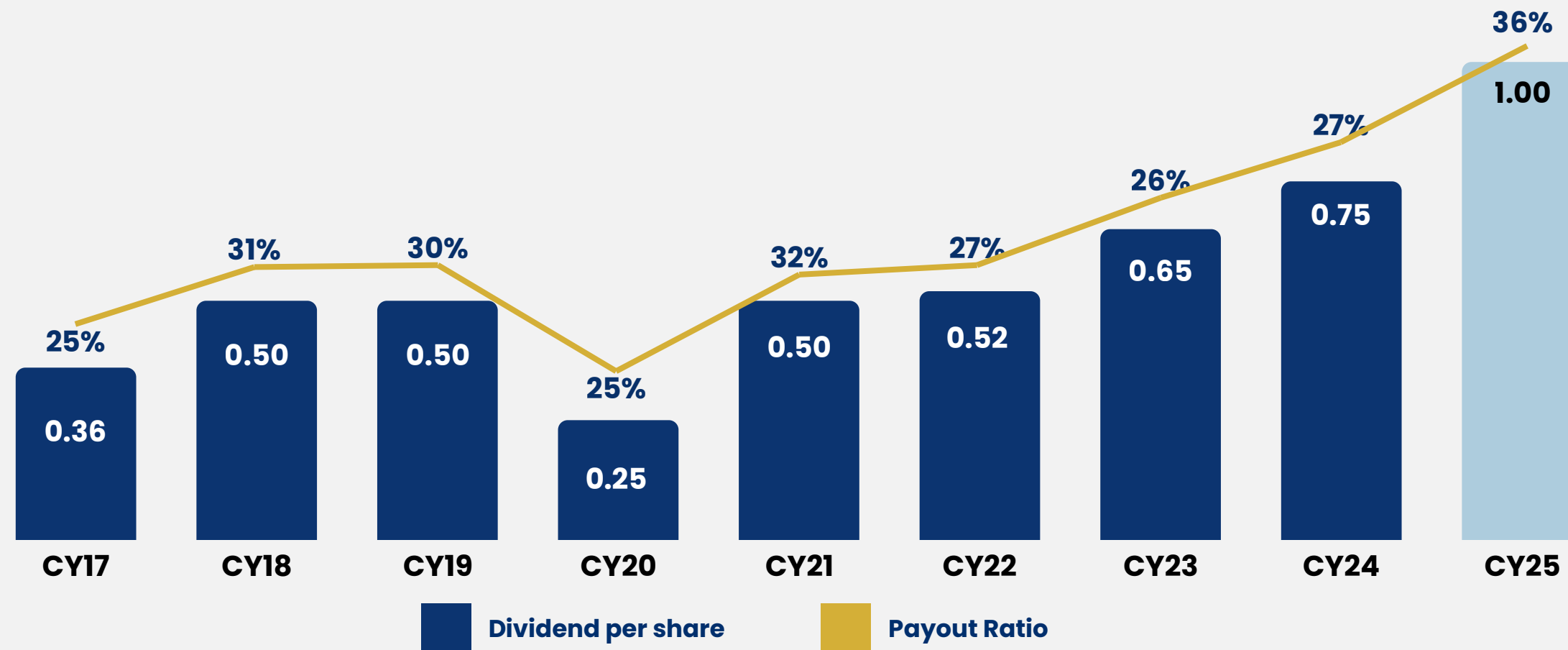
FUTURE PLANS AND STRATEGIES



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

HIGHEST DIVIDEND PER SHARE DECLARATION AMOUNTING TO P1.00/SHARE

The Company has adopted a dividend policy to maintain an Annual Cash Dividend Payout Ratio of at least twenty percent (20%) of the recurring net income



CY2025 Payout	
Dividend per share	₱1.00
Declaration Date	11 May 2026
Record Date	26 May 2026
Payment Date	8 June 2026

	CY17	CY18	CY19	CY20	CY21	CY22	CY23	CY24	CY25
Dividend Amount (PHP Bn)	1.47	2.60	2.60	1.30	2.59	2.63	3.15	3.61	4.80
Net Income Attributable to Equity Holders of the Parent (PHP Bn)	5.88	8.23	8.69	5.26	8.06	9.75	12.06	13.21	13.47
Earnings Per Share (PHP)	1.44	1.62	1.67	1.01	1.55	1.91	2.46	2.73	2.80

Note: Actual amount to be determined on record date

THANK YOU

EMAIL

investor.relations@robinsonsland.com

WEBSITE

www.robinsonsland.com