ROBINSONS LAND

ANALYST BRIEFING 1H CY2026

11 August 2026

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BUSINESS PORTFOLIO

As of 1H CY2026

INVESTMENT PORTFOLIO

57
MALLS

34
OFFICES

17 *from 16 as of 1Q26*
work.able CENTERS

27
HOTELS & RESORTS

15
INDUSTRIAL FACILITIES

DEVELOPMENT PORTFOLIO

134
RESIDENTIAL DEVELOPMENTS

33
DESTINATION ESTATES

1H CY2026 FINANCIAL HIGHLIGHTS

PERFORMANCE & PROFITABILITY

₱25.42B
Revenues | +9% QoQ | +10% YoY

₱13.48B
EBITDA | 10% QoQ | +8% YoY

₱9.02B
Net Income | +16% QoQ | +12% YoY

₱7.21B
Net Income to Parent | +8% QoQ | +5% YoY

BALANCE SHEET & CAPITAL STRENGTH

₱280.74B
Total Assets | +2% vs CY2025

₱33.57B
Total Interest-Bearing Debt | -15% vs CY2025
Total Liabilities | ₱86.87 B | -4% vs CY2025

₱193.87B
Total Equity | +5% vs CY2025
Parent Equity | ₱183.81 B | +5% vs CY2025

10.95%
Net Debt to Equity | -5% vs CY2025

CASH FLOW & EARNINGS

₱13.44B
Cash and Cash Equivalents

₱7.00B
Total Gross Proceeds From Block Placements

₱7.53B
CAPEX Spent

₱8.02B
Free Cash Flow

Note: Unaudited figures for 1H CY2026

1H/2Q CY2026 Financial Results

(in Php Mn)	YEAR-ON-YEAR COMPARISON								QUARTER-ON-QUARTER	
	1H26	1H25	Variance	YoY%	2Q26	2Q25	Variance	YoY%	1Q26	QoQ%
Revenues	**25,420**	**23,032**	**2,389**	**10%**	**13,139**	**12,002**	**1,137**	**9%**	**12,281**	**7%**
Cost and Expenses	11,945	10,499	1,446	14%	6,257	5,767	490	8%	5,688	10%
EBITDA	**13,475**	**12,533**	**942**	**8%**	**6,882**	**6,235**	**647**	**10%**	**6,593**	**4%**
Depreciation & Amortization	3,190	2,977	213	7%	1,619	1,507	112	7%	1,571	3%
EBIT	**10,285**	**9,556**	**729**	**8%**	**5,263**	**4,728**	**535**	**11%**	**5,022**	**5%**
Income before tax	9,723	8,715	1,008	12%	4,978	4,348	630	14%	4,745	5%
Income Tax	700	693	6	1%	355	346	9	3%	345	3%
Net income	**9,023**	**8,022**	**1,002**	**12%**	**4,623**	**4,003**	**621**	**16%**	**4,400**	**5%**
Attributable to minority	1,812	1,144	668	58%	950	603	347	58%	862	10%
Net income Attributable to Parent	**7,212**	**6,878**	**334**	**5%**	**3,674**	**3,400**	**274**	**8%**	**3,538**	**4%**

YoY

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

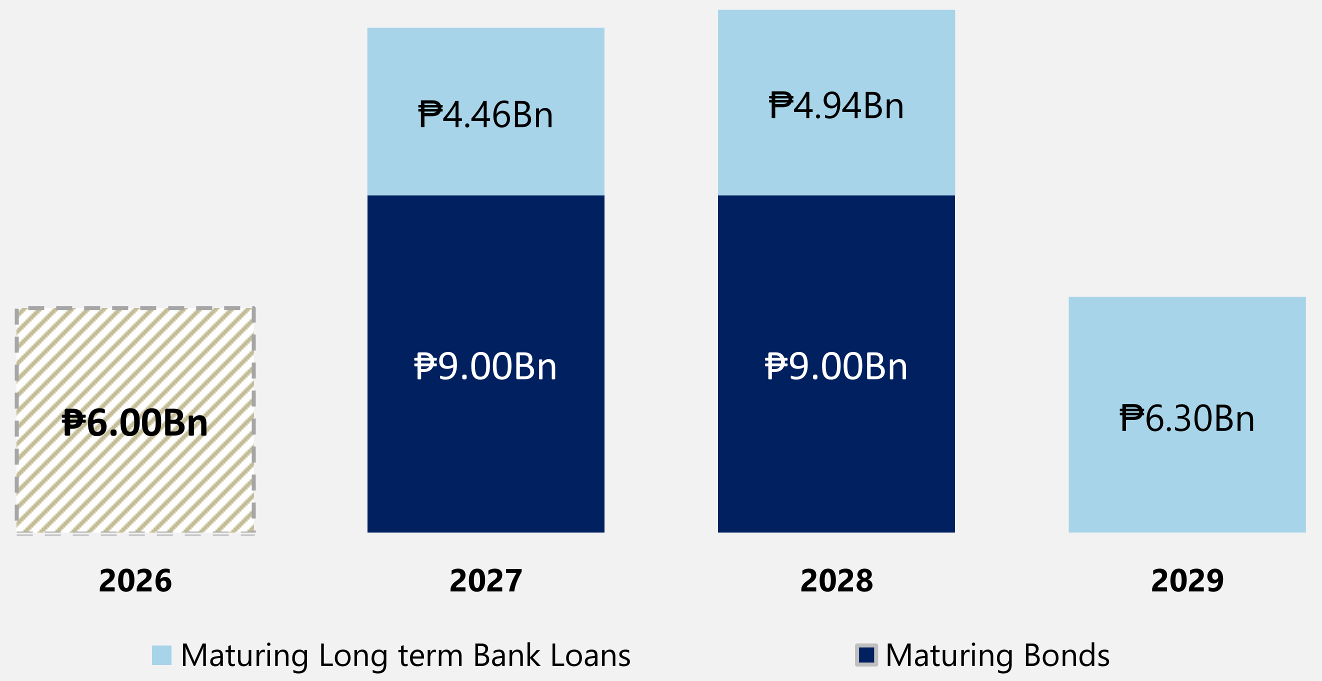
QoQ

- Revenue growth driven by higher residential sales recognition and JV income.
- EBIT growth tempered by higher sales commissions from increased realized sales.
- Net Income rose, supported by a lower interest expense and lower effective income tax rate.

Note: Unaudited figures for 1H/2Q CY2026

Disciplined Debt Maturity Profile

- Total Debt: **₱33.69 Bn** (gross of bond issuance costs)
- Paid **₱6.00 Bn** Matured Debt



Loan Type	Amount *(In ₱ Bn)*	%	Effective Interest %
Fixed Interest Rate	22.45	67%	5.8%
Floating Interest Rate	11.24	33%	5.4%
Total	**33.69**	**100%**	**5.7%**

- Bonds: **₱18.00Bn**; Long Term Bank Loans: **₱15.70Bn**
- Weighted Average Loan Maturity: **1.7 years**
- Effective Interest Rate: **5.7%**

Per BU Financial Performance Highlights (1H CY2026)

- NIAT to Parent rose to **₱7.21B**, reflecting strong earnings performance.

(In PhP Mn)	REVENUE			EBITDA			EBIT		
	1H 2026	% to RLC	YoY	1H 2026	% to RLC	YoY	1H 2026	% to RLC	YoY
TOTAL RLC	**25,420**	**100%**	**10%**	**13,475**	**100%**	**8%**	**10,285**	**100%**	**8%**
Malls	10,031	39%	6%	5,977	44%	3%	4,129	40%	3%
Offices	4,365	17%	6%	3,424	26%	5%	2,784	27%	4%
Hotels	3,412	14%	10%	1,081	8%	13%	588	6%	13%
Logistics	561	2%	25%	517	4%	27%	405	4%	35%
INVESTMENT PORTFOLIO	**18,368**	**72%**	**7%**	**10,999**	**82%**	**6%**	**7,906**	**77%**	**6%**
Residential	5,807	23%	23%	1,437	11%	24%	1,359	13%	25%
Joint ventures	729	3%	3%	729	5%	3%	729	7%	3%
Destination Estates	517	2%	9%	310	2%	11%	291	3%	5%
DEVELOPMENT PORTFOLIO	**7,052**	**28%**	**19%**	**2,476**	**18%**	**16%**	**2,379**	**23%**	**15%**

Note: Unaudited figures for 1H CY2026

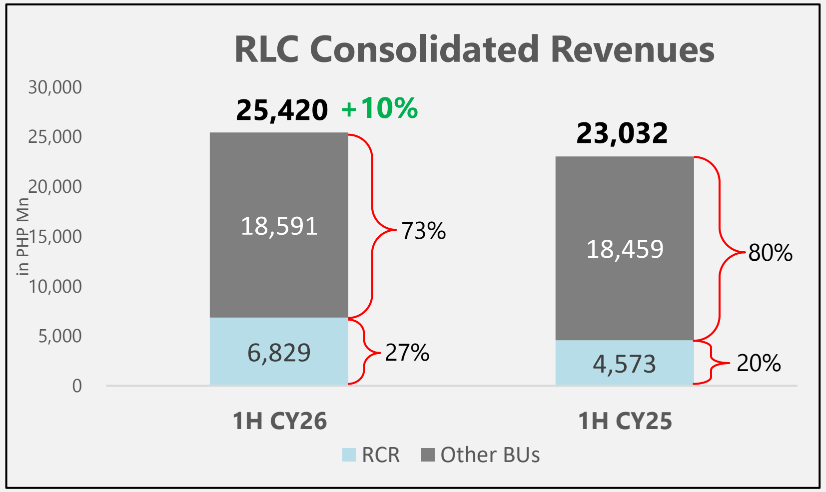
RCR Financial Performance (1H CY2026)

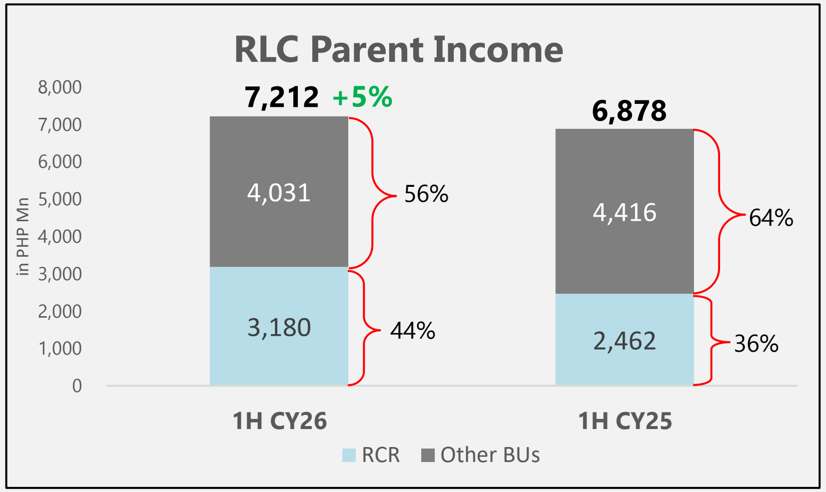
- 38 Premium Assets (17 Offices + 21 Malls), 25 Key Unique Locations; 1,151,915 sqm in Total GLA

in PHP Mn	1H CY2026	1H CY2025	CHNG%
Revenues	**6,829**	**4,573**	**49%**
Offices	*3,249*	*3,180*	*2%*
Malls	*3,579*	*1,393*	*158%*
EBITDA	**5,729**	**4,005**	**43%**
Offices	*2,962*	*2,934*	*1%*
Malls	*2,768*	*1,072*	*160%*
Net income	**4,981**	**3,589**	**39%**
No. of Assets	38	29	31%
Total GLA ('000, sqm)	1,152	828	39%

1H CY2026

- Revenues surged **49%** YoY, driven by strong mall and office performance and the infusion of assets.
- EBITDA and Net Income jumped **43%** and **39%** YoY, respectively.
- RCR's NIAT contribution **rose to 39% vs LY**, underscoring its significant and growing share in RLC's earnings mix.



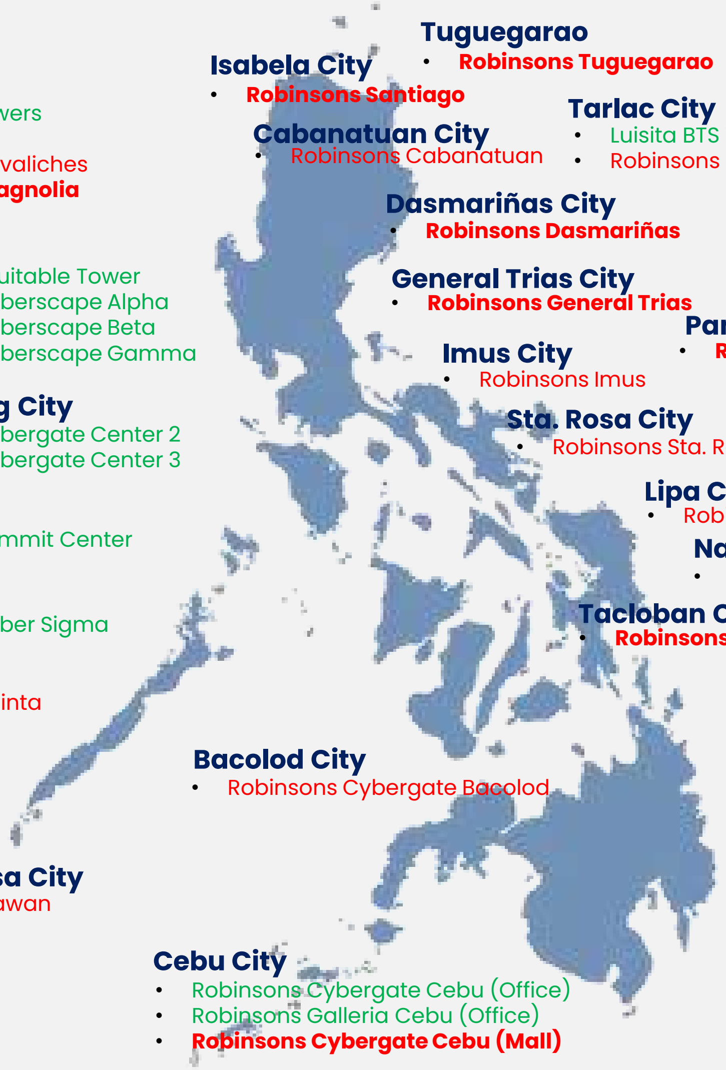


*RCR Net income contribution is net of minority

Note: Unaudited figures for 1H CY2026

RCR Current Portfolio (1H CY2026)

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



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

Isabela City
- **Robinsons Santiago**

Tuguegarao
- **Robinsons Tuguegarao**

Cabanatuan City
- Robinsons Cabanatuan

Tarlac City
- Luisita BTS 1
- Robinsons Luisita

Dasmariñas City
- **Robinsons Dasmariñas**

Bulacan
- **Robinsons Malolos**

General Trias City
- **Robinsons General Trias**

Pampanga
- **Robinsons Starmills**

Imus City
- Robinsons Imus

Sta. Rosa City
- Robinsons Sta. Rosa

Los Baños, Laguna
- Robinsons Los Baños

Lipa City
- Robinsons Lipa

Naga City
- Robinsons Cybergate Naga

Tacloban City
- **Robinsons Tacloban**

Ormoc City
- Robinsons Ormoc

Bacolod City
- Robinsons Cybergate Bacolod

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

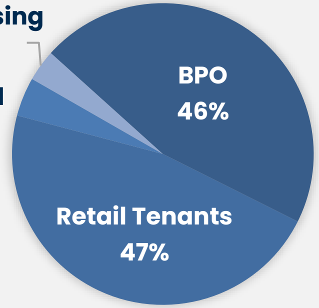
Davao City
- Robinsons Cybergate Delta 1
- Robinsons Cybergate Delta 2
- Robinsons Cybergate Davao

OFFICES
MALLS

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 June 30, 2026
Occupancy Rate	**96%**
Occupancy Rate (Offices)	97%
Occupancy Rate (Malls)	96%
Weighted Average Lease Expiry (WALE)	**4.03 years**
WALE (Offices)	4.60 years
WALE (Malls)	3.79 years

RCR TENANT MIX



A CONSTITUENT OF:

PSE
DivY
FTSE Russell
MSCI

Operational Highlights

(1H CY2026)

Performance across business segments

MALLS

57
Malls nationwide
(*10 in Metro Manila)*

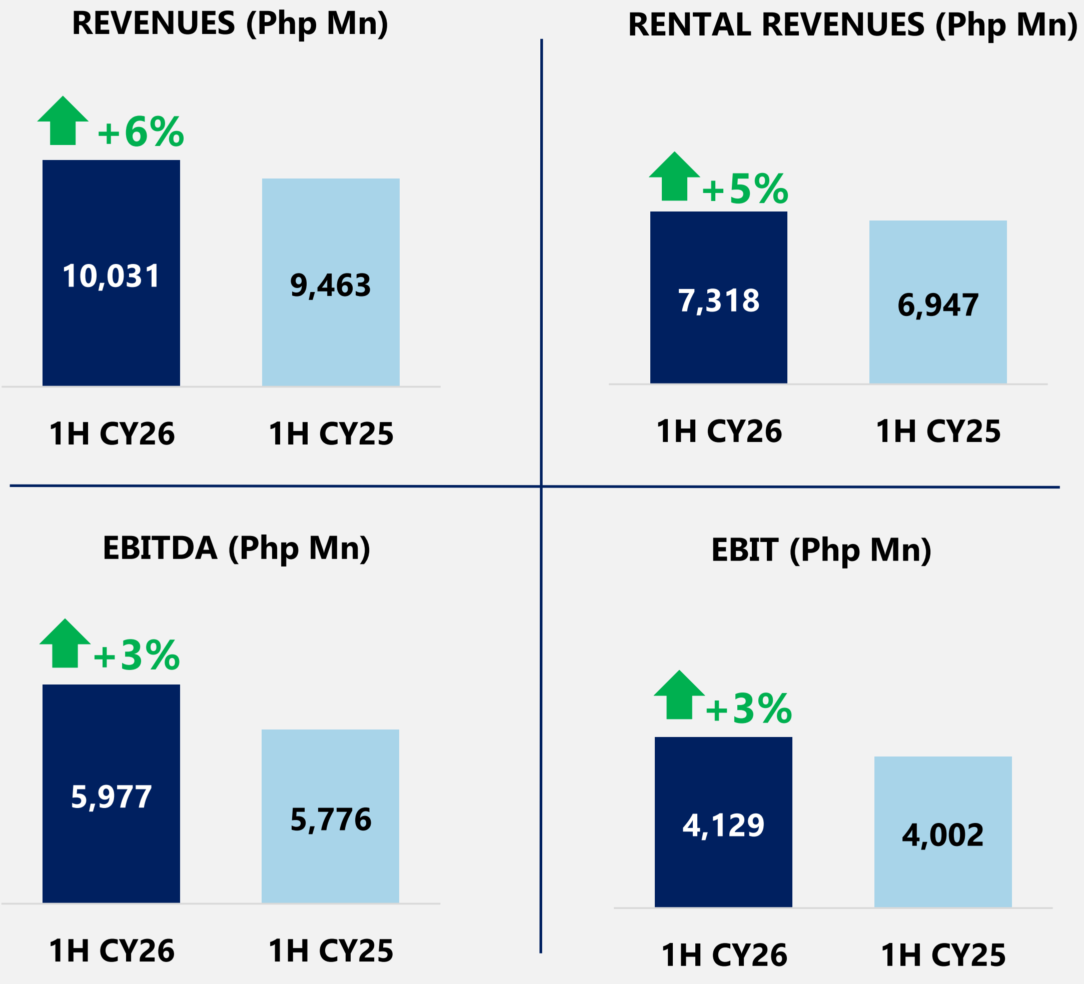
94%
Occupancy Rate

3.3 Mn sqm
Gross Floor Area
(with parking)

1.7 Mn sqm
Gross Leasable Area

Opus Mall

Malls recorded 6% YoY revenue growth, driven by solid rental revenue growth.



OFFICES

34
Office Buildings

17
work.able centers
(4,434 work.able seats)

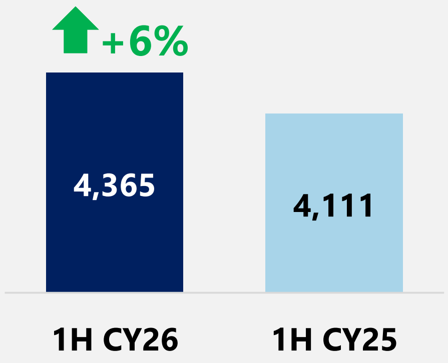
87%
Occupancy Rate
(From 86% 1Q26)
(90% Same-Office-Space Occupancy Rate)

897k sqm
Gross Leasable Area

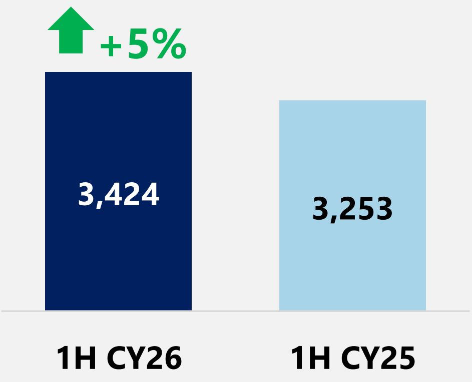

GBF Centers 1 and 2

Office revenue delivered 6% YoY growth, supported by higher occupancy of 87%, continuing to outperform industry levels.

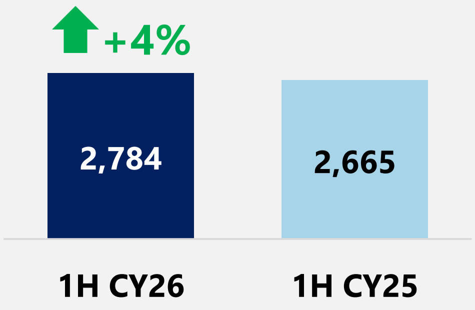
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



ROBINSONS OFFICES

New work.able Center

GBF Center 1

Bridgetowne

400

Total New Seats

4,434

Total work.able Seats

17

Total work.able Centers

HOTELS & RESORTS

27
Owned Hotel Properties

10
Hotel Brands

65%
Occupancy Rate

4,000+
Room keys

COMPANY-OWNED BRANDS

GO Hotels | GO Hotels Plus | Summit Hotels and Resorts | Grand Summit Hotel | fili Hotel | NUSTAR Hotel · Cebu

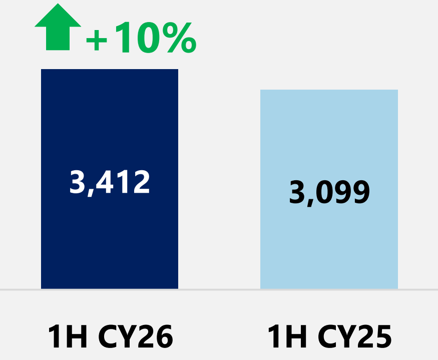
INTERNATIONAL BRANDS

Holiday Inn (An IHG Hotel, Manila Galleria) | Crowne Plaza (An IHG Hotel, Manila Galleria) | Dusit Thani (Mactan · Cebu Resort) | The Westin Manila

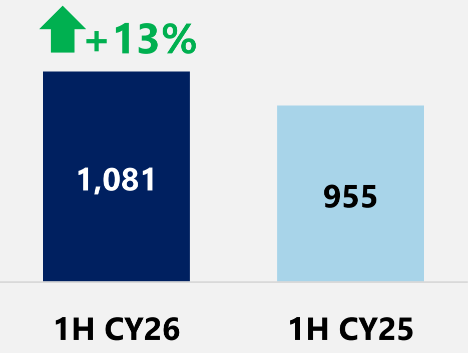
NUSTAR Hotel

Hotels posted 10% revenue growth YoY, driven by higher average daily rate and growth across all hotel brands.

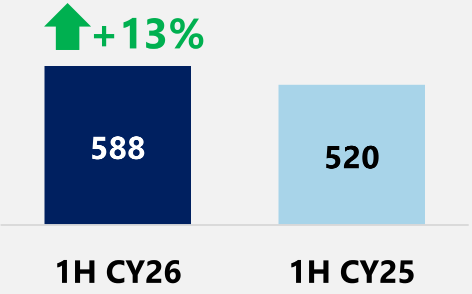
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



LOGISTICS AND INDUSTRIAL FACILITIES

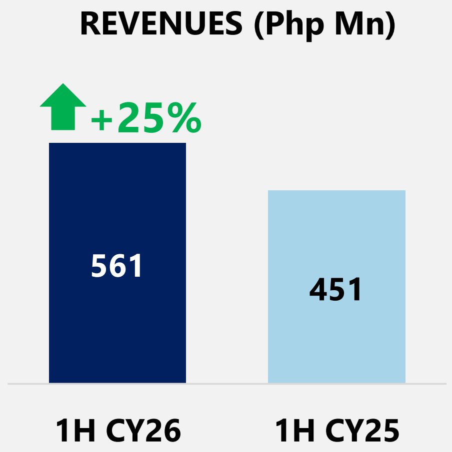
15 industrial facilities

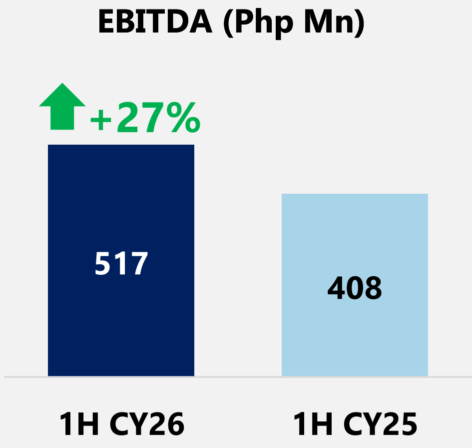
One of the leading industrial facility providers

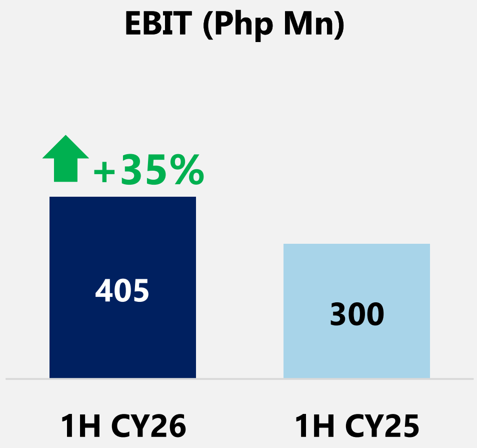
328,000 sqm Gross Leasable Area

RLX Taytay 2

Logistics achieved robust 25% YoY revenue growth, reflecting contributions from new warehouses.







RESIDENTIAL

INVENTORY *(in Php Mn)*	2Q26 UNIT (vs 1Q26)	2Q26 VALUE (vs 1Q26)
VERTICAL	2,299 *(8%↓)*	29,137 *(7%↓)*
RFO	948 *(36%↑)*	7,727 *(36%↑)*
HORIZONTAL	920 *(7%↑)*	5,687 *(0%)*
PARKING SLOTS	1,402 *(4%↓)*	1,640 *(1%↓)*
TOTAL	**5,569** *(1%↑)*	**44,191** *(1%↓)*

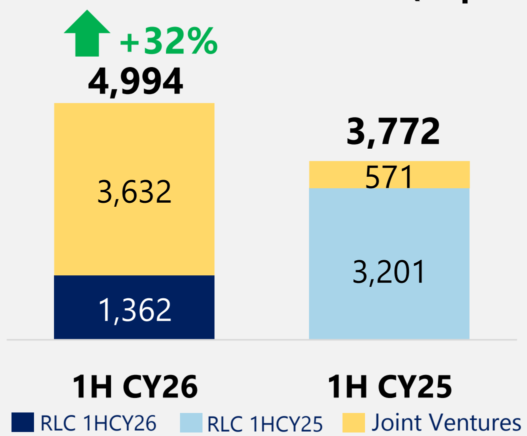
STANDBY REVENUE **42,352**

BUYER PROFILE NATIONALITY

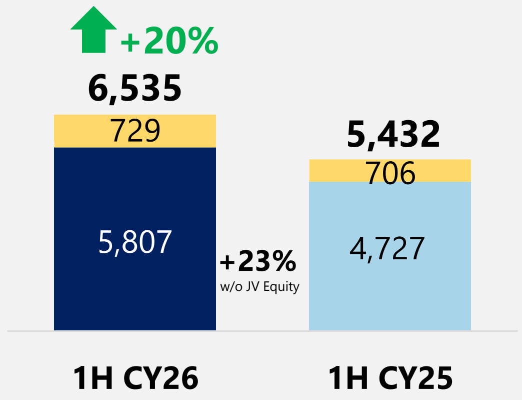
Mantawi Residences, Cebu

- 1H CY26 net sales surged **32%** YoY
- Realized revenues grew - driven by higher revenue recognition

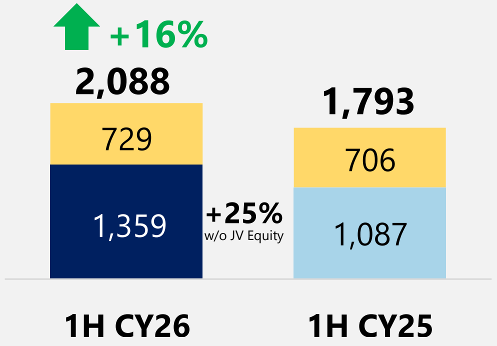
RLC & JV NET SALES TAKE-UP (Php Mn)



RESIDENTIAL REVENUES (Php Mn)



EBIT (Php Mn)



RLC 1HCY26 RLC 1HCY25 Joint Ventures

DESTINATION ESTATES

- a long-term value driver, with developments driving growth across key locations.


Bridgetowne Destination Estate

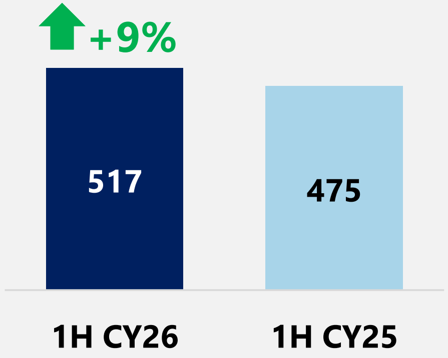

Bonifacio South Pointe


Montclair, Pampanga

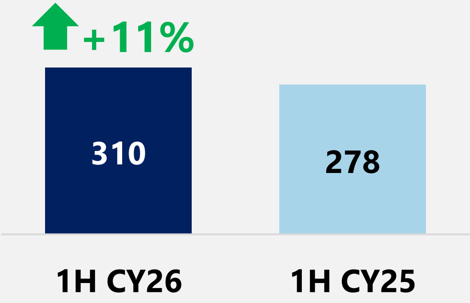

Sierra Valley, Rizal

Destination Estates continued to create value, supported by higher realization of deferred gains from land sales to JVs.

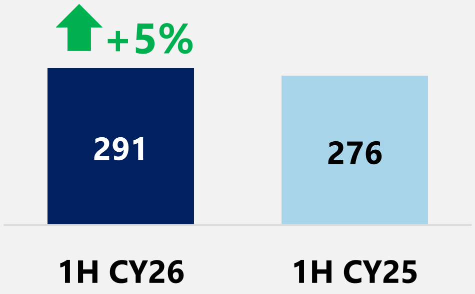
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



SPORTS AND LEISURE

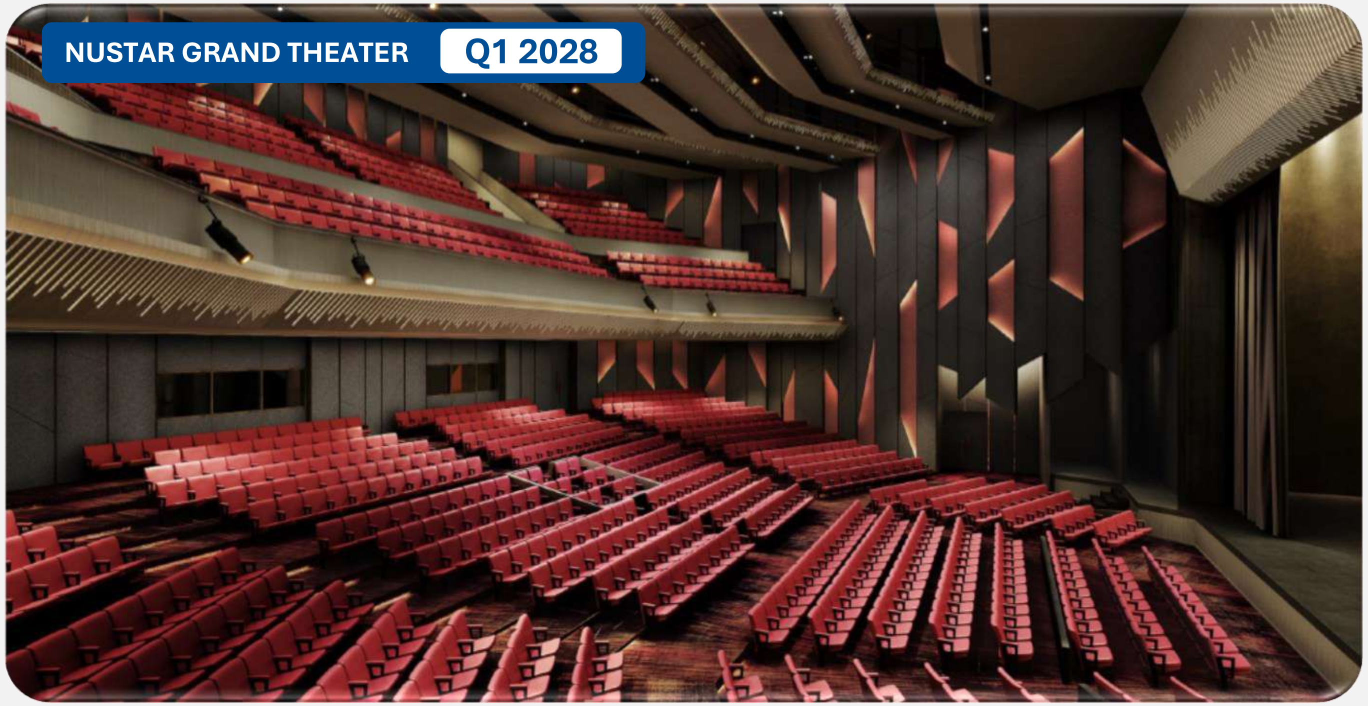
- RLC is growing its sports and leisure portfolio anchored by tournament-grade pickleball courts in Bridgetowne, and new destination concepts in fitness, entertainments, and live events.

GX Sports — Q4 2026
HYROX x Pickleball in Galleria

Helios Beta — Q4 2026
13 Tournament-grade pickleball courts in Bridgetowne, beside the football field; home to PPA tournaments

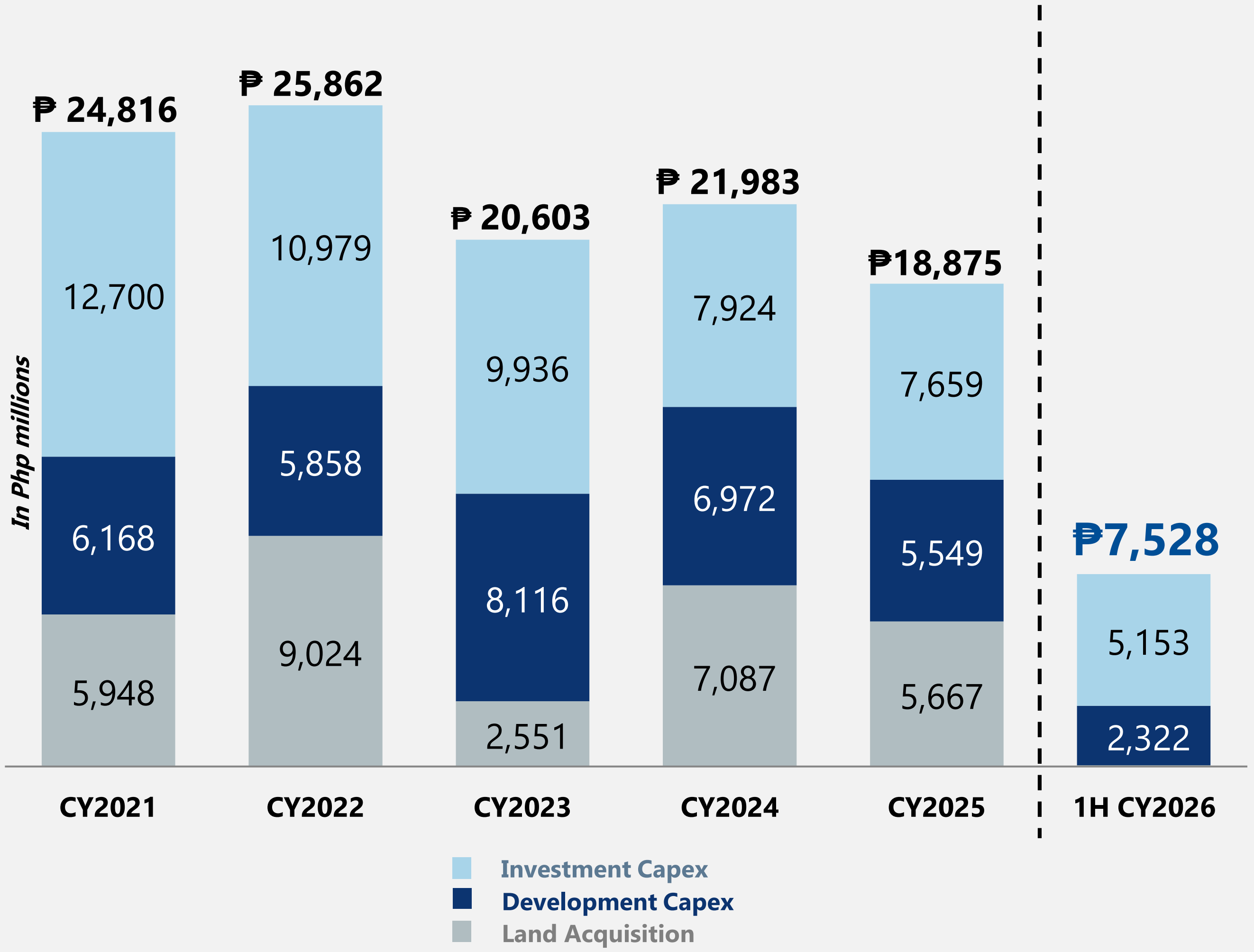
Helios Pickleball Center — Q1 2028
25 Courts in a 7-storey dedicated facility

NUSTAR Grand Theater — Q1 2028
Premium live entertainment venue at NUSTAR

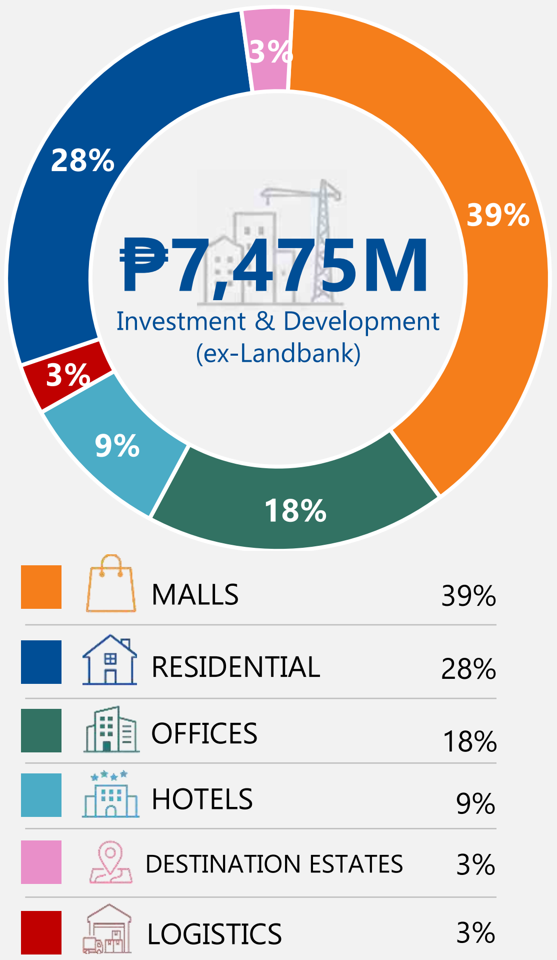


Capital Expenditure Program for Philippine Operations remains in line with overall corporate strategy

HISTORICAL CAPEX



1H CY2026 CAPEX BREAKDOWN



Note: ₱53Mn was allocated for Land Acquisition in 1H CY2026

ROBINSONS LAND

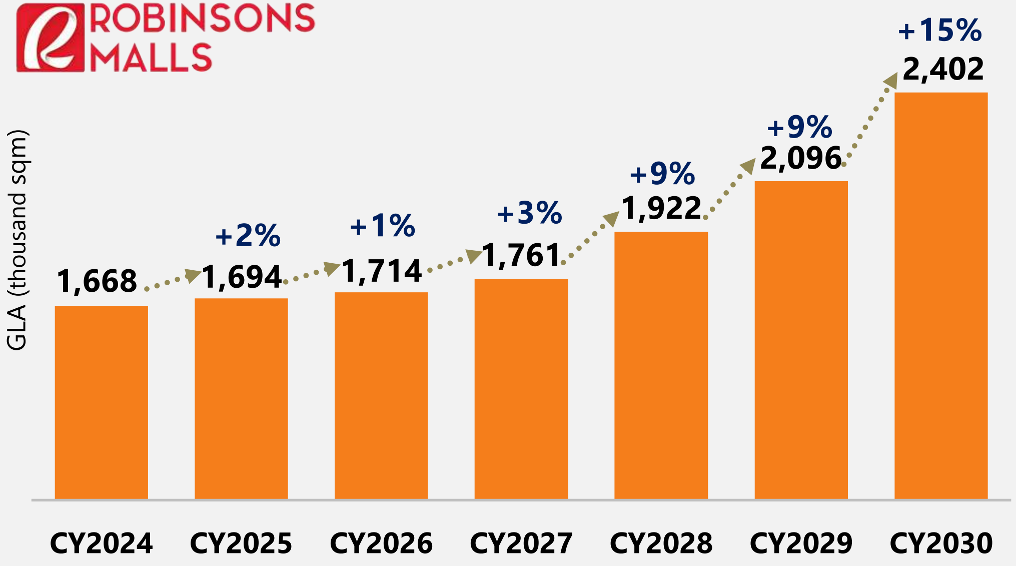
Future Plans & Strategies

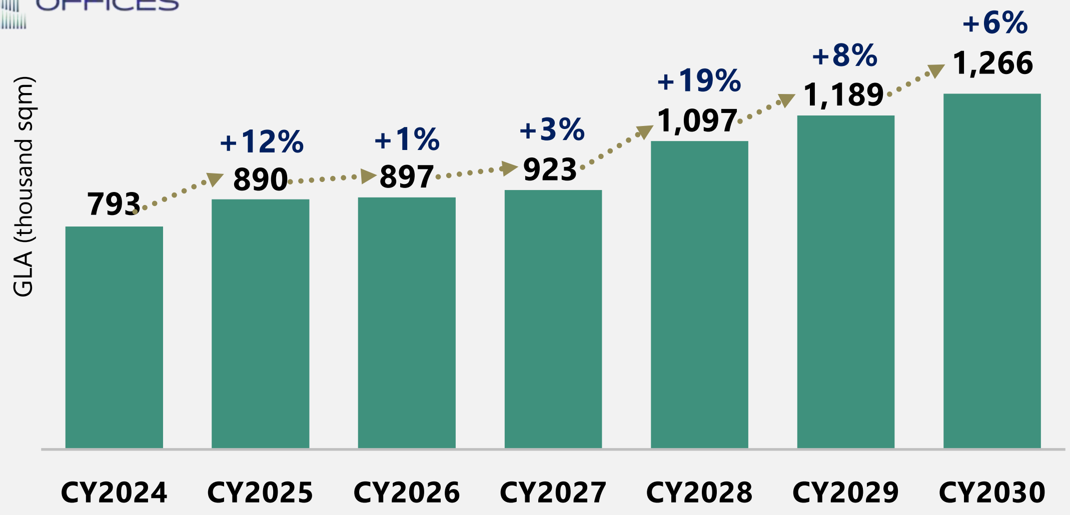
(1H CY2026)

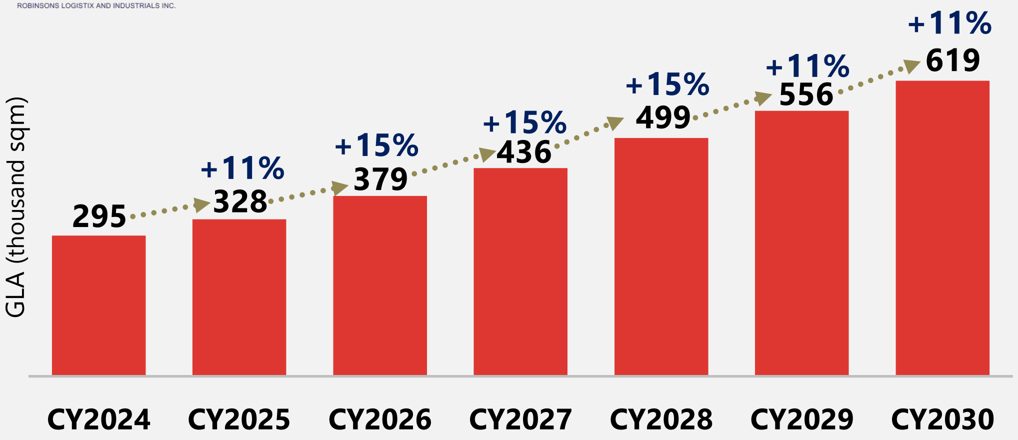
Performance across business segments

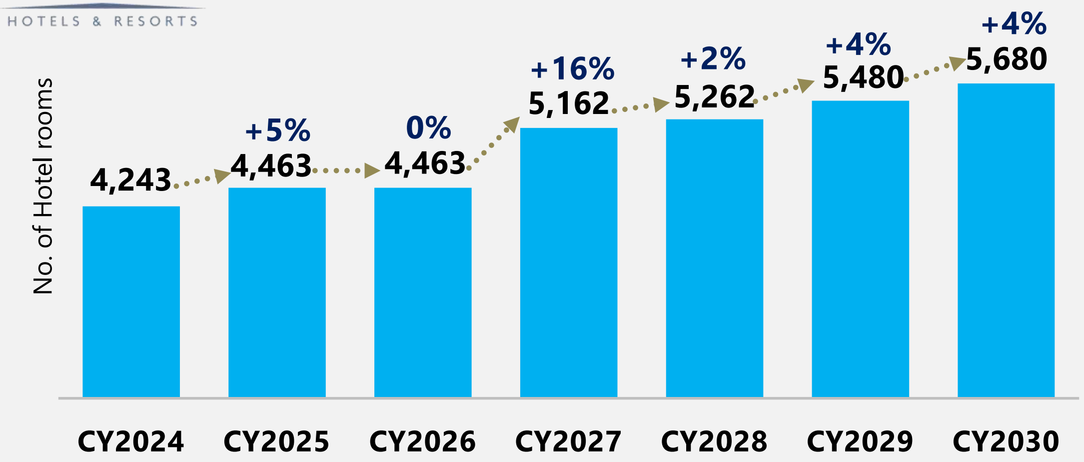
FUTURE PLANS AND STRATEGIES

Sustaining growth through a strong and diversified development pipeline









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

FUTURE PLAN UPDATES

RLC's growth pipeline through ongoing developments, upcoming launches, and key project milestones.

ROBINSONS MALLS

MALL EXPANSIONS & REDEVELOPMENTS

PIPELINED

- **Robinsons Galleria**
  to enhance the mall experience without disrupting revenues

ON-GOING

- **Robinsons Manila**
- **Robinsons Dumaguete**

ROBINSONS OFFICES

DUMAGUETE & THE JEWEL

- **The Jewel Asscher Tower**
  Secured tenancy of one of the biggest BPO companies in the country
- **Cybergate Dumaguete**
  Construction 98% complete

RLX
ROBINSONS LOGISTIX AND INDUSTRIALS INC.

FEDEX GROUNDBREAKING & MONTCLAIR EXPANSION

- **FedEx Regional Hub - CRK**
  >70,000 sqm GLA which is not yet included in the pipeline
- **Montclair Expansion**
  20,000 sqm secured for a leading e-commerce platform, with a further 10,000 sqm expansion planned

ROBINSONS HOTELS & RESORTS

UPCOMING OPENINGS

- **Summit Siargao Villas (2027)**
  Management Agreement for 19 villas
- **Fili Hotel Bridgetowne (2027)**
  309 room keys

FUTURE PLAN UPDATES

RLC's Potential Asset Infusion Pipeline for RCR

RCREIT
A ROBINSONS LAND COMPANY

ADDITONAL GROWTH ON RLC'S EXISTING ASSET BASE

› 1.6 Mn sqm
Combined GLA of:
(Malls, Offices, Logistics)
To be built & under construction

› 1,000
Hotel Room Keys
In the development pipeline

Provides additional long-term growth for future potential infusion into RCR

ASSETS	POTENTIAL INFUSION	INFUSED IN RCR	RLC OWNED
ROBINSONS MALLS	Over 900k sqm GLA	44% Infused in RCR	56% Still in RLC
ROBINSONS OFFICES	More than 360k sqm GLA	60% Infused in RCR	40% Still in RLC
RLX ROBINSONS LOGISTIX AND INDUSTRIALS INC.	328k sqm GLA		100% Still in RLC
ROBINSONS HOTELS & RESORTS	Approx. 4k Room Keys	8%	92% Still in RLC

Note: 8% of hotel room keys are currently leased to RCR.

Q&A

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Our strong first-half performance reflects the resilience of our diversified portfolio and the strategic execution of our growth strategy across all business segments. Despite a challenging operating environment, we delivered double-digit growth in revenues and consolidated net income while maintaining a strong balance sheet and healthy cash reserves. As we continue to see strong demand across our recurring income businesses and development portfolio, we remain focused on creating long-term value for our stakeholders through prudent investments and operational excellence.

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 and conferred the title of Fellow in Real Estate Management by FIABCI Philippines.*

THANK YOU

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ROBINSONS LAND

ANALYST BRIEFING
1H CY2026