
ROBINSONS LAND
ANALYST BRIEFING
9M/3Q CY2026
06 November 2026

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BUSINESS PORTFOLIO

As of 9M CY2026

INVESTMENT PORTFOLIO



57 *Added 17k sqm GLA for Dumaguete Expansion*
MALLS



35 *from 34 as of 2Q26*
OFFICES



19 *from 17 as of 2Q26*
work.able CENTERS



27
HOTELS & RESORTS



15
INDUSTRIAL FACILITIES

DEVELOPMENT PORTFOLIO



134
RESIDENTIAL DEVELOPMENTS



33
DESTINATION ESTATES

9M CY2026 FINANCIAL HIGHLIGHTS

PERFORMANCE & PROFITABILITY

₱38.54B
Revenues | +4% QoQ | +8% YoY

₱20.19B
EBITDA | +3% QoQ | +6% YoY

₱13.44B
Net Income | +9% QoQ | +11% YoY

₱10.63B
Net Income to Parent | +4% QoQ | +4% YoY

BALANCE SHEET & CAPITAL STRENGTH

₱281.09B
Total Assets | +2% vs CY2025

₱33.59B
Total Interest-Bearing Debt | -15% vs CY2025
Total Liabilities | ₱83.70 B | -7% vs CY2025

₱197.40B
Total Equity | +7% vs CY2025
Parent Equity | ₱185.45 B | +6% vs CY2025

₱157.35B
Total Equity w/o Equity Reserve

LIQUIDITY & CASH FLOW

₱14.64B
Cash and Cash Equivalents

₱7.00B
Total Gross Proceeds From Block Placements

₱14.55B
CAPEX Spent

₱8.13B
Free Cash Flow

Note: Unaudited figures for 9M CY2026

3Q CY2026 FINANCIAL HIGHLIGHTS

PERFORMANCE & PROFITABILITY

Revenues

₱13.12B

-0.1% QoQ | +4% YoY

EBITDA

₱6.72B

-2% QoQ | 3% YoY

Net Income

₱4.42B

-4% QoQ | +9% YoY

Net Income Attributable to Parent

₱3.42B

-7% QoQ | +4% YoY

LIQUIDITY & CASH FLOW

₱14.64B

Cash and Cash Equivalents

₱7.13B

Net Operating Cash Flow

₱7.02B

CAPEX Spent

Note: Unaudited figures for 3Q CY2026

9M/3Q CY2026 Financial Results

(in Php Mn)	YEAR-ON-YEAR COMPARISON								QUARTER-ON-QUARTER	
	9M26	9M25	Variance	YoY%	3Q26	3Q25	Variance	YoY%	2Q26	QoQ%
Revenues	**38,544**	**35,612**	**2,932**	**8%**	**13,123**	**12,580**	**543**	**4%**	**13,139**	**(0%)**
Cost and Expenses	18,353	16,581	1,772	11%	6,408	6,082	326	5%	6,257	2%
EBITDA	**20,190**	**19,031**	**1,160**	**6%**	**6,715**	**6,498**	**217**	**3%**	**6,882**	**(2%)**
Depreciation & Amortization	4,821	4,496	324	7%	1,629	1,519	110	7%	1,620	1%
EBIT	**15,370**	**14,534**	**835**	**6%**	**5,086**	**4,979**	**107**	**2%**	**5,262**	**(3%)**
Income before tax	14,498	13,099	1,399	11%	4,775	4,383	392	9%	4,977	(4%)
Income Tax	1,058	1,032	26	2%	358	339	19	(6%)	355	1%
Net income	**13,440**	**12,066**	**1,374**	**11%**	**4,417**	**4,044**	**373**	**9%**	**4,623**	**(4%)**
Attributable to minority	2,810	1,893	917	48%	998	749	249	33%	950	5%
Net income Attributable to Parent	**10,630**	**10,173**	**457**	**4%**	**3,419**	**3,295**	**124**	**4%**	**3,673**	**(7%)**

KEY REMARKS

- Revenue growth YoY and QoQ was supported by solid performance from the investment and development portfolios, partly offset by lower income from JVs and a slowdown in tourism.
- EBIT movements YoY and QoQ reflected slower foot traffic due to inclement weather and the temporary operations halt of Summit Gensan following an earthquake, partly offset by lower advertising and marketing expenses after the holiday period.
- Net Income growth YoY and QoQ was supported by lower interest expense and a lower effective tax rate.

Note: Unaudited figures for 9M/3Q CY2026

Per BU Financial Performance Highlights (9M CY2026)

❑ NIAT to Parent grew **4%** YoY to **₱10.63B**, reflecting solid contributions from RLC's diversified portfolio

(In PhP Mn)	REVENUE			EBITDA			EBIT		
	9M 2026	% to RLC	YoY	9M 2026	% to RLC	YoY	9M 2026	% to RLC	YoY
TOTAL RLC	38,544	100%	8%	20,190	100%	6%	15,370	100%	6%
Malls	15,364	40%	6%	9,121	45%	4%	6,329	41%	4%
Offices	6,581	17%	5%	5,169	26%	5%	4,204	28%	4%
Hotels	4,959	13%	5%	1,531	7%	7%	789	5%	3%
Logistics	863	2%	31%	797	4%	33%	627	4%	43%
INVESTMENT PORTFOLIO	27,767	72%	6%	16,618	82%	6%	11,949	78%	5%
Residential	9,104	24%	16%	2,189	11%	11%	2,074	13%	11%
Joint ventures	956	2%	5%	956	5%	5%	956	6%	5%
Destination Estates	717	2%	6%	428	2%	7%	392	3%	(1%)
DEVELOPMENT PORTFOLIO	10,777	28%	14%	3,572	18%	9%	3,421	22%	8%

Note: Unaudited figures for 9M CY2026

Per BU Financial Performance Highlights (3Q CY2026)

❑ Delivered **₱3.42B** NIAT to Parent, supported by sustained growth in its recurring-income portfolio

(In PhP Mn)	REVENUE				EBITDA				EBIT			
	3Q26	% to RLC	YoY	QoQ	3Q26	% to RLC	YoY	QoQ	3Q26	% to RLC	YoY	QoQ
TOTAL RLC	13,123	100%	4%	(0%)	6,715	100%	3%	(2%)	5,086	100%	2%	(3%)
Malls	5,333	40%	5%	7%	3,145	47%	5%	9%	2,200	43%	5%	12%
Offices	2,216	17%	4%	1%	1,744	26%	4%	2%	1,420	28%	2%	2%
Hotels*	1,548	12%	(6%)	(8%)	450	7%	(5%)	(17%)	201	4%	(17%)	(32%)
Logistics	302	2%	44%	3%	280	4%	46%	4%	223	5%	61%	6%
INVESTMENT PORTFOLIO	9,399	71%	4%	3%	5,619	84%	5%	4%	4,043	80%	5%	5%
Residential	3,298	25%	6%	7%	751	11%	(9%)	10%	715	14%	(9%)	11%
Joint ventures	227	2%	10%	(59%)	227	3%	10%	(59%)	227	4%	10%	(59%)
Destination Estates	200	2%	1%	(45%)	118	2%	(2%)	(48%)	101	2%	(16%)	(54%)
DEVELOPMENT PORTFOLIO	3,725	29%	6%	(7%)	1,096	16%	(5%)	(25%)	1,042	20%	(6%)	(26%)

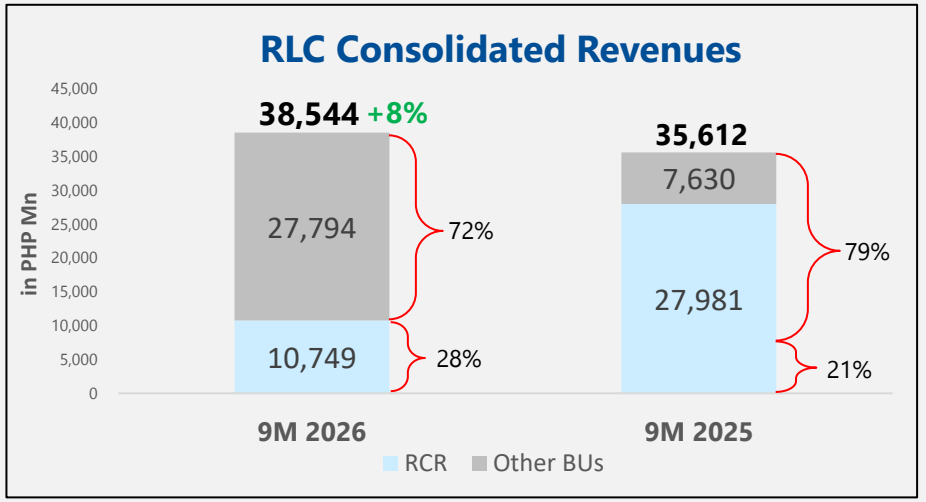
**Closure of Summit Gensan due to earthquake*

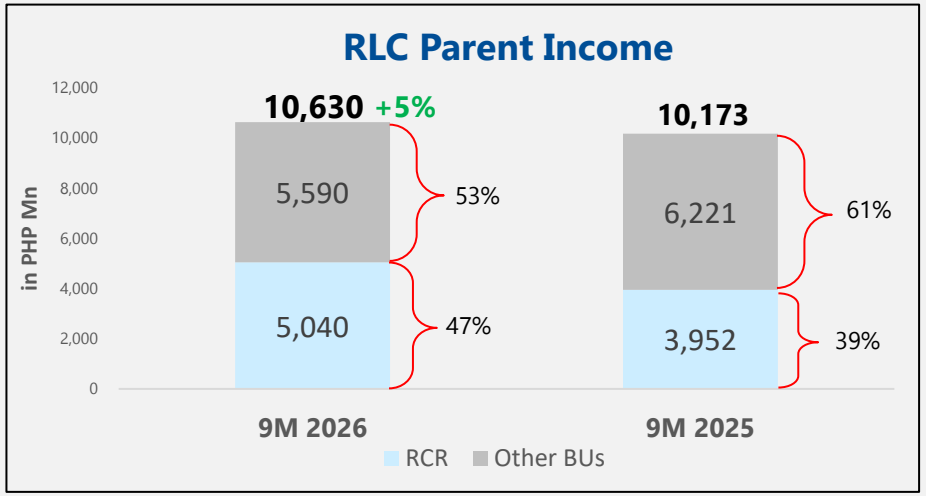
Note: Unaudited figures for 3Q CY2026

RCR Financial Performance (9M CY2026)

❑ Revenue growth accelerated as mall income more than doubled year-on-year

in PHP Mn	9M CY2026	9M CY2025	CHNG%
Revenues	**10,749**	**7,630**	**41%**
Offices	*4,907*	*4,805*	*2%*
Malls	*5,842*	*2,825*	*107%*
EBITDA	**9,042**	**6,579**	**37%**
Offices	*4,551*	*4,442*	*2%*
Malls	*4,491*	*2,137*	*110%*
Net income	**7,833**	**5,821**	**35%**
No. of Assets	44	38	16%
Total GLA ('000, sqm)	1,312	1,152	14%





*RCR Net income contribution is net of minority

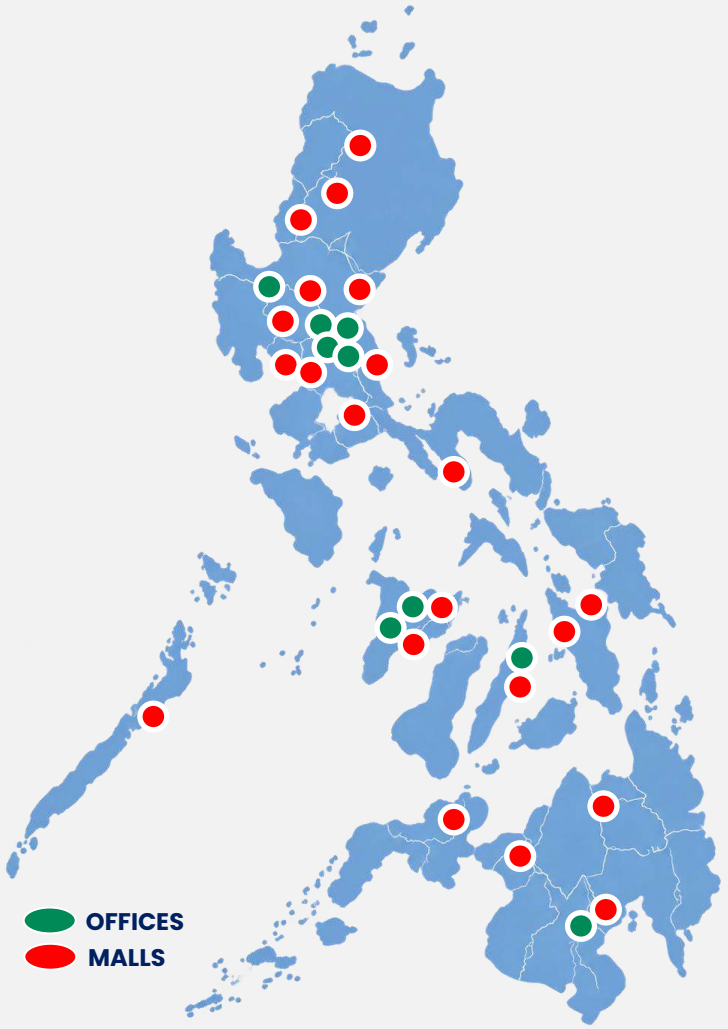
9MCY26 KEY REMARKS

- Revenue grew **41%** YoY, driven primarily by **107%** growth in mall revenue, including contributions from infused assets.
- EBITDA increased **37%** YoY, while net income rose **35%**
- RCR's share of RLC NIAT to Parent rose to **47%** in 9M CY26

Note: Unaudited figures for 9M CY2026

RCR Current Portfolio (9M CY2026)

❑ RCR's broadest geographical reach among Philippine REITs provides a platform for continued portfolio growth



RCR's 5th Asset Infusion
+6 Mall Assets worth ₱10.62B
+5 Key Locations
+160K sqm of GLA *(~3.08x growth from IPO)*

44
from 38 as of 2Q26
Premium Assets
(17 Offices + 27 Malls)

30
from 25 as of 2Q26
Key Locations

1,312,184 sqm
from 1.15 Mn sqm as of 2Q26
Total Gross Leasable Area

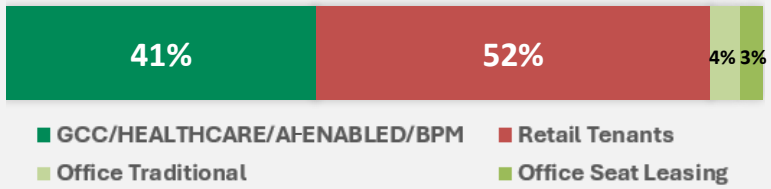
OCCUPANCY RATE (%)
(As of Sep. 30, 2026)

Overall	Offices	Malls
96%	96%	96%

WEIGHTED AVERAGE LEASE EXPIRY (WALE)
(As of Sep. 30, 2026)

Overall	Offices	Malls
4.17 Years	3.65 Years	4.54 Years

RCR TENANT MIX (%)



A CONSTITUENT OF:

PSE | PSE DivY Dividend Yield Index | FTSE Russell | MSCI

Note: Unaudited figures for 9M CY2026

ROBINSONS LAND

Operational Highlights

(9M CY2026)

Performance Across Business Segments

MALLS

57
Malls nationwide
(10 in Metro Manila)

3.3 Mn sqm
Gross Floor Area
(with parking)

94%
Occupancy Rate

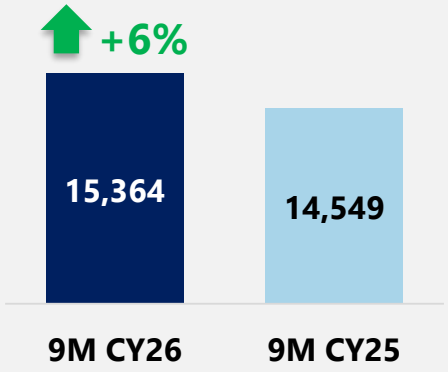
1.7 Mn sqm
Gross Leasable Area



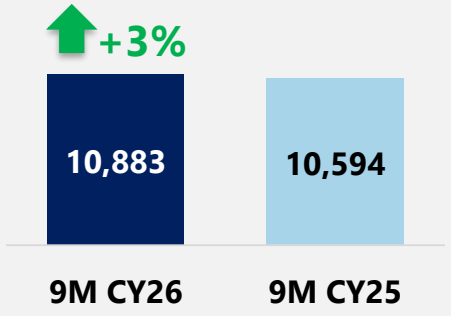
Robinsons Dumaguete Expansion

High rental gains across existing and new malls, plus stronger amusement income, supported mall revenues

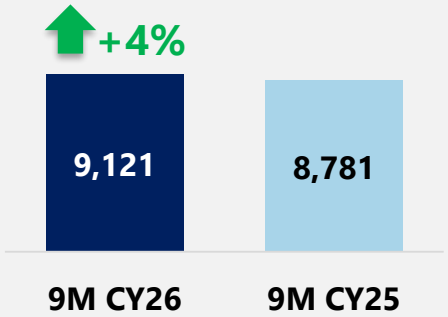
REVENUES (Php Mn)



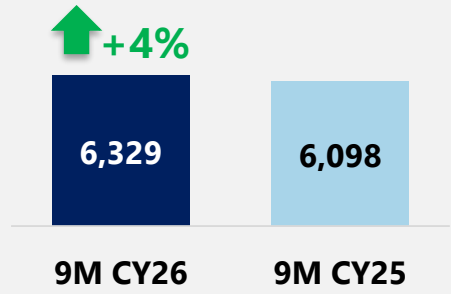
RENTAL REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



Mall Expansion, Redevelopment & Premiumization

Expanding and upgrading key destinations to deliver a more premium mall experience



DUMAGUETE EXPANSION

17,000 sqm
Additional Gross Leasable Area

Sept 28, 2026
Opening Date



BACOLOD EXPANSION & REDEVELOPMENT

2,300 sqm
Additional Gross Leasable Area

2026
Target Completion



MANILA REDEVELOPMENT

2026
Target Completion



ANTIPOLO EXPANSION 2

51,300 sqm
Additional Gross Leasable Area

2029
Target Completion

Note: Artist's perspective of the proposed mall expansion/redevelopment. Actual design may vary.

ROBINSONS MALLS

Mall Redevelopment

Robinsons Galleria

Ortigas Avenue, Quezon City

CY2030

Target Completion





Note: Artist's perspective of the proposed mall redevelopment. Actual design may vary.

OFFICES

35
Office Buildings

19
work.able centers
(5,064 work.able seats)

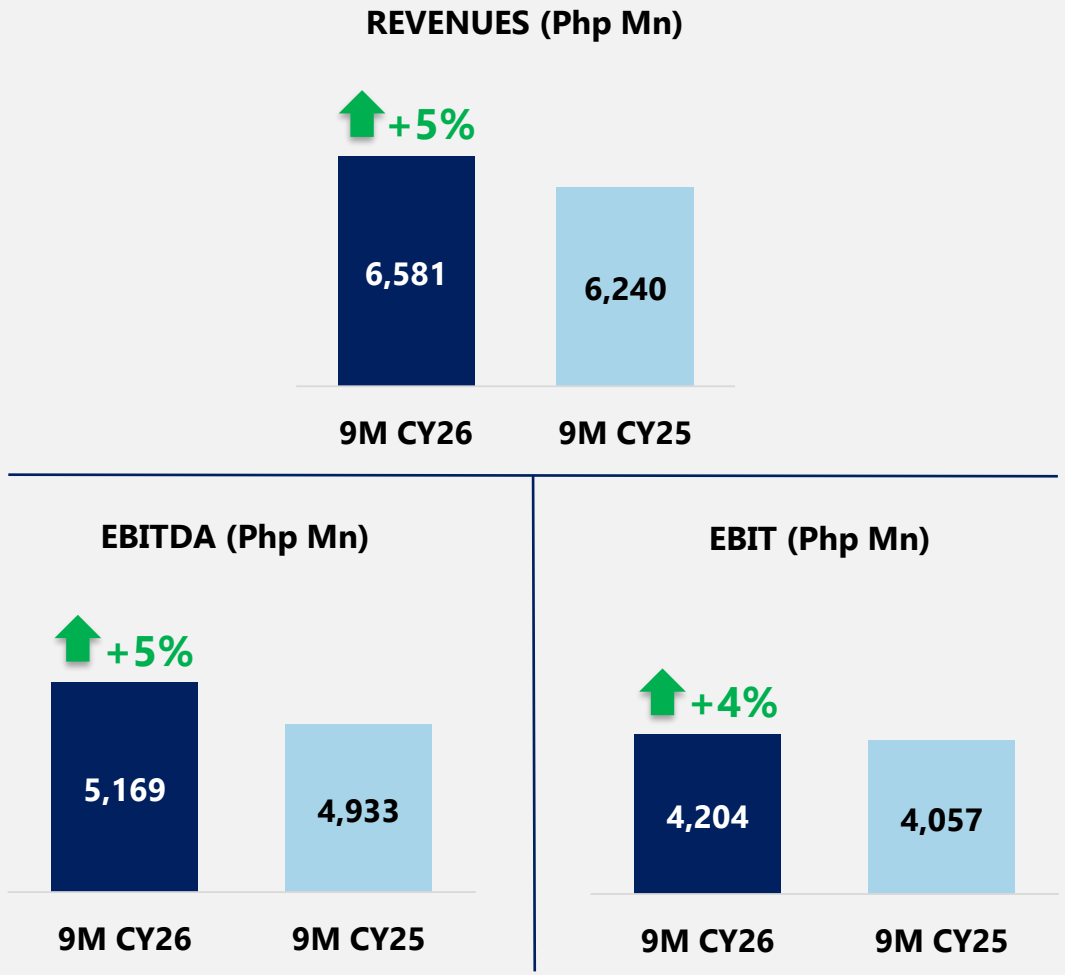
87%
Occupancy Rate

897k sqm
Gross Leasable Area



GBF Center 1 – Office Lobby

Strong leasing demand sustained 87% office occupancy, supporting higher revenue and earnings



ROBINSONS OFFICES

New Office Building

Cybergate Dumaguete

Dumaguete City

100%

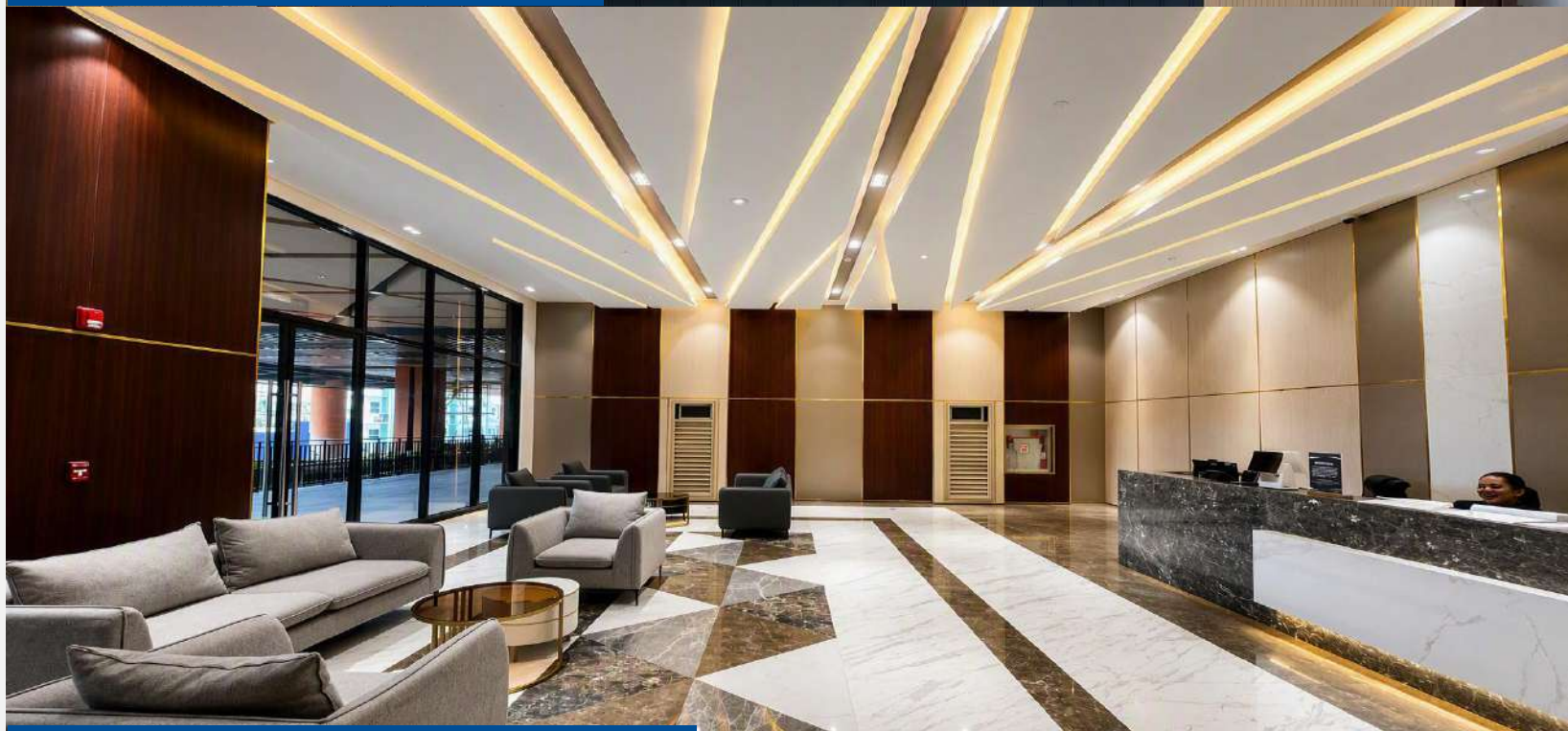
Occupancy Rate

7,000 sqm

Total Gross Leasable Area



Cybergate Dumaguete Exterior



Cybergate Dumaguete Office Lobby

ROBINSONS OFFICES

New work.able Centers

- **Iloilo 3-1**
- **Robinsons Summit Center 7**

630

Total New Seats

5,064

Total work.able Seats

19

Total work.able Centers



Iloilo 3-1





Robinsons Summit Center 7



HOTELS & RESORTS

27
Owned Hotel Properties

10
Hotel Brands

64%
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

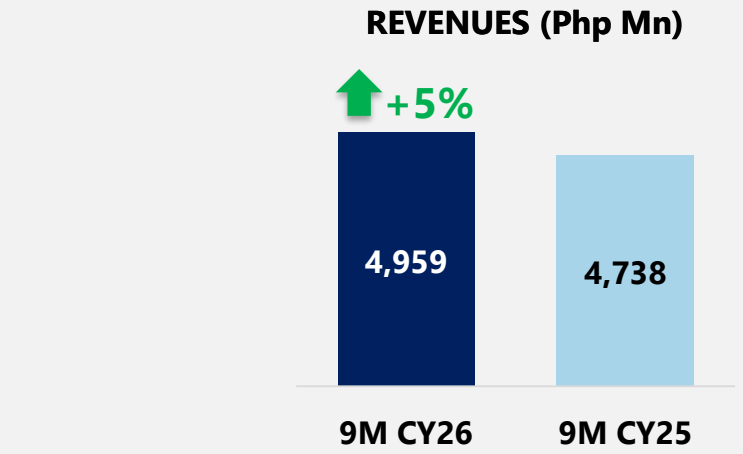
INTERNATIONAL BRANDS

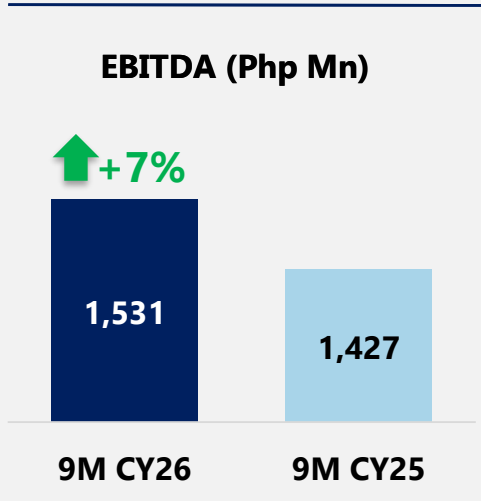
Holiday Inn AN IHG HOTEL MANILA GALLERIA · CROWNE PLAZA AN IHG HOTEL MANILA GALLERIA · Dusit Thani MACTAN · CEBU RESORT · THE WESTIN MANILA

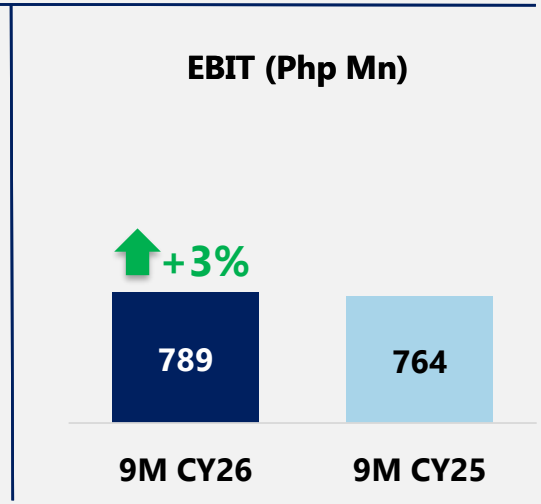


Room at Fili Hotel at NUSTAR Cebu

Higher room revenue anchored hotel performance, with stronger contributions from Fili and NUSTAR







LOGISTICS AND INDUSTRIAL FACILITIES

15 industrial facilities

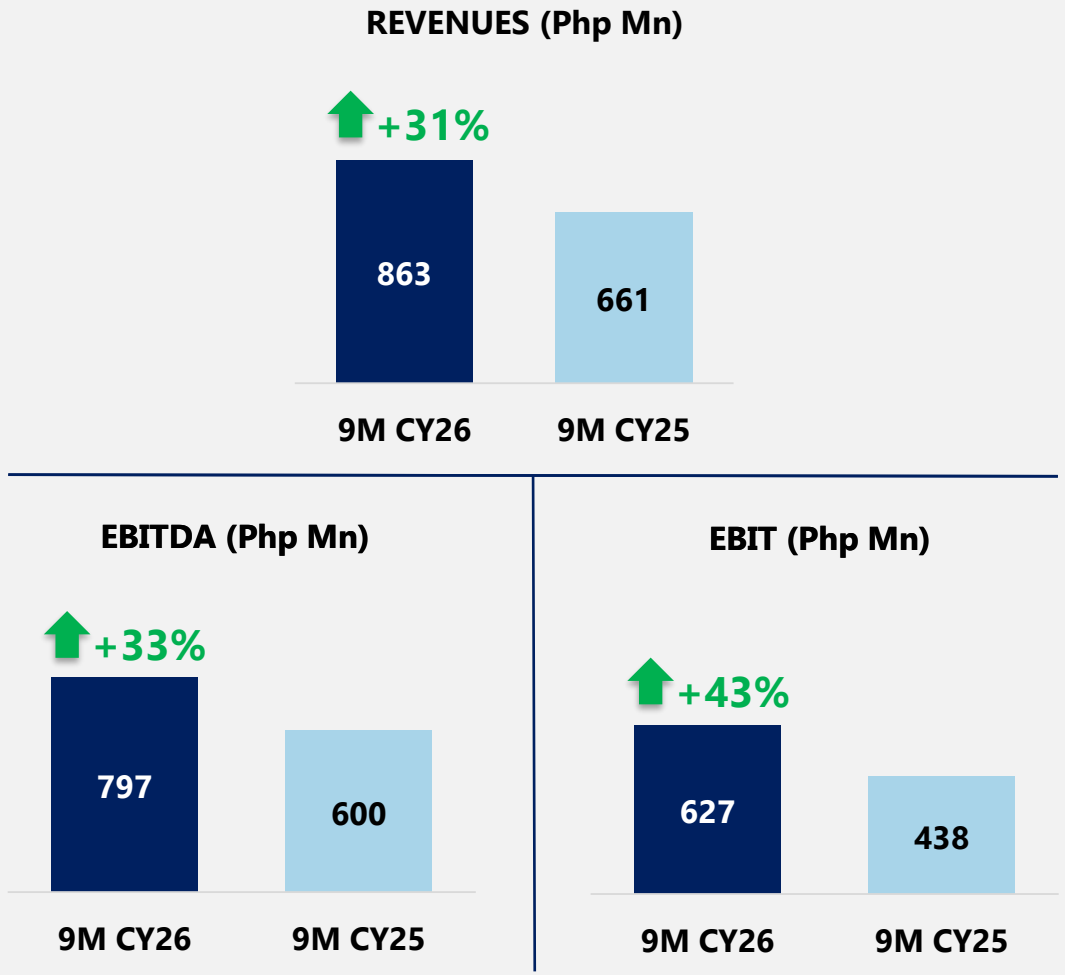
One of the leading industrial facility providers

328,000 sqm Gross Leasable Area



RLX Calamba

Logistics posted a robust 31% YoY revenue growth, reflecting contributions from new warehouses



RESIDENTIAL

INVENTORY *(in Php Mn)*	3Q26 UNIT (vs 2Q26)	3Q26 VALUE (vs 2Q26)
VERTICAL	2,287 (1%↓)	29,487 (1%↑)
RFO	960 (1%↑)	7,917 (2%↑)
HORIZONTAL	927 (1%↑)	5,695 (0%)
PARKING SLOTS	1,389 (1%↓)	1,622 (1%↓)
TOTAL	**5,563** (0%)	**44,721** (2%↑)
STANDBY REVENUE		**38,436**

BUYER PROFILE NATIONALITY



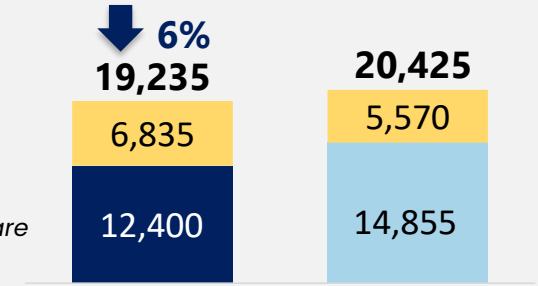


RLC Residences joins Pag-IBIG's Expanded 4PH

- **9M CY26 combined reservation sales totaled ₱19.24B**
- **Realized revenues grew - driven by higher revenue recognition**

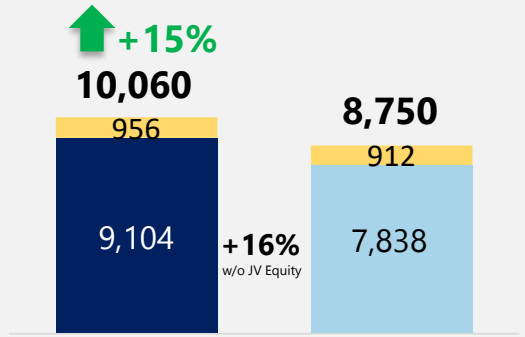
RLC & JV RESERVATION SALES (Php Mn)

*Note: *Figures reported are based on Gross Sales*

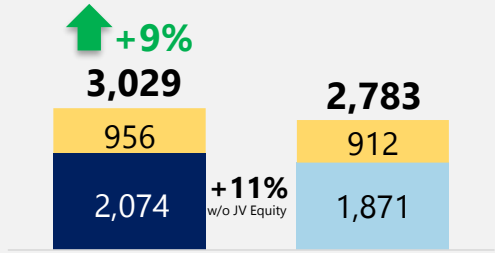


RLC 9MCY26 Gross Sales | RLC 9MCY25 Gross Sales | Joint Ventures Gross Sales

RESIDENTIAL REVENUES (Php Mn)



EBIT (Php Mn)



RLC 9MCY26 | RLC 9MCY25 | Joint Ventures

DESTINATION ESTATES

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



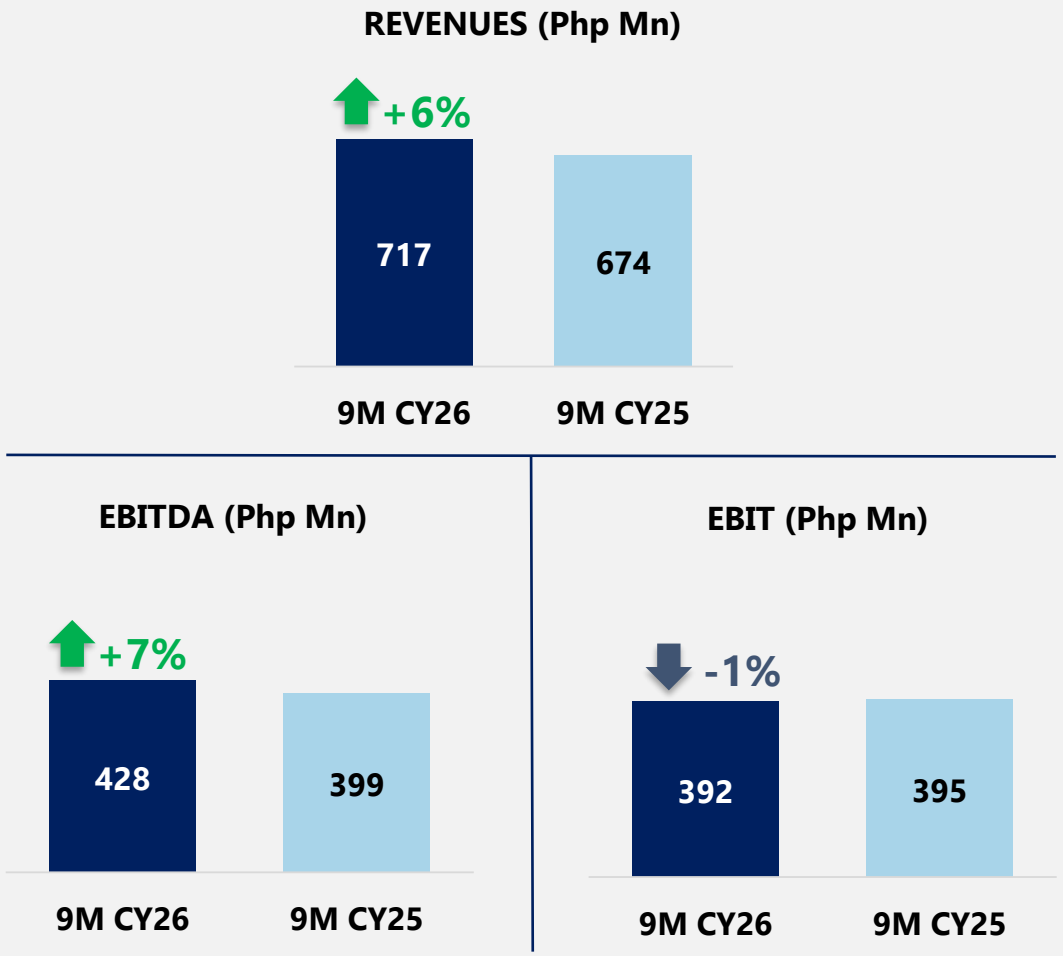








Destination Estates continued to create value, supported by higher realization of deferred gains from land sales to JVs.



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
HYROX x Pickleball in Galleria

Q4 2026

FC Porto World Camp
An elite international youth football training program in Atleta63

Q4 2026

Helios Beta
13 Tournament-grade pickleball courts in Bridgetowne, beside the football field; home to PPA 125 & PPA 500 tournaments

Q4 2026

Work & Play
Rooftop pickle ball courts in Robinsons Cyberscape Alpha and Beta

Q4 2026

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

Q1 2028

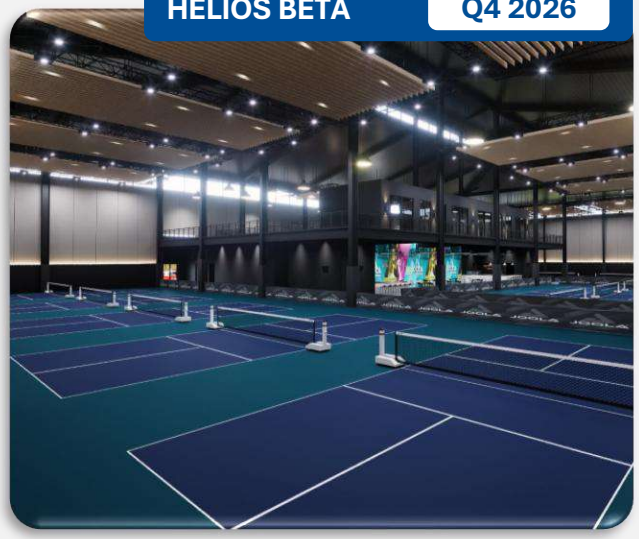
NUSTAR Grand Theater
Premium live entertainment venue at NUSTAR Integrated Resort

Q1 2028

GX SPORTS — **Q4 2026**



HELIOS BETA — **Q4 2026**



HELIOS PICKLEBALL CENTER — **Q1 2028**



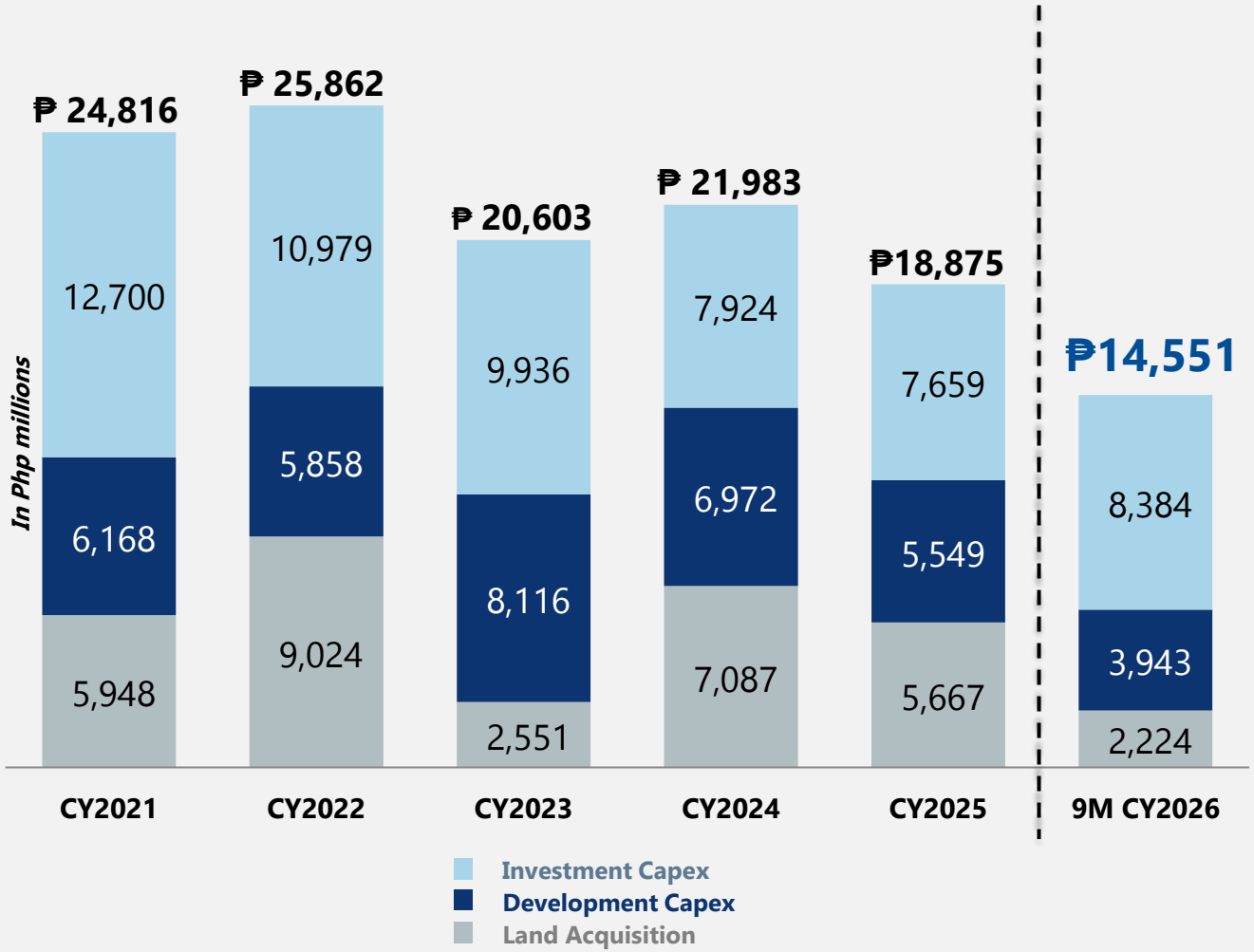
NUSTAR GRAND THEATER — **Q1 2028**



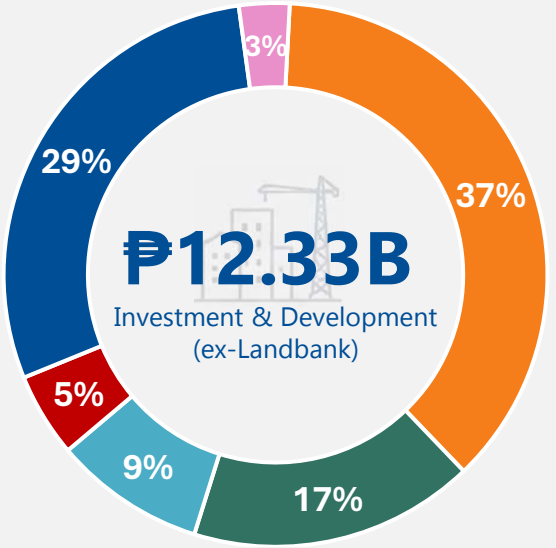
CAPITAL EXPENDITURE

CAPEX remains diversified across key priorities, with a greater share directed toward the investment portfolio

HISTORICAL CAPEX



9M CY2026 CAPEX BREAKDOWN



MALLS	37%
RESIDENTIAL	29%
OFFICES	17%
HOTELS	9%
LOGISTICS	5%
DESTINATION ESTATES	3%

ROBINSONS LAND

Future Plans & Strategies

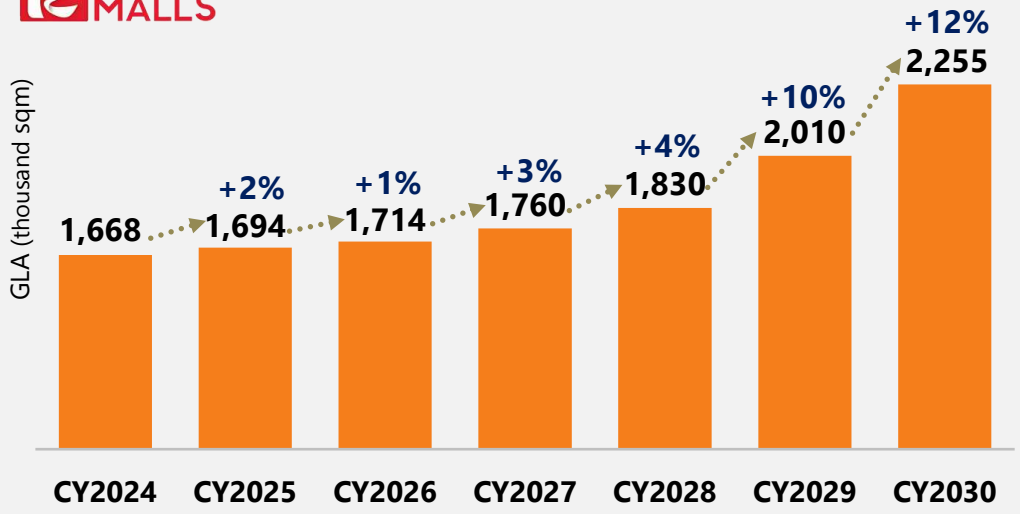
(9M CY2026)

Development Pipeline and Capital Allocation

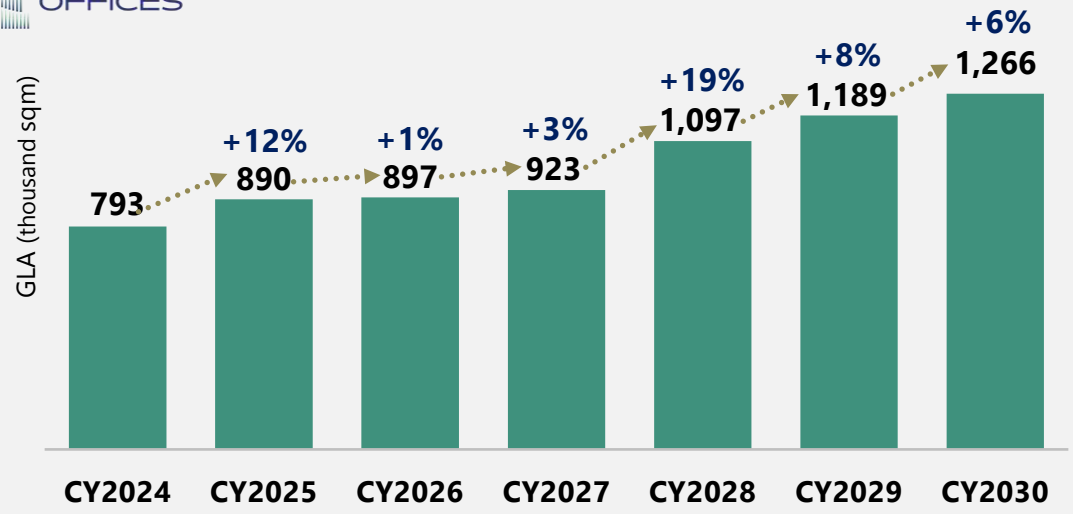
FUTURE PLANS AND STRATEGIES

RLC remains on track to deliver on its growth plans, supported by a strong and diversified development pipeline

ROBINSONS MALLS

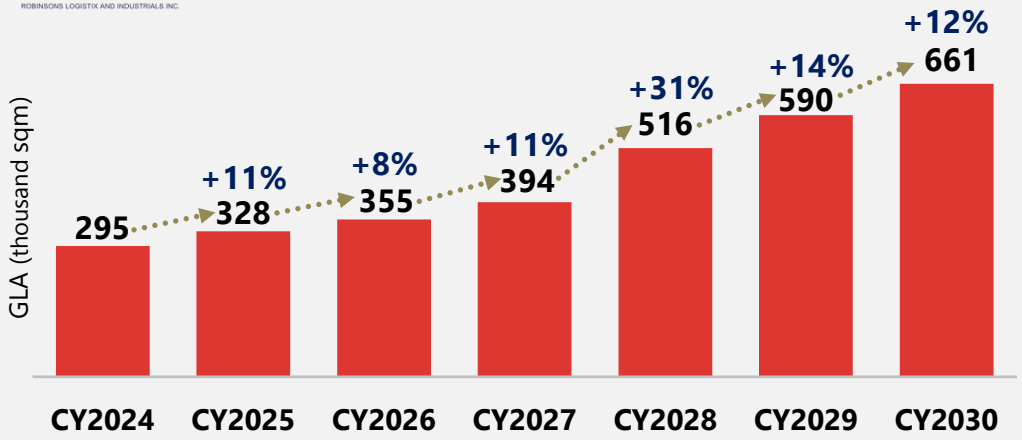


ROBINSONS OFFICES

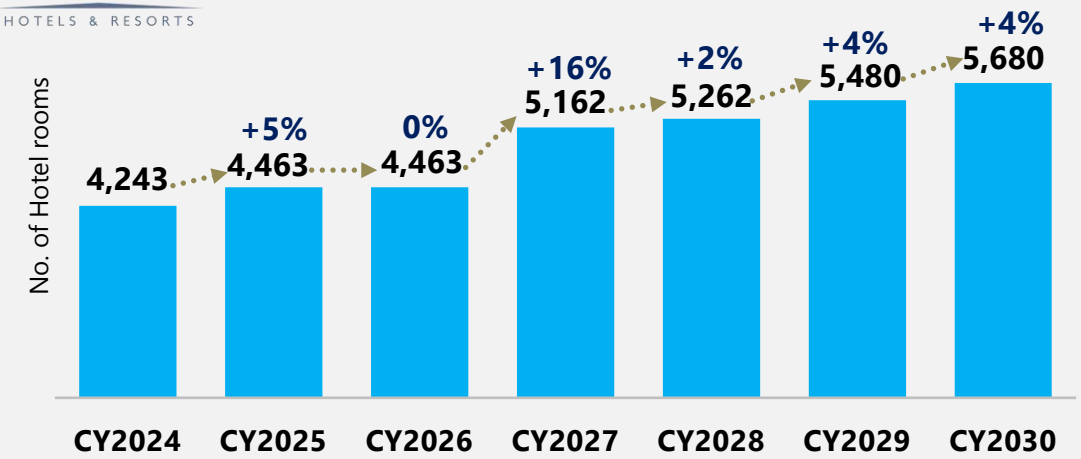


RLX

ROBINSONS LOGISTIX AND INDUSTRIALS INC.



ROBINSONS HOTELS & RESORTS



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

LATEST UPDATES



RCR Fifth Asset Infusion

- Includes Robinsons Place Dumaguete, Robinsons Tagaytay, Robinsons Place Iligan, Robinsons Galleria South, Robinsons Place La Union, and Robinsons Place Naga
- Adds 160,269 sqm of GLA, expanding RCR's portfolio to 44 properties across 30 locations nationwide



The Jewel: Major Pre-Leasing Commitment

- 33,400 sqm pre-leasing commitment at Asscher
- Country's largest individual office transaction in Q2 2026
- Robinsons Offices led developers with 38,000 sqm of total transactions in Q2 2026



Golden Arrow Award

- RLC recognized at the ASEAN Corporate Governance Scorecard Golden Arrow Awards
- Recognition reflects commitment to transparency, accountability, and shareholder rights
- Reinforces RLC's adherence to corporate governance best practices



CFO of the Year Award

- Mr. Kerwin Max S. Tan named CFO of the Year
- Recognized at the 25th Global Edition of the Asia Business Leader of the Year Awards
- Honored for leadership in sustainable growth, governance, and financial strategy

THANK YOU

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RLC delivered another period of solid earnings growth, underpinned by the resilience of our recurring income businesses and the strength of our balance sheet. The continued expansion of our malls, offices, hotels, and logistics portfolio provides us with a growing and stable earnings base, while our development businesses create additional value through strategic project execution. As we continue to invest for future growth, we remain focused on delivering sustainable returns and long-term value for our shareholders.

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
9M CY2026

