

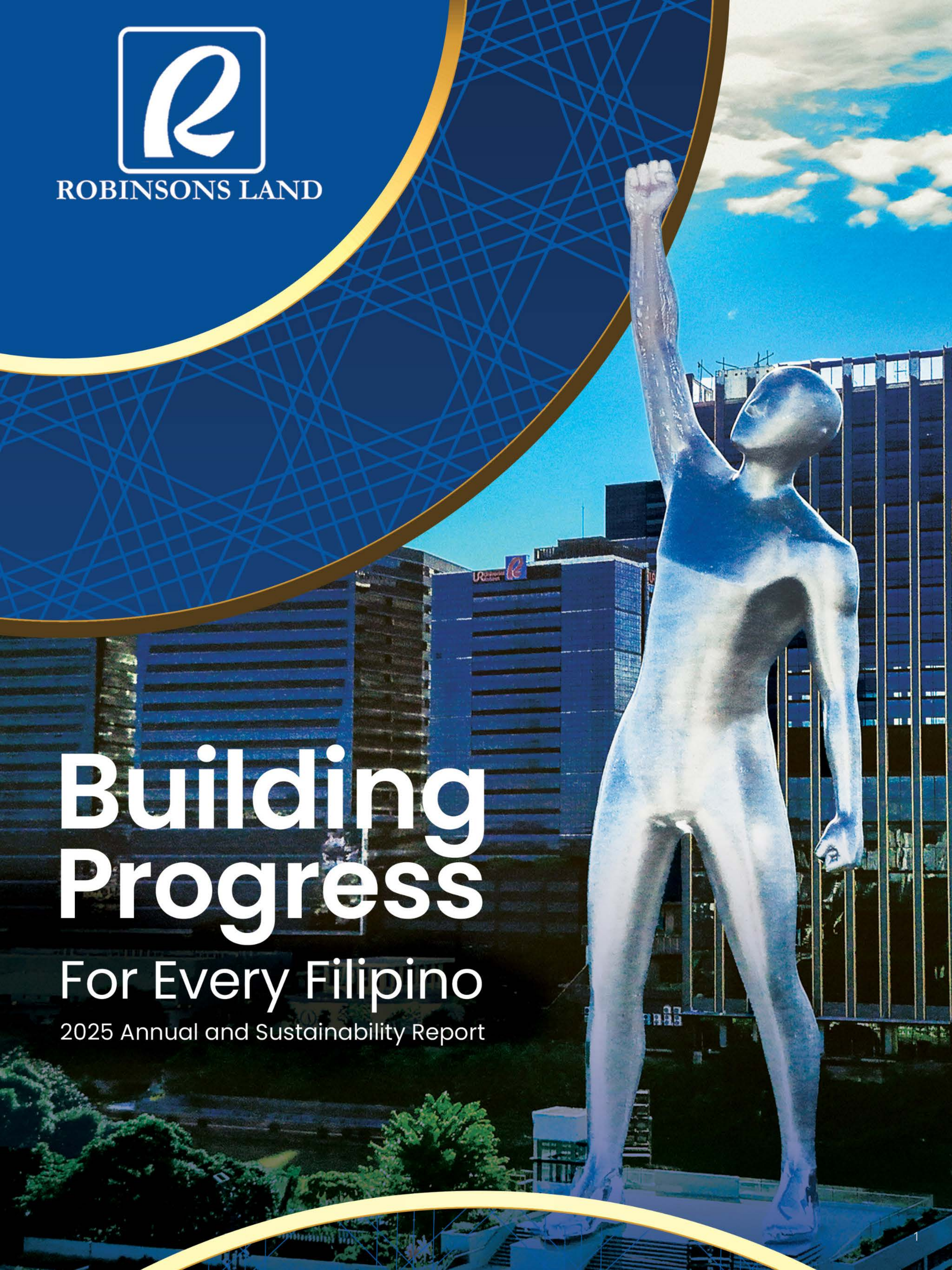


ROBINSONS LAND

Building Progress

For Every Filipino

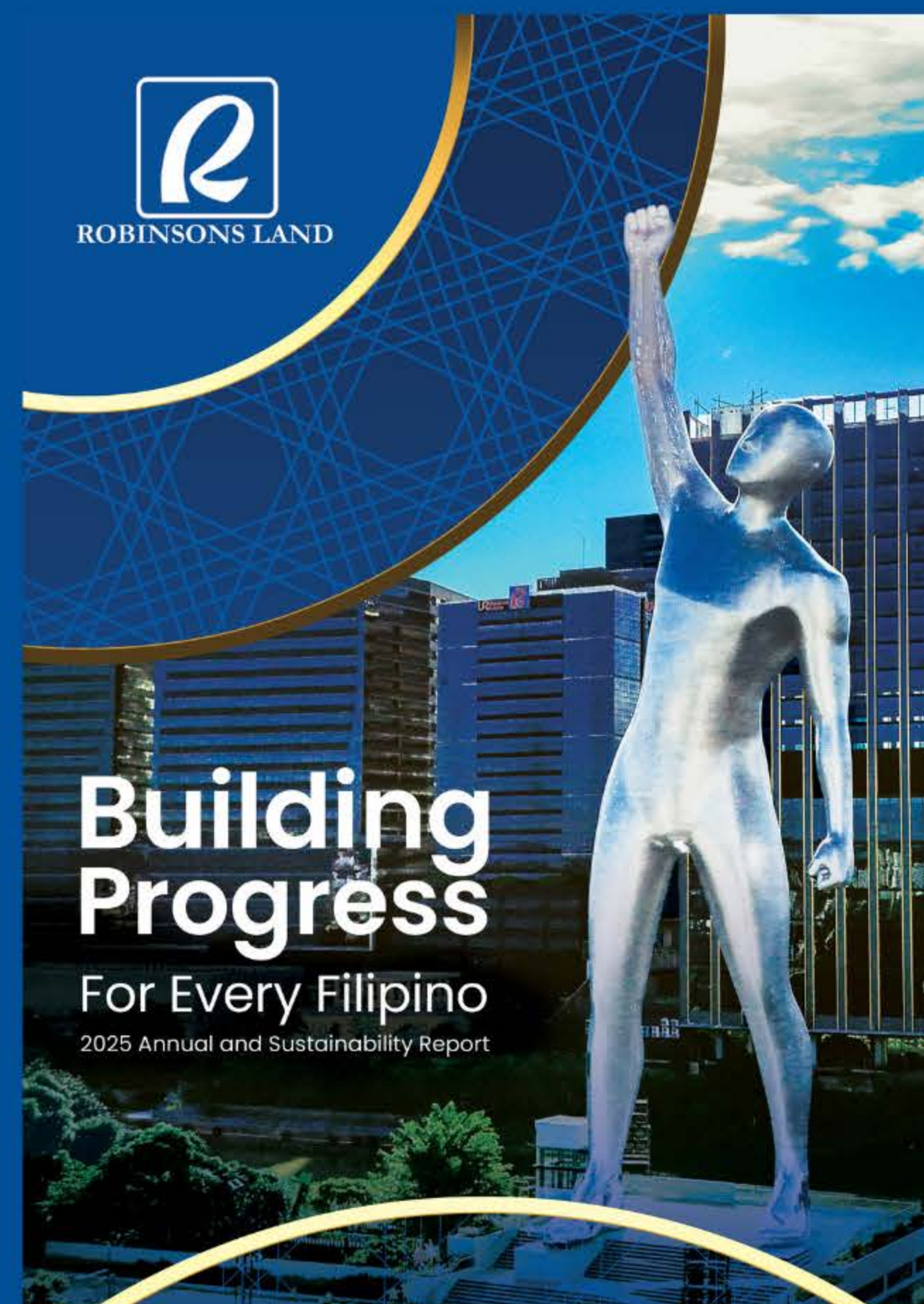
2025 Annual and Sustainability Report



About the Cover

The Victor stands as a powerful landmark of the Filipino winning spirit, a testament to the ambition, grit, and success that define the nation. For Robinsons Land Corporation (RLC), this monument reflects its dedication to shaping environments that do justice to that mindset. As a developer, its goal is to deliver purposeful, forward-looking projects that offer lasting value and meet the needs of the people, and to build progress that moves the country.

This cover highlights how RLC crafts high-quality spaces that set a new standard. Whether through shopping malls, residences, offices, hotels, townships, or logistics facilities, these developments provide the foundation where Filipinos can pursue their dreams and excel. Every structure is designed to spark transformation and support a sustainable way of living, staying true to the mission of **Building Progress**.



About the Report

Scope of the Report

RLC's 2025 Annual and Sustainability Report (ASR) details the Company's financial, operational, and environmental, social, and governance (ESG) performance. The ASR covers each of RLC's business units, including RL Commercial REIT (RCR), as well as the properties and host communities where these entities operate. The activities and accomplishments discussed in this report transpired from January 1, 2025 to December 31, 2025. It also mentions the Company's plans, targets, and projections for the upcoming years.

Reporting Framework

This ASR presents RLC's data and narratives with reference to the Global Reporting Initiative (GRI) Standards and the Sustainability Accounting Standards Board's (SASB) Real Estate, Hotels and Lodging, and Home Builders standards. The report also incorporates the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) to address climate-related risks and opportunities. RLC developed this report in compliance with the Philippine Securities and Exchange Commission's (SEC) Sustainability Reporting Guidelines for Publicly-Listed Companies.

About Robinsons Land Corporation

Robinsons Land Corporation (RLC), a stock corporation organized under the laws of the Philippines, is the real estate arm of JG Summit Holdings. Recognized as one of the country's leading property developers, the Company has a diverse project portfolio across the commercial, office, residential, hotel, destination estate, and industrial segments. RLC sponsors RL Commercial REIT, Inc. (RCR), a publicly-listed real estate investment trust supported by the Gokongwei Group.

As of end-2025, RCR's portfolio comprises 38 premium assets, with 17 office properties and 21 malls, strategically located across 25 key unique locations nationwide with a total GLA of 1.15 million sqm.

Table of Contents

Front of Report	2
Company Profile	4
RLC Business Units	5
Mission, Vision and Core Values	7
Awards	8
Growing Presence	9
Executive Messages	11
Financial and Economic Performance	23
Business Portfolio Overview	26
Malls	27
Offices	32
Hotels and Resorts	36
Logistics and Industrial Facilities	41
Residences	43
Destination Estates	49
Our Approach to Sustainable Business	52
Sustainability Framework	53
2025 ESG Performance Highlights	57
Social	58
Materiality	59
Sustainability Governance	61
RLC Focus Areas	63
Sustainability Message	64
Sustainability Journey	65
Focus Area 1: Climate Action	68
Focus Area 2: Responsible Land Use	78
Focus Area 3: Water and Waste	83
Focus Area 4: Supporting our People	92
Focus Area 5: Stakeholder Wellbeing	104
Focus Area 6: Responsible Business Practice	113
Focus Area 7: Material Sourcing	116
Corporate Governance	119
Appendix	139
Annex 1: List of Properties	140
Annex 2: Audited Financial Statement	148
Annex 3: Performance Index	162
Annex 4: Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board	168
Corporate Information	179

COMPANY PROFILE



The Victor, Bridgetown Destination Estate

Business Units



Robinsons Land Corporation is built on a simple conviction - that well-designed, thoughtfully developed spaces can transform communities and drive national growth. With a diversified portfolio spanning the length of the Philippines, the Company remains focused on creating sustainable environments that uplift lives, enable commerce, and build the foundations of a stronger nation.

Lifestyle Centers

Robinsons Malls

Our Commercial Centers Division manages our chain of Robinsons Malls, where Filipinos can enjoy a variety of shopping, dining, and recreational experiences. Our mall designs place a premium on accessibility, safety, and comfort. Beyond enhancing retail experiences, Robinsons Malls also contributes to a greener environment by continuously strengthening the sustainability features of its spaces.

Offices

Robinsons Offices

Our Offices Division provides offices and flexible workspaces through Robinsons Office Buildings and work.able. Our office spaces are equipped with world-class facilities to support the operations of local and multinational organizations. Built with expansive, contiguous spaces, Robinsons Offices can accommodate a range of business activities and promote workplace collaboration

Hotels and Resorts

Robinsons Hotels and Resorts

Our Hotels and Resorts Division operates one of the country's largest hotel portfolios, comprising various formats and brands across prime cities nationwide. We provide a broad spectrum of accommodations, from essential to five-star experiences welcoming visitors and travelers with the warmth of Filipino hospitality.

Logistics Facilities

Robinsons Logistix and Industrials, Inc.

Our Logistics and Industrial Facilities Division serves as a provider of Grade A warehouses, distribution and fulfillment centers, and big-box retail formats for lease. As a center for supply chain operations, RLX is a key driver of manufacturing productivity and economic growth.



Residential Division

RLC Residences

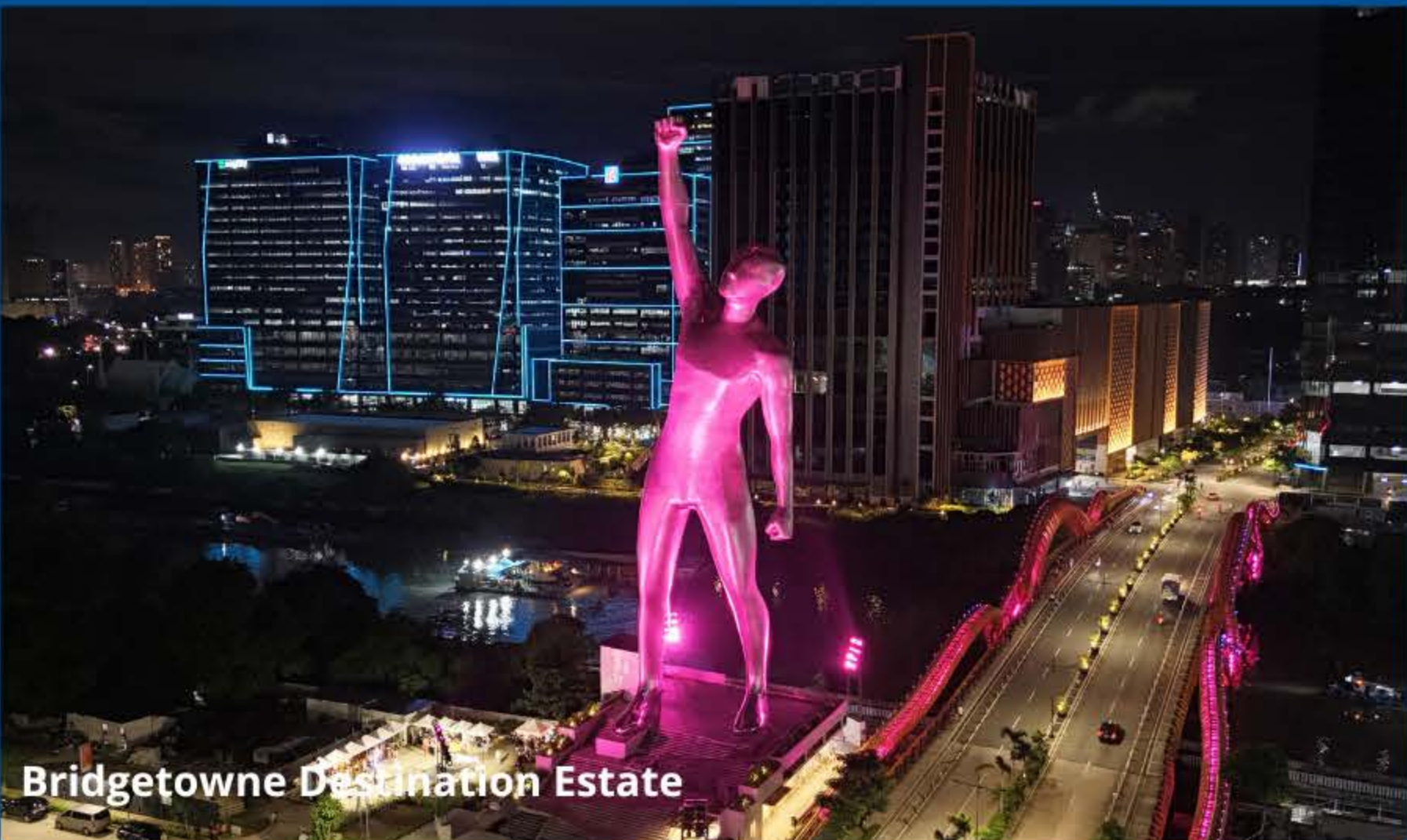
Our residential segment elevates Filipino living by providing condominiums and house-and-lot units in modern, vibrant environments. RLC Residences and Robinsons Homes foster a sense of community, security, and comfort for diverse households.



Destination Estates

Robinsons Destination Estates

Our Destination Estates Division builds master-planned townships that promote a live-work-play-inspire lifestyle for Filipino communities and businesses. We envision our mixed-use developments as economic and cultural powerhouses that accelerate innovation and growth.



Our Vision

We aim to solidify our position as one of the leading real estate companies in the Philippines, delivering sustained value to our shareholders while making a positive impact on our customers, employees, and business partners.

Our Mission

We are committed to developing vibrant and sustainable real estate developments that create new opportunities and improve lives. Driven by a team of motivated, innovative, and entrepreneurial-spirited individuals, we continuously address the evolving needs of our customers, turning ideas into meaningful realities.



Our Core Values

Stewardship

We are fully responsible for the resources entrusted to us, be they financial, environmental, or people. We make sure that they are managed well and cared for, all with sustainability at the forefront.

Entrepreneurial Mindset

We strive for growth with a resilient, passionate, and agile mindset with a focus on living out our purpose to provide our customers with better choices

Integrity

We act with honor in all our undertakings and with all our stakeholders, upholding the principle of always doing the right thing because it is the right thing to do, even when no one else is watching.

AWARDS

Asia CEO Awards

Robinsons Malls - Circle of Excellence
Awardee for CSR Company of the Year

Asia Pacific Property Awards

Mira Residences Residential High-Rise
Development for Philippines; Residential High-
Rise Architecture for Philippines

Sierra Valley Gardens, Condominium
Development for Philippines

PropertyGuru Philippines Property Awards

RLC - Best Developer | **RLC Residences** -
Sustainable | Design Award; Energy Efficiency
Award | **The Residences at The Westin
Manila** - Best Completed Condo Development
| **SYNC** Best Mid-End Condo Development
(Metro Manila) **Springdale Baliwag** - Highly-
Commended, Best Subdivision Development |
Le Pont Residences - Highly Commended,
Best High-End Condo Development (Metro
Manila) | **Mantawi Residences** Highly
Commended, Best High-End Condo
Development (Metro Cebu) | **Sierra Valley
Gardens** - Highly-Commended, Best Eco-
Friendly Condo Development | **Robinsons
Offices** - Best Commercial Developer |
Cybergate Iloilo Tower 2 - Highly
Commended, Best Office Development
Cybergate Dumaguete - Highly-Commended,
Best BPO Office Development
GBF Centers 1 & 2 - Best Green Commercial
Development | **GBF Center 2** - Best Office
Architectural Design; Best Office Interior
Design **work.able GBF Center 1** - Best Co-
Working Space **Robinsons Hotels & Resorts** -
Best Hospitality Developer; Best Operational
Hospitality Portfolio **Fili Hotel Bridgetowne** -
Best Hotel Development

PropertyGuru Asia Property Awards

The Victor Best Landmark Design | **RLC** Best
Luxury Developer | **SYNC** Best Mid-End Condo
Development | **The Residences at The
Westin Manila** Best Luxury Condo
Development Asia | **GBF Center 2** Finalist,
Best Office Interior Design Asia; Best Office
Architectural Design **GBF Centers 1 & 2**
Finalist, Best Green Commercial Development
Asia | **Robinsons Offices** Finalist, Best
Commercial Developer
work.able GBF Center 1 Best Co-Working
Space | **RHR** Best Hospitality Developer

Asian Consulting Group Global Awards 2025

Robinsons Hotels & Resorts
Global Excellence in Travel and Tourism

Global Good Governance Awards (3G)

3G ESG Championship Award 2025
3G Best CSR Programme Award 2025

International Finance Corporation (World Bank Group)

Robinsons Cybergate Center 3
EDGE Certificate

Fortune Magazine

Robinsons Hotels & Resorts
Fortune 100 Best Companies to work for
in Southeast Asia (35th)

World Travel Awards 2025

Grand Summit General Santos - Philippines'
Leading City Hotel | **Robinsons Hotels &
Resorts** - Philippines' Leading Hotel Group

Retail Asia Awards 2025

Opus Mall New Mall of the Year
Robinsons Antipolo Regional Mall of the Year

DOT Property Philippines Awards

RLC Residences Developer of the Year 2025;
Special Recognition Award for
Sustainable Construction 2025
Le Pont Residences, Best Condominium
Architectural Design
MIRA Residences Best Smart Home Condo
Mantawi Residences,
Best Sustainable Development
SYNC, Best Starter Home Condominium

Manila Bulletin

RLC Residences
Newsmakers of the Year

Philippine Daily Inquirer and Statista

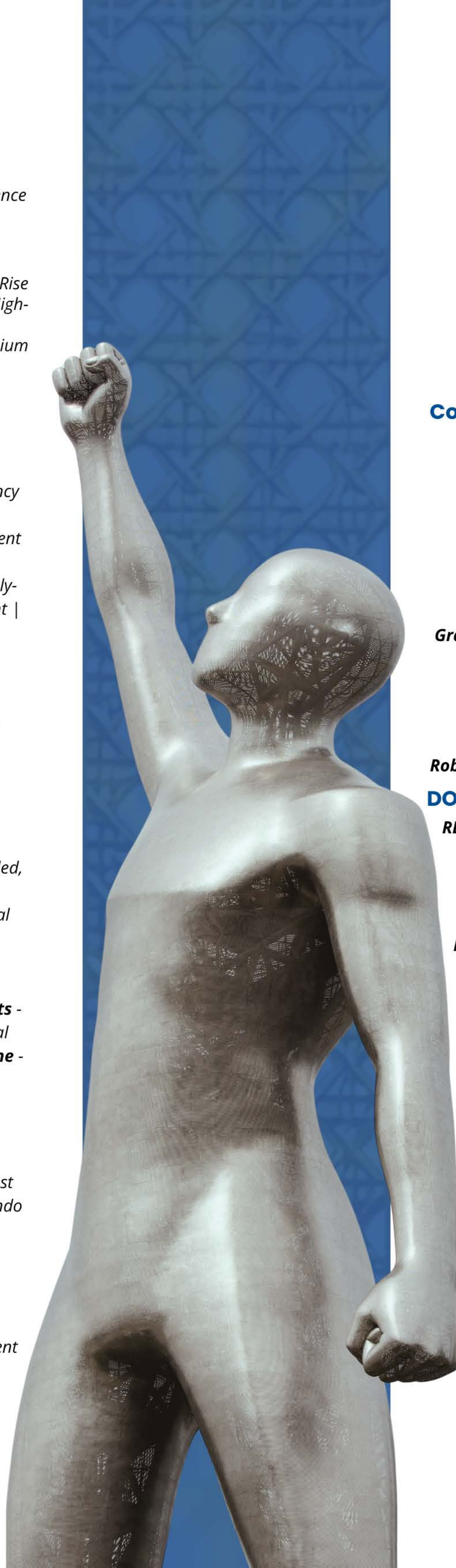
RLC - Best Employers 2025 (Top 300
Employers in the Philippines)
Robinsons Malls
Philippines' Best Employers 2025

FIABCI Philippines Property & Real Estate Awards

SYNC - Gold Award, Residential
High-Rise Condominium

US Green Building Council

GBF Centers 1 & 2
LEED Gold Certification



GROWING PRESENCE



Lifestyle Centers

Metro Manila	Quezon City Manila Las Pinas Malabon Caloocan
Luzon	La Union Pangasinan Bulacan Nueva Ecija Pampanga Tarlac Batangas Cavite Laguna Rizal Isabela Ilocos Norte Camarines Sur Cagayan Palawan
Visayas	Iloilo Negros Oriental Negros Occidental Leyte Capiz Antique
Mindanao	Agusan del Norte Davao del Sur South Cotabato Davao del Norte Bukidnon Misamis Oriental Lanao del Norte Zamboanga del Sur



Residences

Metro Manila	Manila Pasay Mandaluyong Makati Pasig Parañaque Muntinlupa Quezon City Taguig San Juan
Luzon	Bulacan Batangas Cavite Laguna Rizal La Union Ilocos Norte Pampanga Palawan
Visayas	Negros Occidental Iloilo Cebu
Mindanao	Davao del Sur Cagayan de Oro Misamis Oriental South Cotabato

Hotels and Resorts

Metro Manila	Mandaluyong San Juan Quezon City Pasig Manila
Luzon	Cavite Palawan Camarines Sur Cagayan
Visayas	Negros Occidental Cebu Negros Oriental Leyte Iloilo
Mindanao	Davao del Sur South Cotabato Lanao del Norte Agusan del Norte

Offices

Metro Manila	Makati Mandaluyong Pasig Quezon City Taguig
Luzon	Tarlac Camarines Sur Ilocos Norte
Visayas	Cebu Negros Occidental Iloilo
Mindanao	Davao del Sur

Logistics Facilities

Metro Manila	Muntinlupa
Luzon	Pampanga Laguna Rizal

Destination Estates

Metro Manila	Manila Mandaluyong Pasig Taguig Quezon City
Luzon	Cavite Pampanga Rizal

Joint Message from the **Chairman and President & CEO**



Lance Y. Gokongwei
Chairman

Mybelle V. Aragon-GoBio
President and CEO

The market today values capital agility as much as organizational strength. RLC continues to define this balance, merging the dynamic upside of a growth stock with the balance sheet integrity and margin consistency of a foundational market leader.

Dear Shareholders,

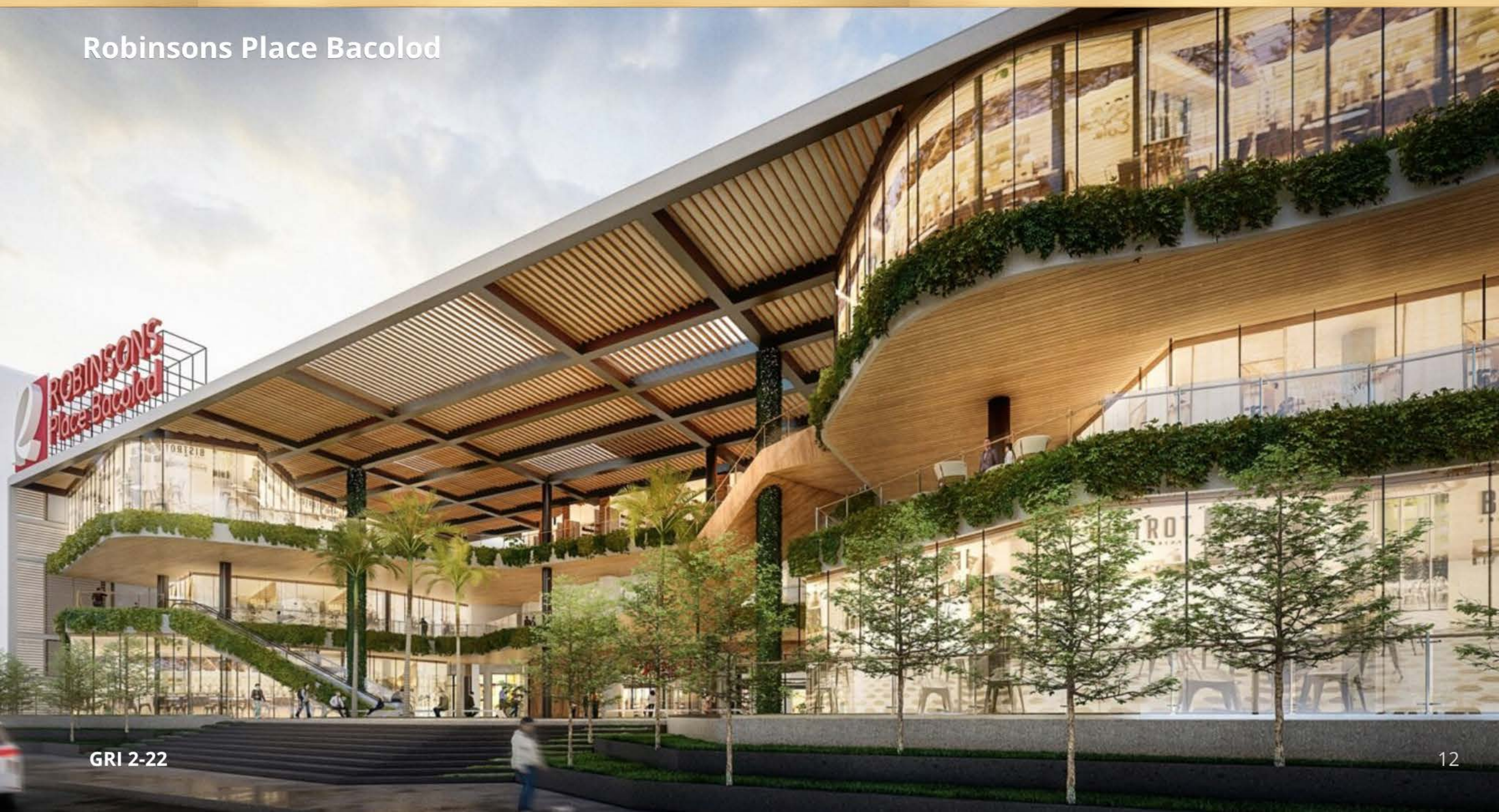
We are delighted to share Robinsons Land Corporation's (RLC) financial and operational performance for the year 2025, a transformative year marked by a strengthened leadership team, bolstered financial capacity, and the unveiling of our long-term strategic vision.

In 2025, we launched **Vision 5-25-50**, our five-year roadmap to deliver PHP25 billion in net income by our 50th year. We are pursuing this through five strategic levers: expanding and diversifying our investment portfolio to strengthen recurring income,

unlocking capital through active asset monetization, premiumizing our brands across business units while remaining accessible, forging strategic partnerships to scale efficiently, and creating new ecosystem initiatives that optimize synergies and make our offerings more convenient and interconnected for every customer.

This vision is grounded in how we have always run the business: with prudence, discipline, and a focus on creating enduring value for our shareholders.

Robinsons Place Bacolod



A Year of Discipline and Steady Ground

Following a strong 2024, the year 2025 marked a period of disciplined execution and reliable process. Less driven by one-off gains, it reflects a business performance that is fundamentally healthier; anchored on recurring income, stronger operations, and a more resilient balance sheet.

We delivered net income attributable to the parent of PHP13.47 billion, reflecting 9% growth when adjusted for non-core gains in the prior year. On the top line, consolidated revenues rose 13% to PHP48.52 billion, while Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) grew by 10% to PHP25.70 billion, and pushing overall Earnings Before Interest and Taxes (EBIT) up by 11% to PHP19.62 billion.

Our investment portfolio continues to be the foundation of this stability, providing predictable, recurring revenues across our malls, offices, hotels, and logistics assets. This diversified base allows us to navigate shifting market conditions while maintaining consistent performance.

Financial Position: Strong and Prudent

Our priority has always been to grow without compromising financial stability.

RLC maintained a strong financial position in 2025, with total assets of PHP275.00 billion, including cash reserves of approximately PHP10.97 billion. Shareholders' equity stood at PHP184.64 billion, underscoring the resilience of our balance sheet. We further strengthened our capital base through the successful block placements of RL Commercial REIT (RCR) shares. These offerings raised PHP13.96 billion and were significantly oversubscribed - 1.8x for the first tranche and 3.7x for the second - demonstrating strong investor confidence in the quality and stability of our assets.

At the same time, we remained disciplined in managing our obligations. We ended the year with total interest-bearing debt of PHP39.70 billion and a conservative net gearing ratio of 16.27%, giving us ample financial flexibility to pursue opportunities while maintaining a low-risk profile.



GBF Center 2, Bridgetowne

The market today values capital agility as much as organizational strength. RLC continues to define this balance, merging the dynamic upside of a growth stock with the balance sheet integrity and margin consistency of a foundational market leader.

In an economic climate marked by uncertainty, RLC continues to offer what matters most to the Filipinos: **stability, reliability, and the confidence of solid ground.**

These are proof points of a **company built to endure.**

BUSINESS RESULTS

Investment Portfolio

Our investment portfolio remains the primary engine of our businesses, accounting for 73% of total revenues, 82% of EBITDA, and 78% of net operating profit. This diversified platform - spanning malls, offices, hotels, and logistics - continues to provide stability, recurring income, and resilience across cycles. In 2025, revenues from this segment grew by 8% year-on-year to PHP35.49 billion, reflecting the sustained strength of our core assets and the disciplined execution of our strategy.

Malls

Our malls accounted for 41% of our revenues at PHP19.67 billion, up by 10% from 2024. EBITDA increased by 11% to PHP11.82 billion, while EBIT grew by 14% to PHP8.17 billion. The performance was bolstered by robust tenant activity, sustained growth in shopper traffic, the addition of newly completed malls, and our continued investments in elevating the overall customer experience.

In April and November, we strategically expanded into the new markets with the launch of Pagadian in Zamboanga and The Plaza in Bagong Silang, Caloocan, adding over 26,000 sqm. of leasable space. These two new malls increased our total mall portfolio to 57 lifestyle centers, totaling 1.69 million sqm. of gross leasable area, further strengthening our position in key growth markets.

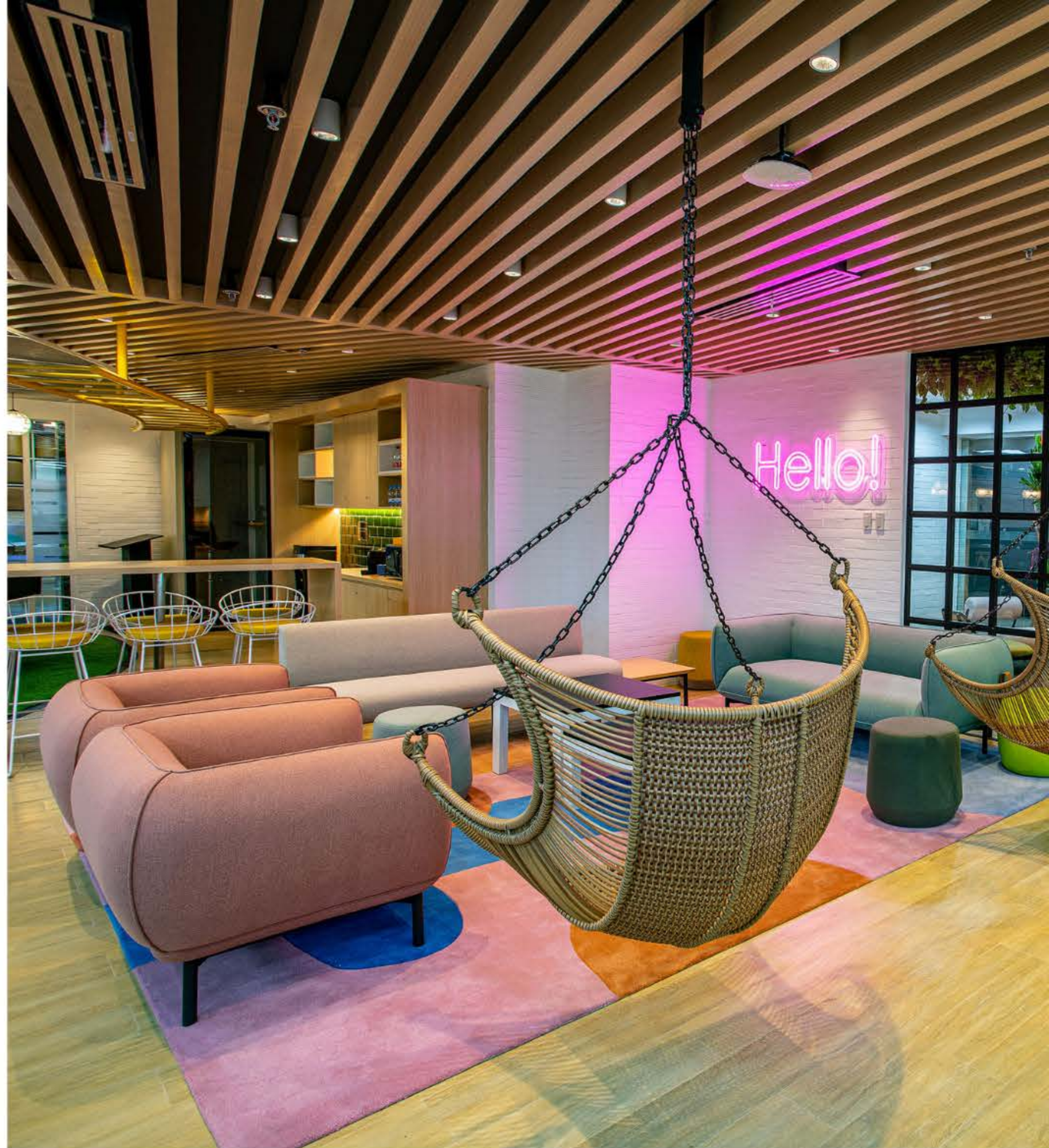


Opus Mall, Bridgetowne

Offices

Our office segment grew revenues by 6% to PHP8.43 billion, EBITDA increased by 4% and EBIT rose by 4% versus the same period last year to close at PHP5.47 billion, supported by rental gains across our premium developments.

Occupancy moderated slightly to 85% from 87%, reflecting the addition of two new buildings, GBF Center 2 and Iloilo 3, which expanded our portfolio to 34 office buildings totaling 897,000 sqm. of gross leasable area. Meanwhile, our co-working business now spans 16 work.able locations with 4,034 flexible workstations, demonstrating our commitment to providing modern, adaptable spaces for evolving tenant needs.



GBF Centers 1 and 2, Bridgetowne

Hotels and Resorts



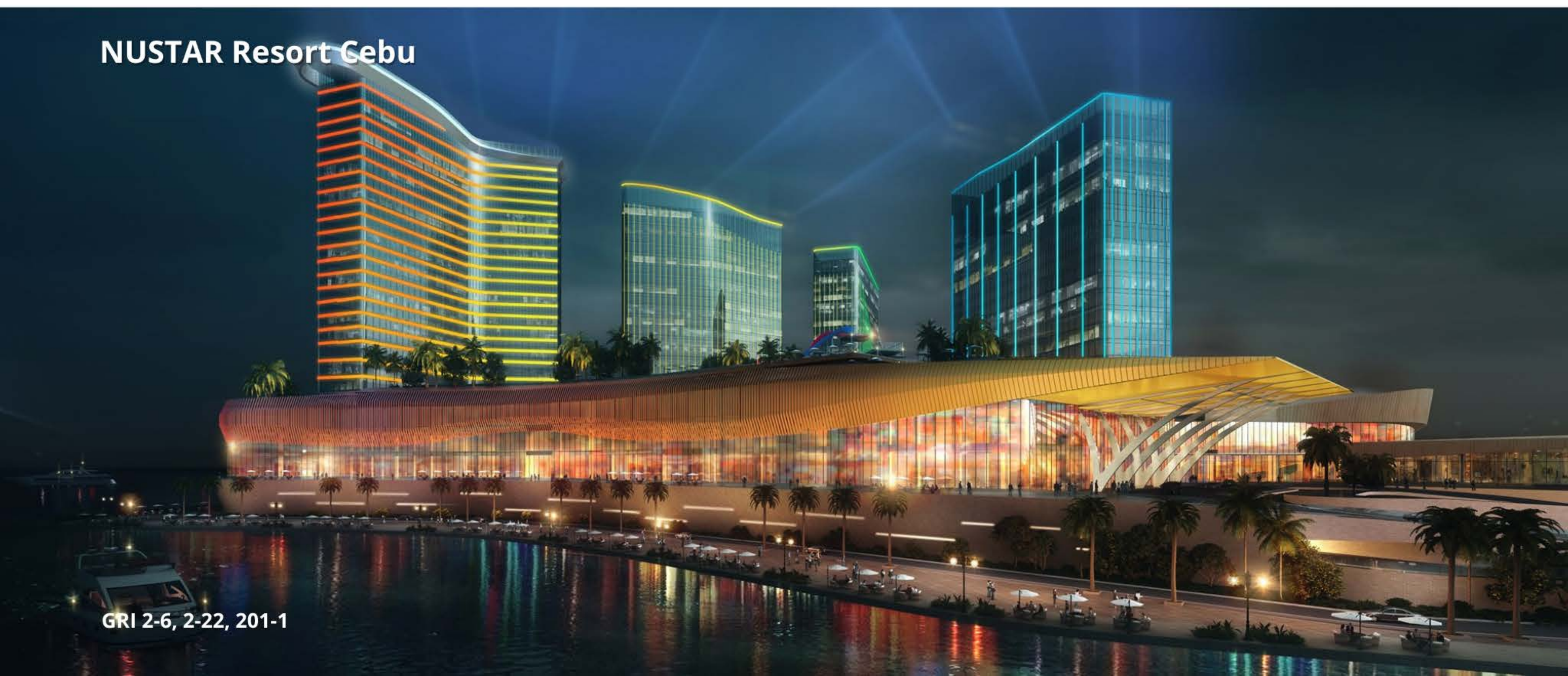
Dusit Thani Mactan Cebu

Our hospitality business delivered another year of robust growth in 2025. Robinsons Hotels and Resorts (RHR) recorded an 8% increase in revenues to PHP6.50 billion, while EBITDA grew 6% to PHP1.91 billion, and net operating profit rose 3% year-on-year to PHP1.01 billion. This performance was driven by strong results across all our brands and the significant contribution of our food and beverage operations, which accounted for 36% of total hotel revenues.

Our portfolio now comprises 27 properties and nearly 4,500 room keys, solidifying our leadership in the Philippine hospitality sector. A key milestone in 2025 was the completion of the 223-room NUSTAR Hotel within the NUSTAR Resort Cebu.

This development establishes NUSTAR as the country's first and only homegrown ultra-luxury brand, complementing Fili Hotel - the first and only Filipino 5-star brand. By scaling these proprietary brands, we are institutionalizing a world-class standard of Filipino hospitality that competes on a global level. This strategic expansion into the ultra-luxury segment, supported by premium 24/7 butler services and superior operational standards, enhances our brand equity while driving sustainable, long-term value for our shareholders.

NUSTAR Resort Cebu





RLX Calamba 2, Laguna

Logistics

Our logistics facilities platform continues to strengthen its strategic footprint in key growth corridors. While revenues moderated slightly by 3% to PHP890.24 million, primarily due to the renovation of one warehouse, underlying demand for Grade A industrial warehouse space remains robust.

In 2025, we expanded our portfolio with the completion of RLX Taytay 2 in Sierra Valley Estate and RLX Calamba 2E in Laguna, reinforcing our presence in high-demand locations. These additions bring our total network to 15 industrial facilities, with an aggregate gross leasable area of 328,520 sqm., positioning us well to capture sustained growth in the logistics sector.

The Victor, Bridgetowne



Destination Estates

Robinsons Destination Estates (RDE) delivered PHP1.06 billion in property development revenues for the year, primarily from the deferred sale of land parcels to joint-venture entities. EBITDA and EBIT stood at PHP593 million and PHP588 million, respectively, highlighting the value generated through our strategic estate developments.

By leveraging our landbank and partnerships, RDE continues to create long-term township value and growth opportunities.



MIRA, Quezon City

Residences

Our residential business, RLC Residences, continued to demonstrate a solid performance across both our organic and joint-venture developments. During the year, we generated PHP8.29 billion in net sales, with PHP5.18 billion coming from our core projects and PHP3.11 billion from joint ventures.

Realized revenues reached PHP11.98 billion, including PHP1.44 billion representing our equity share in joint-venture projects. EBITDA and EBIT stood at PHP3.93 billion and PHP3.78 billion, respectively, underscoring the disciplined execution and profitability of our residential portfolio.

RL Commercial REIT, Inc.

Robinsons Land Corporation's majority-owned REIT, RL Commercial REIT, Inc. (RCR), continued its strong growth trajectory in 2025 with the strategic addition of nine new mall assets. Revenues surged 35% to PHP10.99 billion, reflecting the enhanced scale and robust performance of its portfolio.

With a gross leasable area of 1.15 million sqm., RCR is now a PHP158 billion company, solidifying its position as a premier platform for stable, recurring income and long-term value creation in the Philippine real estate investment market.

Capital Expenditure

In 2025, we deployed PHP18.87 billion in capital expenditures to accelerate the expansion of our malls, offices, hotels, and industrial facilities, advance the construction of our residential developments, secure strategic land acquisitions, and pursue new investment opportunities across our domestic operations. This disciplined yet growth-focused capital deployment strengthens our pipeline, enhances asset quality, and positions the Company to capture the next phase of expansion.



Robinsons Cyber Sigma, McKinley West, Taguig



THE WAY FORWARD

NUSTAR Resort Cebu

As we move into 2026, our direction remains clear. Our priority is sustainable progress which strengthens the quality, resilience, and reliability of our portfolio.

Robinsons Malls will be delivering on key expansion and redevelopment projects in Bacolod, Dumaguete, and Manila, increasing total gross leasable area from 1.694 million sqm. to 1.714 million sqm. These investments are measured and purposeful, enhancing customer experience while reinforcing the strength of our retail network.

Robinsons Offices is delivering Cybergate Dumaguete, a Grade A development aligned with the expansion of an existing BPO tenant. Upon completion, our office portfolio will reach 904,000 sqm., reflecting our disciplined, demand-led approach to growth.

In hospitality, Robinsons Hotels and Resorts is managing Summit Villas in Siargao - a project that features 18 stand-alone villas, each designed with private amenities and sustainable architecture. This represents our steady expansion into high-potential destinations, balanced with environmental stewardship.

Robinsons Logistix and Industrials, Inc. continues to grow in a deliberate and demand-driven manner, with Montclair 1 in Pampanga, Calamba 3A, and Sierra 3 adding approximately 50,000 sqm., bringing total gross leasable area to 379,000 sqm. This steady build-out reinforces a segment that enhances both resilience and stable earnings.

RLC Residences remains committed to a disciplined development strategy that balances financial rigor with our promise to our customers. By carefully timing launches and adhering to strict return thresholds, we ensure that every project is backed by a resilient financial foundation. This measured approach allows us to safeguard our margins while guaranteeing we have the stability and resources to deliver on our commitments and provide high-quality homes to our residents.

Meanwhile, Robinsons Destination Estates continues to develop integrated communities across Bridgetowne, Sierra Valley Estate, Montclair, and Bonifacio South Pointe, creating well-planned environments where living, working, and leisure come together to support sustained value.

We have also launched a new business unit in Sports, Entertainment, & Recreation, enriching how customers interact with our developments through more immersive and experience-driven touchpoints while supporting the stability of our platform.

In all that we do, our approach remains consistent: to move forward with discipline, invest with care, and build with purpose. With a strong foundation and a steady hand, Robinsons Land is well positioned to navigate the next phase of growth, and to continue delivering reliable, long-term value for our shareholders.

Acknowledgements

We are deeply grateful to our Board of Directors, whose guidance has been fundamental to our progress. Their counsel has been vital in shaping our strategic direction in alignment with Vision 5:25:50. Their disciplined oversight ensures sound execution while allowing us to remain agile in pursuing opportunities that strengthen our competitive position.

Our sincere appreciation also goes to our management team, employees, and partners. Our 2025 milestones are the direct result of their collective hard work and dedication.

Above all, we owe our success to our customers. Their continued trust is what allows us to grow and remains the primary inspiration for our commitment to excellence.

Looking ahead, we have full confidence in our ability to navigate the future, seize new opportunities, and strengthen RLC as a resilient, innovative organization for the benefit of all our stakeholders.

Maraming salamat po.

Sincerely,



Mybelle V. Aragon-GoBio
President and CEO



Lance Y. Gokongwei
Chairman



Vision 5 : 25 : 50

A Blueprint for Strategic Growth

“Vision 5:25:50 gives us a clear framework for how Robinsons Land will grow in the years ahead. It brings together the priorities that will help us strengthen the business while continuing to serve the needs of our customers and communities.”

In May 2025, Robinsons Land launched Vision 5:25:50, our five-year growth plan leading up to its 50th anniversary. At the center of the strategy is a clear goal: PHP25 billion in net income by 2030.

To carry out Vision 5:25:50, RLC is focused on five strategic levers.

First, we aim to expand and diversify our investment portfolio. The Company is accelerating capital deployment into projects that can strengthen recurring income over time. By the end of the planned period, RLC aims to increase our mall gross leasable area by 50%, office space by 50%, hotel room keys by 25%, and logistics facilities to double its capacity. These projects are focused on high-growth areas across the country and are intended to build a stronger base of recurring earnings.

The second is to unlock capital through active asset monetization. Through its REIT platform, RCR, RLC continues to recycle capital through property infusions and strategic share sales. At the same time, we aim to replenish assets transferred to RCR, allowing RLC to continue growing its portfolio while unlocking value from existing properties.

The third lever is to elevate offerings through premiumization. This means improving key assets, upgrading product lines, and enhancing the customer experience. These efforts support stronger offerings across RLC's developments and allow the company to respond more effectively to changing market expectations.

The fourth is to forge high-impact strategic partnerships. RLC continues to pursue alliances, joint ventures, and co-investments to expand our reach and support execution and risk management, as the Company grows across multiple sectors.

The fifth is to enhance customer experience through new business streams. This includes initiatives designed to create new touchpoints for engagement while supporting the broader RLC ecosystem. One example is Robinsons Sports, Entertainment, and Recreation (SER), a newly created division that reflects the company's move into experiences that go beyond traditional property formats, broadening how RLC connects with customers and addresses their changing lifestyles.

With Vision 5:25:50 in place, RLC enters our next phase with a defined set of priorities for growth, capital deployment, and customer value creation.

2025 Financial Highlights

GROSS REVENUE

₱48.5B

FY2024 ₱42.9B **↑ 13%**

NET INCOME

₱16.2B

FY2024 ₱15.3B **↑ 5%**

TOTAL ASSETS

₱275.0B

FY2024 ₱261.8B **↑ 5%**

SHAREHOLDERS' EQUITY

₱184.6B

FY2024 ₱161.5B **↑ 14%**

NET GEARING RATIO

16.27%

As of December 2025

These robust results reflect the strength of our diversified portfolio, prudent decision-making, and disciplined execution. Our solid financial footing provides profound resilience, offering the Company significant flexibility to navigate dynamic market conditions with assurance. Hence, we are firmly positioned to pursue major growth opportunities and deliver sustainable, long-term value.

KERWIN S. TAN

CHIEF FINANCIAL, RISK & COMPLIANCE OFFICER
ROBINSONS LAND CORPORATION

Economic Performance

Direct Economic Value Generated and Distributed (in PHP millions)

Disclosure	CY 2024	CY 2025
Direct Economic Value Generated (Revenues)	42,882	48,525
Direct Economic Value Distributed	34,652	39,558
Payment to Suppliers, other operating costs	21,555	24,766
Total wages and benefits	2,763	3,115
Dividends given to SH's and interests payments to loan providers	8,073	9,275
Taxes given to government	2,253	2,393
Community investments	7	10
Economic value retained (Generated less Distributed)	8,230	8,966

In terms of economic performance, RLC reported PHP 48.53 billion in total revenues, growing 13 percent from the previous year. The Company attributed its growth to the positive contributions each business unit made due to a fully recovered economy and high consumer spending. These results reflect a disciplined and prudent approach to growth—one that is not rushed, but carefully managed and built to last. RLC's sustained profitability highlights the resilience of its strategic initiatives amidst challenging market conditions.

In 2025, about 82 percent, or PHP 39.56 billion, of our revenue flowed back to society through our major stakeholders, suppliers, employees, capital providers, and the government. Our contribution to the economy is evaluated by our role in stimulating growth in the sectors we operate, including job creation, tourism, infrastructure development, foreign investment, and overall GDP growth. Diversified income from multiple business segments and a strong base of recurring revenue have kept the business stable through changing conditions, reinforcing our proven stability over time.

To safeguard the proper flow of economic value to all our stakeholders, we continue to maintain the highest standards of corporate governance, including anti-corruption, in all our transactions. We pay fair prices to all our stakeholders to ensure equitable distribution of economic value. Year-on-year, we closely monitor the total economic value distribution as a percentage of our revenue. Over the past five years, an average of about 85 percent of our revenues has flowed back to the economy. The retained value is strategically reinvested to propel future growth—consistent delivery and operations at scale that give our stakeholders confidence that what they rely on will hold steady.

RLC's Regional Success at the 20th PropertyGuru Asia

After our strong showing at the 13th Philippine edition of the PropertyGuru Awards, RLC moved into the regional cycle with a more focused set of results. At the 20th PropertyGuru Asia Property Awards Grand Final in Bangkok on December 12, 2025, the Company received seven “Best in Asia” titles. The event brought together honorees from 13 markets across Asia Pacific, placing RLC alongside leading developers, projects, and design teams from across the region.

At the parent company level, RLC was named Best Luxury Developer (Asia), while six more regional titles were awarded to its business units and developments: Best Hospitality Developer for Robinsons Hotels and Resorts, Best Landmark Design for The Victor (under Robinsons Destination Estates), Best Mid-End Condo Development for SYNC (RLC Residences), Best Completed Luxury Condo Development for The Residences at The Westin Manila (RLC Residences), Best Co-Working Space for work.able GBF Center 1 (Robinsons Offices), and Best Lifestyle Retail Development for The Mall | NUSTAR (Robinsons Malls).

These results are notable not only for their number, but for what they represent at the regional level. While the Philippine edition reflected the scope of RLC's performance in its home market, the grand final narrowed the field to a smaller group of winners drawn from across the Asia-Pacific. In that context, RLC's multiple Best in Asia titles served as a stronger external measure of which projects and business units stood out beyond the domestic awards cycle.

In the year the PropertyGuru Asia Awards marked their 20th anniversary, Philippine developers won 10 regional titles overall. RLC accounted for seven of them, making it one of the strongest Philippine performers at the grand final.

The results also aligned with themes highlighted by PropertyGuru in 2025, including the Philippines' commitment to sound, sustainable urbanization and broader regional demand for people-centric, future-ready, and environmentally responsive development. RLC's winning projects and business units were recognized within that wider direction across the region.

While the Philippine awards reflected the scope of RLC's portfolio and the depth of its presence in the domestic market, the regional titles identified a more selective group of developments and platforms that stood out across the Asia-Pacific region. Together, the two sets of results offer a fuller picture of RLC's 2025 performance: broad recognition in the Philippines and industry-wide validation across the region.

BUSINESS PORTFOLIO



57
MALLS



34
OFFICE
DEVELOPMENTS



16
work.able
CENTERS



27
HOTELS &
RESORTS



15
INDUSTRIAL
FACILITIES



134
RESIDENTIAL
DEVELOPMENTS



33
DESTINATION
ESTATES

MALLS

It was a strong year for our malls business as we continued to evolve beyond retail into spaces that bring communities together. We stayed grounded in what we've always believed in - creating environments that reflect how Filipinos live, connect, and spend their time - while steadily improving our tenant mix and overall experience. Just as important, we had the confidence to go where growth is less obvious, investing in underserved markets across the country. These are places with real potential, and by being there early, we are able to build not just malls, but communities that grow with us.

FARADAY D. GO

EVP & GROUP BUSINESS UNIT GENERAL MANAGER
ROBINSONS MALLS



Sustainable Growth

Robinsons Malls strengthened its position as one of the Philippines' leading shopping and lifestyle destinations in 2025, driven by disciplined expansion, enhanced retail experiences, and a continued focus on sustainable growth. Across its nationwide network of 57 malls and lifestyle centers, it welcomed globally recognized brands, enhanced flagship properties, and expanded into high-growth regional markets.

RLC's Commercial Centers Division continues to evolve through thoughtfully curated tenant lineups, innovative retail concepts, and customer-focused initiatives, creating vibrant spaces where commerce flourishes, people connect, and shared experiences come to life.



The Plaza, Bagong Silang



Robinsons Pagadian

Expanding Into Growth Markets

In high-growth areas, Robinsons Malls established its presence in emerging markets while bringing modern retail and lifestyle destinations closer to more communities.

Robinsons Pagadian marked a milestone in Robinsons Malls' Mindanao expansion. As a full-service regional mall in Zamboanga del Sur, it introduces modern retail, dining, and essential services that support local economic activity and address the needs of a growing consumer base. In Metro Manila, The Plaza Bagong Silang opened as a community retail development providing accessible daily conveniences and essential services. The project reflects Robinsons Malls' commitment to inclusive growth by extending modern retail formats closer to underserved communities.

Robinsons Malls also continues to invest in the redevelopment of existing communities. Ongoing expansions at Robinsons Bacolod and Robinsons Dumaguete will introduce refreshed retail spaces, new dining concepts, and enhanced customer amenities, further strengthening asset quality and positioning these malls as key lifestyle destinations within their respective markets.

These developments reflect Robinsons Malls' disciplined commitment to expanding across regional and urban markets while creating retail environments that support local economic growth and community development.

Elevating Dining and Retail Experiences

Robinsons Malls elevated its retail and dining offerings in 2025, enriching the shopping experience and reinforcing each property's market position.

Across flagship malls, new international and homegrown tenants expanded entertainment, dining, and lifestyle options, drawing broader audiences including families, young professionals, and lifestyle-driven individuals. These additions further reinforced the appeal of Robinsons Malls' premier destinations, particularly in Metro Manila's most active retail corridors.



Experience-Driven Offerings

Beyond tenant expansion, Robinsons Malls invested in more immersive and experience-driven environments. First-in-country activations, hobbyist and gaming spaces, and large-scale cultural and entertainment programs energized malls nationwide throughout the year. Signature events and travelling exhibits drew strong foot traffic and expanded the malls' role beyond retail, positioning them as venues for community engagement and shared experiences.

Together with the ongoing refinement of the tenant portfolio across the network, these initiatives ensure Robinsons Malls remains responsive to evolving customer preferences.

Advancing Sustainability

Robinsons Malls strengthened its role as a community partner by bringing essential services, employment opportunities, and sustainability initiatives closer to Filipinos.

Through its Lingkod Pinoy Centers nationwide, Robinsons Malls hosted nearly 150 job fairs in 2025, in partnership with the Department of Labor and Employment (DOLE), the Department of Migrant Workers (DMW), Public Employment Service Offices (PESO), and private-sector organizations. These job fairs connected thousands of Filipinos to employment opportunities locally and abroad. Robinsons Manila also hosted the first GOCC Caravan with the Department of Finance and several government-owned and controlled corporations, bringing financial, employment, and social services directly to the public.

Alongside these efforts to boost accessibility of employment opportunities and public services, Robinsons Malls expanded its environmental programs to promote responsible resource use and circular economy practices.

Recycling markets, sustainability fairs, and educational activities encourage more sustainable behaviors among customers and tenants, supported by reverse vending machines and e-waste collection bins deployed across several locations.

The malls also accelerated their transition to cleaner energy, with solar installations across 28 locations generating approximately 37.9 MW of renewable energy. Electric vehicle charging infrastructure expanded significantly in key cities, while nearly 10,000 indigenous and climate-resilient trees were planted in collaboration with local government and community partners, to enhance biodiversity and urban green spaces. Together with improved water management and waste-reduction efforts, these measures help build safer, greener, and more climate-resilient communities.

Looking ahead, Robinsons Malls remains focused on evolving alongside the communities it serves, delivering dynamic retail environments that support economic activity, foster meaningful connections, and generate long-term value for customers, partners, and stakeholders.



Opus, New Mall of the Year
2025 Retail Asia Awards



Robinsons Antipolo,
Regional Mall of the Year
2025 Retail Asia Awards



Robinsons Malls,
CSR Company of the Year
(Circle of Excellence)
2025 Asia CEO Awards



Robinsons Malls,
Philippines' Best Employers 2025 Philippine
Daily Inquirer and Statista



Robinsons Malls,
Sustainability Champion Award
The Manila Times Sustainability
Champions Awards



"Everyday for a Greener Future"
campaign, 2025 Recycling Heroes Award
Global Recycling Foundation



**Roots & Runoff Project at
Robinsons Galleria**,
Excellence in Resilience Award 2025
Quezon City Green Awards



GBF Centers 1 and 2

OFFICES

Robinsons Offices remains firmly committed to its mission to keep families together by creating premium, accessible, future-ready, and sustainable office developments - extending beyond Metro Manila to growth centers such as Iloilo, Dumaguete, and other key business districts where quality jobs are created close to home. Further, in 2025, GBF Center's distinction as the largest LEED v4-certified development and its recognition as Best Green Commercial Development by PropertyGuru, affirmed our continuing responsibility to building spaces that shape a better and brighter tomorrow.

JERICHO P. GO

SVP & BUSINESS UNIT GENERAL MANAGER
ROBINSONS OFFICES



Driving Premiumization, Decentralization, & Sustainability

Robinsons Offices advances the future of office development through quality-driven buildings that empower modern businesses to thrive.

Rooted in a legacy of Grade A office development, Robinsons Offices raises the bar through premiumization, delivering future-ready workplaces where innovation, efficiency, and tenant experience converge. Every development reflects a disciplined approach to design and investment, supporting business growth while integrating sustainable, forward-looking features.

With a clear and consistent direction, Robinsons Offices remains focused on delivering high-quality, future-ready spaces that define the new benchmark in modern work.

A New Standard of Success

With a portfolio of 34 office developments, Robinsons Offices provides businesses with ideal workplaces designed for productivity and growth. Each property is built to ensure operational reliability, with strategic access to major transportation hubs and proximity to key lifestyle, residential, and commercial centers.



Expanding Horizons in Flexible Workspaces

As demand for flexible and adaptable office solutions grows, work.able continuously strengthens its position as a premier provider of co-working spaces. As of December 31, 2025, work.able operates sixteen (16) centers across key business districts, offering thoughtfully designed co-working environments that foster collaboration and support evolving workplace needs.

The Company's pursuit of excellence was recognized across multiple industry platforms in 2025.

- GBF Center 2, Best Architectural Design, Best Interior Design, and Best Green Commercial Development | PropertyGuru Philippines Property Awards
- GBF Center 2, Best Office Design | PropertyGuru Asia Property Awards
- GBF Centers 1 and 2, Best Green Development | PropertyGuru Asia Property Awards
- Cybergate Dumaguete, Highly Commended honors for Best BPO Office Development | PropertyGuru Philippines Property Awards
- Cybergate Iloilo Tower 2, Highly Commended honors for Best BPO Office Development | PropertyGuru Philippines Property Awards
- Robinsons Land Corporation, Best Commercial Developer | PropertyGuru Philippines Property Awards
- Robinsons Land Corporation, Finalist for Best Commercial Developer in Asia | PropertyGuru Asia Property Awards
- work.able GBF Center 1, Best Co-working Space | PropertyGuru Asia Property Awards

These accolades reflect Robinsons Offices' consistent focus on delivering reliable, world-class workplaces that empower Filipinos to thrive in careers built close to home.

Progressing with Purpose

Robinsons Offices approaches sustainability as a long-term commitment, anchored in enhancing tenant well-being, improving resource efficiency, and supporting more resilient developments.

By the end of 2025, the Company expanded its green building portfolio with the addition of two LEEDv4 Gold-certified developments: GBF Centers 1 and 2; and two EDGE-certified properties: Robinsons Cybergate Plaza and Robinsons Cybergate Center 3. With a total of 20 green-certified buildings, Robinsons Offices continues to advance energy efficiency, water conservation, and responsible office development across its growing portfolio.

Sustainability initiatives were further strengthened through targeted programs. The FarmTop urban farming initiative at Robinsons Cyber Sigma was expanded, converting rooftop space into productive farms that reduce carbon footprint and support local food access. At GBF Center 1, the installation of EV chargers and solar panels reinforces the Company's commitment to clean energy and green mobility.



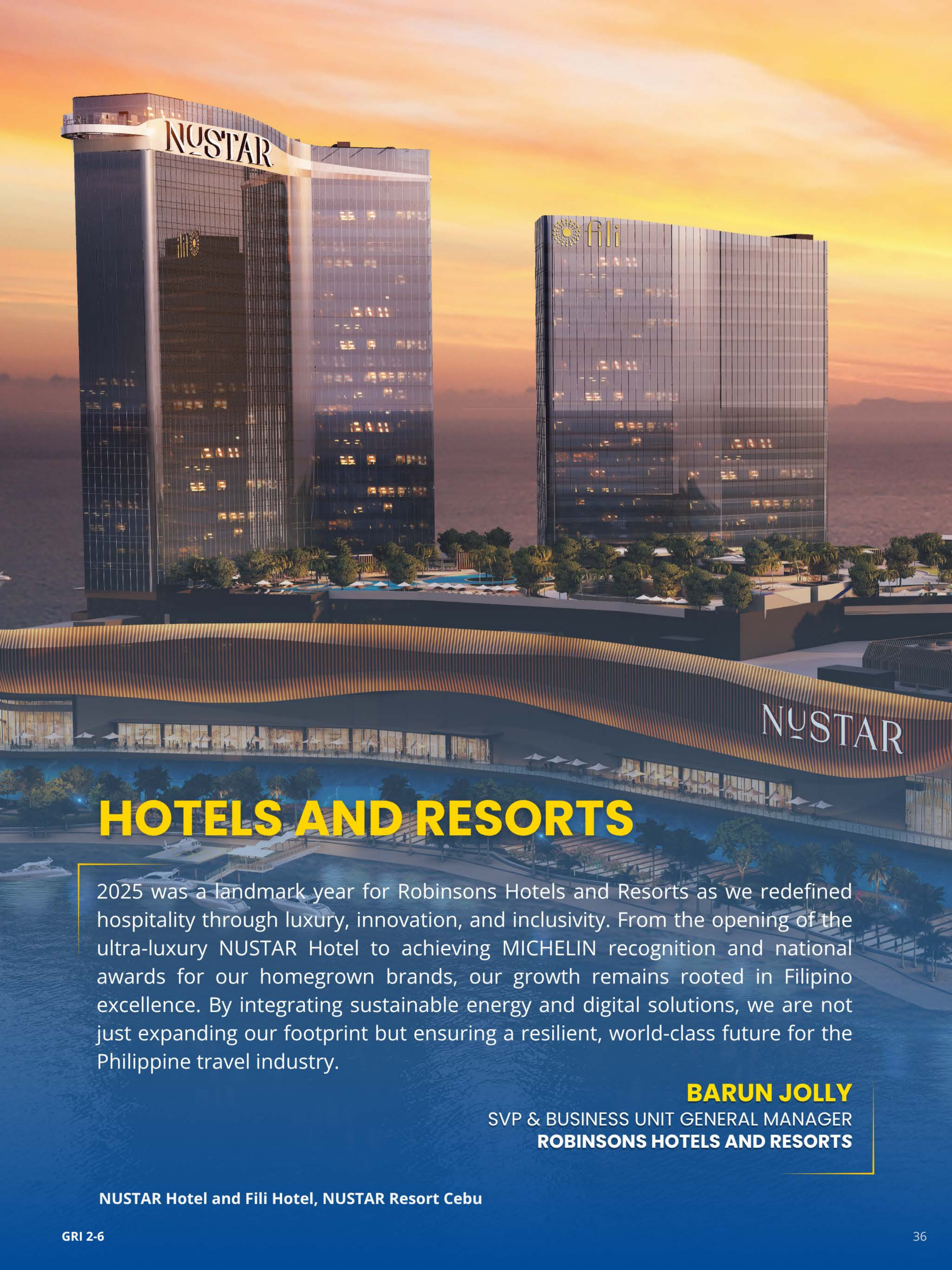
Elevating the Next Generation of Office Spaces

In 2025, Robinsons Offices opened GBF Center 2, a 29-storey Grade A office building at the gateway of Bridgetowne Destination Estate. The development features premium 24/7 leasable office and retail spaces, distinguished by a double-glazed curtain glass façade and a signature trilateral slope.

Robinsons Offices also completed Cybergate Iloilo 3 within the Robinsons Place Pavia complex, representing the tallest tower in the development and adding 31,476 sqm. of BPO-ready space across 12 floors to support the continued growth of the IT-BPM sector in the region.

The year further saw the topping off of Cybergate Dumaguete within the Robinsons Place Dumaguete complex, marking a key construction milestone for what is expected to become a business hub for the area upon completion.

Looking ahead, Robinsons Offices remains focused on its core priorities: delivering world-class office developments, advancing digital innovation, embedding sustainable practices, and maintaining high standards of customer service across its portfolio.



HOTELS AND RESORTS

2025 was a landmark year for Robinsons Hotels and Resorts as we redefined hospitality through luxury, innovation, and inclusivity. From the opening of the ultra-luxury NUSTAR Hotel to achieving MICHELIN recognition and national awards for our homegrown brands, our growth remains rooted in Filipino excellence. By integrating sustainable energy and digital solutions, we are not just expanding our footprint but ensuring a resilient, world-class future for the Philippine travel industry.

BARUN JOLLY

SVP & BUSINESS UNIT GENERAL MANAGER
ROBINSONS HOTELS AND RESORTS

NUSTAR Hotel and Fili Hotel, NUSTAR Resort Cebu

Strategic Market Leadership

Robinsons Hotels and Resorts (RHR) reinforced its position as the Philippines' largest and most diversified hotel operator, with a portfolio of 27 properties and nearly 4,500 room keys across 19 cities.

Through a dual-growth strategy, leveraging homegrown brands alongside managed international-branded hotels, the business serves every market segment from essential value to the ultra-luxury. RHR is currently executing a five-year strategic expansion pipeline, with phased completions scheduled annually through 2030.



Fili Hotel Cebu



Elevating Filipino Hospitality: The Luxury Portfolio

A key milestone in 2025 was the opening of NUSTAR Hotel in Cebu on May 8. The 26-storey property, designed by HKS Singapore with interiors by Hirsch Bedner Hong Kong, offers 223 ultra-luxury guestrooms and suites, complemented by personalized butler service and premium wellness facilities, reaffirming RHRs' presence in the high-end segment.

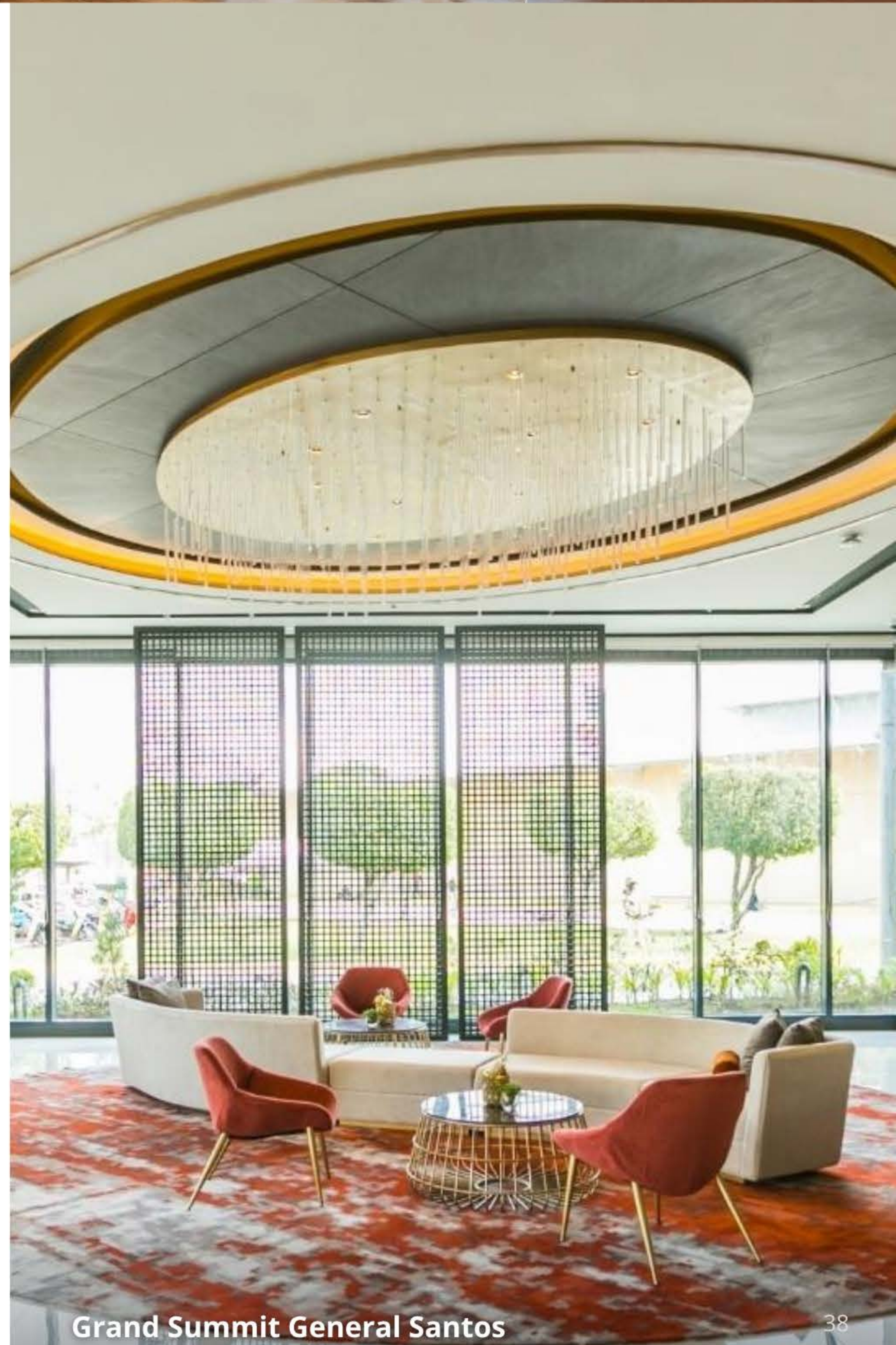
Complementing this is Fili Hotels, the country's first and only homegrown five-star brand. Rooted in Filipino craftsmanship and service excellence, the inaugural property within the NUSTAR complex features 379 rooms and premium amenities, including the Fili Ballroom and Hagod Spa. A second Fili property is under development at Bridgetowne Destination Estate, targeted for completion in 2027.



Summit Ridge Tagaytay

Grand Summit Hotels: Defining Upscale Excellence

Grand Summit Hotel General Santos further cemented its market position in 2025, earning the title of "Philippines' Leading City Hotel" at the World Travel Awards. The property also received recognition from the Department of Tourism for its Muslim-friendly facilities, setting a national benchmark for inclusive hospitality. New Grand Summit developments are planned for Pangasinan, Davao, and the NUSTAR complex in Cebu, supporting the steady expansion of the brand in key regional markets.



Grand Summit General Santos

Summit Hotels and Resorts: Strategic Mid-scale Excellence

Summit Hotels and Resorts remains as the portfolio's mid-scale, full-service brand, operating across key economic hubs including Greenhills, Magnolia, Tagaytay, Cebu, Naga, and Tacloban. In 2025, Summit Ridge Tagaytay completed a comprehensive refresh of its signature dining outlet, Café Summit, in line with the brand's ongoing asset enhancement program.

Go Hotels and Go Hotels Plus: Leaders in Essential Value

Go Hotels continues to provide accessible, high-quality accommodations through 13 properties located near major transport hubs and Robinsons Malls. In 2025, the Bacolod property transitioned to the Go Hotels Plus format, joining existing locations in Mandaluyong, Naga, and Tuguegarao, reflecting the portfolio's ongoing modernization drive.

Future Homegrown Brand Developments

In April 2025, RHR commenced development of Summit Villas Siargao, an eco-friendly island retreat in Surigao del Norte offering private villas and premium amenities for the sustainability-conscious traveler. Construction also began on Grand Summit Pangasinan in July 2025, located within the Robinsons Pangasinan complex in Calasiao. Scheduled for completion in 2028, the 100-room upscale hotel will serve as a premier business and social hub supporting regional growth in Northern Luzon.



International Brands: Global Standards, Local Impact

Robinsons Hotels and Resorts' international partnerships continue to enhance service standards and broaden market reach. The Westin Manila marked a strong year with two notable openings: Cantabria by Chele Gonzalez, a casual fine dining venue specializing in Spanish seafood and tapas, which received a MICHELIN Selected 2026 distinction; and Aire32, an al fresco rooftop bar on the 32nd floor offering panoramic city views and a sustainability-focused beverage program with private dining for up to 75 guests.

In Cebu, Dusit Thani Mactan Cebu completed The Clubhouse, a sports and leisure facility with professional-grade courts for multiple disciplines, alongside The Deli, a café and event space catering to wellness-driven guests.

Crowne Plaza Manila Galleria remains a key contributor to the MICE segment, while Holiday Inn Manila Galleria continues to serve families and urban travelers in the Ortigas corridor.

Best Hospitality Developer (Asia)

Robinsons Hotels and Resorts
(Philippines)



A Year of Unprecedented Distinction: Awards and Industry Leadership

2025 served as a definitive milestone for Robinsons Hotels and Resorts, characterized by sweeping recognition from the world's most prestigious hospitality and corporate award-giving bodies.

Corporate & Employer Excellence

- Fortune's 100 Best Companies to Work For in Southeast Asia: Secured the 35th spot, a testament to RHR's commitment to its people.
- Great Place to Work (Philippines): Officially certified for maintaining a high-trust, high-performance workplace culture.
- Gokongwei Group Pride in Performance: Awarded the Business Outperformance Rising Star for exceptional growth and operational results

Industry & Development Leadership

- Robinsons Hotels and Resorts, Best Hospitality Developer in Asia and Best Operational Hospitality Portfolio (Philippines) | PropertyGuru
- Robinsons Hotels and Resorts, Philippines' Leading Hotel Group | World Travel Awards

Innovation & Inclusivity (ESG)

RHR leads in digital hospitality, operating the only mobile app among local hotel brands and deploying universal self-check-in kiosks across properties. The Company also maintains the country's largest network of Muslim-friendly certified and pet-friendly hotels, reinforcing its commitment to accessible and inclusive guest experiences.

Environmental Stewardship and Social Responsibility

In 2025, RHR implemented solar energy solutions at Grand Summit Hotel General Santos, Summit Hotel Naga, and Go Hotels Naga through a Power Purchase Agreement requiring zero capital expenditure. The initiative now contributes up to 11% of total energy generation, yielded significant cost savings, and avoided 141 tons of CO2 emissions, equivalent to the carbon sequestration of 14,000 trees.

On the social front, the "Brighter Christmas Together" campaign raised funds for underprivileged communities through partner NGOs, reflecting RHR's commitment to giving back to the regions it serves.

Property-Specific Accolades

- Fili Hotel Bridgetowne, Best Hotel Development Philippines | PropertyGuru Philippines
- Grand Summit General Santos, Philippines' Leading City Hotel | World Travel Awards
- Dusit Thani Mactan Cebu, Philippines' Leading Family Resort | World Travel Awards
- Dusit Thani Mactan Cebu, Best Beach Island & Upcountry Resort in the Philippines | Travel + Leisure Awards

MICHELIN Distinctions

- The Westin Manila, Included in the prestigious MICHELIN Guide
- Dusit Thani Mactan Cebu, MICHELIN Key for exceptional hotel stays
- Cantabria by Chele Gonzalez (The Westin Manila), MICHELIN Select

LOGISTICS AND INDUSTRIAL FACILITIES



2025 marked a defining year for RLX as we reinforced our role in powering the country's economic backbone through scale, efficiency, and resilience. By expanding our portfolio of strategically located Grade A logistics facilities, we continue to deliver the reliability and excellence that industries depend on. Anchored in long-term partnerships and a deep understanding of evolving supply chain needs, RLX remains committed to building resilient platforms that drive sustained growth for businesses and the Philippine economy.

CORAZON ANG LEY

SVP & BUSINESS UNIT GENERAL MANAGER

ROBINSONS LOGISTICS & INDUSTRIAL FACILITIES

RLX Sucat, Muntinlupa

The Philippine industrial sector continues to demonstrate strong momentum, driven by manufacturing expansion and rapid digital economy growth. Against this backdrop, RLX delivers Grade-A industrial facilities in strategic locations nationwide, providing the infrastructure businesses need for operational efficiency and long-term scalability.

To date, RLX has completed 15 warehouse projects. In 2025, the Company completed its 14th and 15th warehouse facilities in Taytay and Calamba, and commenced construction of its 17th facility in Calamba City, Laguna.

In 2026, RLX is slated to complete two additional Grade A warehouses in Porac, Pampanga and Calamba, Laguna, both built to above-industry-standard specifications. The Company also expects to break ground on its first big-box retail facility with Shopwise at Sierra Valley, marking a significant step in portfolio diversification.



Looking Ahead

RLX is charting an ambitious growth trajectory, with plans to expand into other warehousing formats and in other key areas.

These developments reflect RLX's deepening understanding of how logistics infrastructure must adapt to serve a dynamic economy. As one of Robinsons Land's fastest-growing business units, RLX has built a strong foundation of strategically located facilities, long-term tenant relationships, and operational expertise that positions it well for the next phase of growth.

With the Philippine logistics sector continuing to mature, driven by the rise of e-commerce, supply chain localization, and increasing foreign direct investment, RLX is well-placed to serve as a trusted, long-term logistics partner for companies navigating an increasingly complex regional supply chain environment. The business unit's expansion is not only a growth story for the Company, but a contribution to building the logistics backbone that a growing Philippine economy demands.

RESIDENCES

In 2025, RLC Residences continued to strengthen its portfolio through disciplined project delivery, meaningful progress in sustainability, and growing recognition for the quality of our developments. These milestones reflect our commitment to building thoughtfully designed communities that create lasting value for homeowners while reinforcing the strength and credibility of the RLC Residences brand.

EDWARD THOMAS V. BERNAS

SVP & BUSINESS UNIT GENERAL MANAGER
RLC RESIDENCES



Sierra Valley Gardens



Mira, Quezon City



Mantawi Residences, Cebu

Maximizing Portfolio Value

RLC Residences achieved strong performance by combining disciplined portfolio management with targeted marketing and financial initiatives that bolstered buyer confidence.

Strategic programs, such as its Lease-to-Own promotion for ready-for-occupancy units and the Ready for Your Next Chapter campaign for pre-selling projects, significantly improved accessibility through flexible, tailored incentives.

These efforts were further amplified by an upgraded digital platform, which provided a more streamlined and guided home-buying experience for our customers.

This focused execution drove substantial inventory absorption across our residential network. Notable milestones included the full sell-out of Hanalei Heights in Ilocos Norte and the near sell-out of South Square Village in Cavite.

Furthermore, several of our premium vertical developments, including The Residences at The Westin Manila, Sonata Private Residences, The Sapphire Bloc (North Tower), and The Magnolia Residences, successfully reached full inventory absorption throughout the year.

Turnover and Construction Milestones

Project delivery remained a key priority throughout the year. SYNC S-Tower in Pasig City commenced turnover in March 2025, followed by Galleria Residences Cebu Tower 3, transitioning inventory from development to revenue realization.

Construction progress across other developments remained steady. AmiSa Private Residences Tower D in Cebu reached its topping-off milestone in February 2025, while the Olive Building at Woodsville Crest in Parañaque City marked a key stage with its concrete pouring in May 2025. Sierra Valley Gardens Building 3 also fulfilled its topping-off ceremony in June 2025, reflecting sustained development progress across multiple markets.



Sustainability and Social Initiatives

RLC Residences advanced its sustainability agenda through initiatives focused on renewable energy adoption, resilient design, and community development.

Initiated in 2024 and completed in 2025, The Residences at The Westin Manila transitioned to 100% renewable energy for common areas under the Department of Energy's Green Energy Option Program (GEOP). The shift is delivering average electricity cost savings of approximately 8-9% for residents while reducing carbon emissions.

Other developments also integrated renewable energy solutions. East of Galleria achieved 100% renewable energy coverage for both common areas and residential units, while McKinley Park Residences, The Fort Residences, and Fifth Avenue Place transitioned their common areas to renewable energy.

These efforts support the division's broader sustainability commitment, including its partnership with the International Finance Corporation to deliver one million square meters of net-zero carbon and resilient condominiums by 2031 under EDGE certification standards.

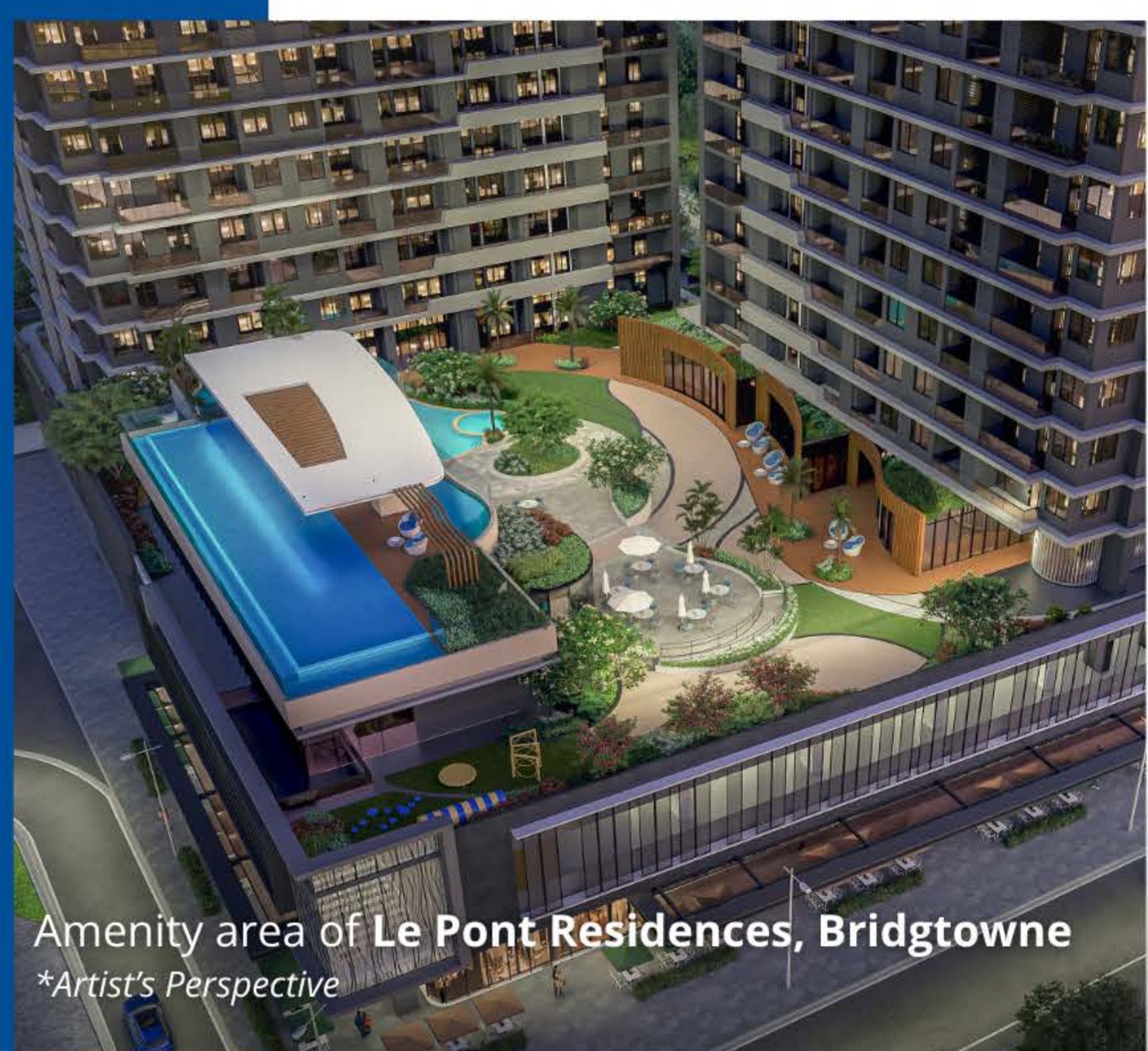
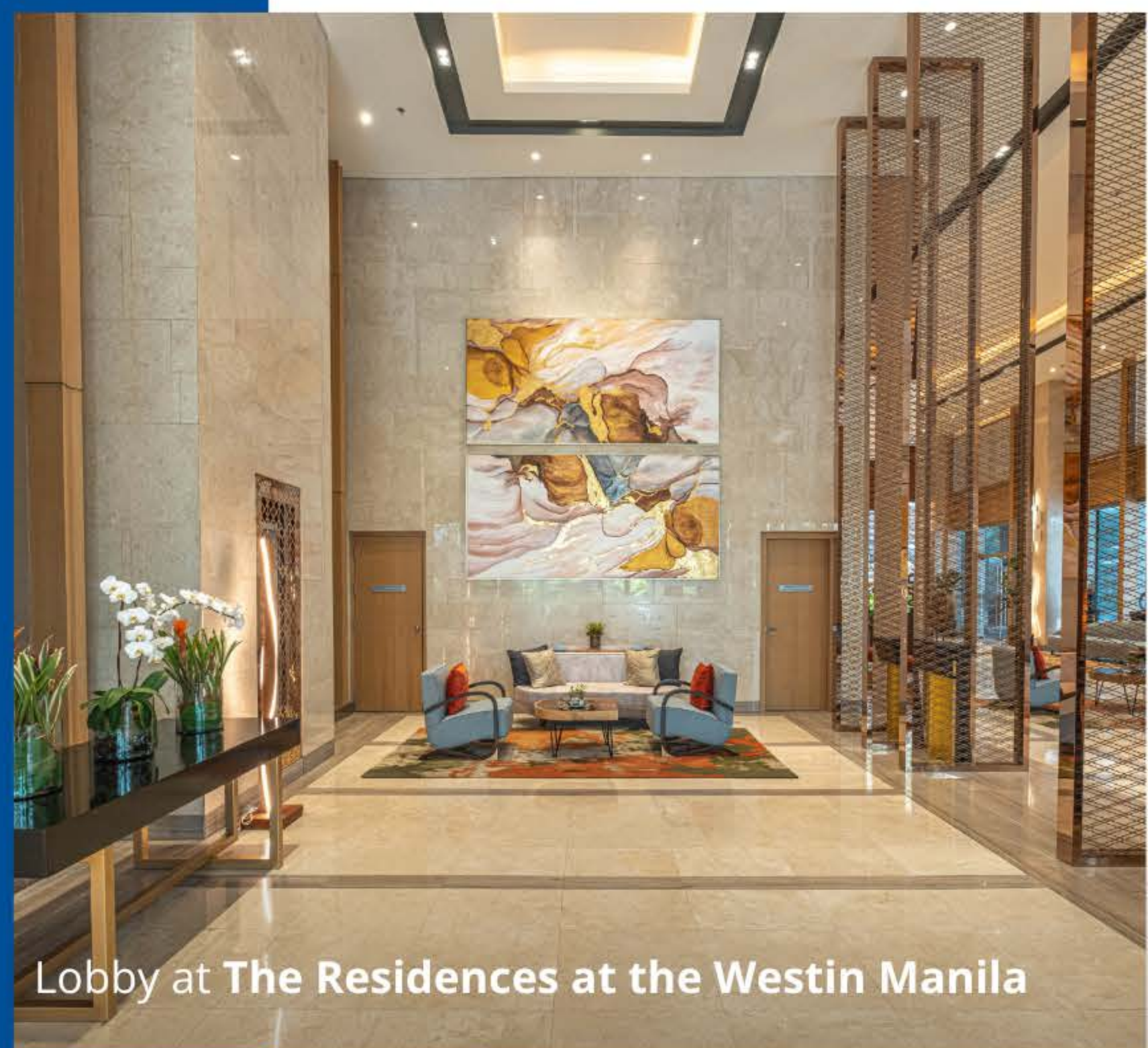
Structural resilience remains a key focus. At SYNC in Pasig City, advanced seismic engineering, integrated through its Sky Bridge system with dampers and hinged floor plates, enhanced structural performance during seismic events. These features were tested through real-time hybrid shake table simulations and independently assessed in accordance with the National Structural Code of the Philippines. In recognition of this forward-thinking design, the development received the Gold Award in the Residential High-Rise Category at the FIABCI Philippines Property and Real Estate Awards 2025, while RLC Residences received the Special Recognition Award for Sustainable Construction from the DOT Property Philippines Awards 2025. The brand was also recognized by Manila Bulletin Newsmakers of the Year 2025 and received awards for sustainable design and energy efficiency at the PropertyGuru Philippines Property Awards 2025.

Beyond environmental and structural initiatives, RLC Residences strengthened community engagement through the Raising Little Champions program, in partnership with IRONKIDS Philippines from 2025 to 2027. The program supports all three legs of the IRONKIDS race series in Puerto Princesa, Lapu-Lapu, and Subic, providing young athletes with opportunities for youth development through structured training and mentorship.

Award-Winning Developments

Several RLC Residences developments received recognition across national and regional award platforms in 2025.

- MIRA, Residential High-Rise Architecture and Residential High Rise Development for the Philippines | Asia Pacific Property Awards
- MIRA, Best Smart Home Condominium | DOT Property Philippines Awards
- MIRA, Residential High-Rise Architecture & Development (Philippines) | Asia Pacific Property Awards
- Le Pont Residences, Best Condominium Architectural Design | DOT Property Philippines Awards
- Le Pont Residences, Highly Commended for Best High-End Condo Development (Metro Manila) | PropertyGuru Philippines Property Awards
- Le Pont Residences, Best Condominium Architectural Design – Southeast Asia | DOT Property Southeast Asia Awards
- Mantawi Residences, Best Sustainable Development | DOT Property Philippines Awards
- Mantawi Residences, and received a Highly Commended citation for Best High-End Condo Development (Metro Cebu) | PropertyGuru Philippines Property Awards.
- SYNC, Best Starter Home Condominium | DOT Property Philippines Awards
- SYNC, Best Mid-End Condo Development in Metro Manila and Asia | PropertyGuru Property Awards
- Sierra Valley Gardens, Winner in the Apartment/Condominium Development (Philippines) | Asia Pacific Property Awards
- The Residences at The Westin Manila, Best Completed Condo Development (Philippines) and Best Completed Luxury Condo Development in Asia | PropertyGuru Property Awards
- Springdale Baliwag, Highly Commended for Best Subdivision Development | PropertyGuru Philippines Property Awards



FEATURE STORY

RLC Dominates the 13th PropertyGuru Philippines Property Awards

RLC delivered a strong performance at the 13th PropertyGuru Philippines Property Awards on August 15, 2025, earning industry recognition across the residential, commercial, hospitality, retail, and mixed-use categories. With 25 wins and six Highly Commended citations, the awarding ceremony put the Company's diverse portfolio in the spotlight, highlighting the consistency of our exceptional products and services across different asset classes in the Philippine market.

Earning the PropertyGuru Philippines Property Awards' most prestigious accolade, RLC was named the Best Developer (Philippines) for the fourth consecutive year. We also won Best Developer (Luzon), Best Sustainable Developer, and Best Luxury Developer. Together, these awards attest to our Company's ability to maintain high standards while responding to changing market expectations around design quality, sustainability, and overall execution.

The awards also honored several RLC business units. Robinsons Offices was named Best Commercial Developer. Our GBF Centers 1 and 2 won Best Green Commercial Development, while GBF Center 2 received Best Office Architectural Design and Best Office Interior Design. work.able GBF Center 1 was recognized as Best Co-working Space, reflecting RLC's continued effort to provide workplaces that respond to evolving tenant needs.

In the residential segment, several RLC developments and brands were recognized. Le Pont Residences won Best High-End Condo (Luzon), while The Residences at The Westin Manila received Best Completed Condo Development. SYNC was named Best Mid-End Condo (Manila). RLC Residences also received the Sustainable Design Award and Energy Efficiency Award. Velaris, our joint-venture project with Hong Kong Land, added three more wins: Best Luxury Condo Development, Best Condo Interior Design, and Best Condo Development.

We also celebrated the wins in our hospitality and destination estate portfolios. The Mall | NUSTAR was recognized for Best Retail Development, Best Retail Architectural Design, and Best Retail Interior Design. The Victor, a 60-meter public art installation in Bridgetowne Destination Estate, won Best Landmark Development. Fili Hotel Bridgetowne received Best Hotel Development, while Robinsons Hotels and Resorts (RHR) was named Best Hospitality Developer and Best Operational Hospitality Developer.



Several developments earned Highly Commended citations, including Cybergate Iloilo Tower 2, Cybergate Dumaguete, Mantawi Residences, Sierra Valley Gardens, Springdale Baliwag, and Haraya.

The Company also received the Social Impact Award through RLove by Robinsons Land Foundation, Inc., extending the honor beyond buildings to meaningful community programs.

A major highlight of the 2025 awards ceremony was the distinction given to RLC Chairman Lance Y. Gokongwei, who received the first-ever Life Achievement Award from PropertyGuru Philippines.

These awards show how RLC continues to raise standards in Philippine real estate through developments shaped by quality, relevance, and a thoughtful and strategic approach to sustainability.



Looking Ahead

These recognitions are a testament to the enduring quality of the RLC Residences portfolio and the high standards maintained throughout every stage of development. They represent the dedication to excellence that defines each project and resonates with the families who call them home.

As the division moves into 2026, the focus remains on creating thoughtfully designed communities that enhance the lives of residents.

By prioritizing quality and innovation, RLC Residences continues to build spaces that provide long-term value and a sense of belonging for Filipino homebuyers across the country.





DESTINATION ESTATES

Our Destination Estates significantly drive RLC's growth by strengthening synergies among business units. Through purposeful collaboration, each unit contributes to shared success – enhancing stability, scalability, and long-term value across RLC's ecosystem."

FARADAY D. GO

EXECUTIVE VICE-PRESIDENT
GROUP BUSINESS UNIT GENERAL MANAGER

Sierra Valley

Transforming Land into Thriving Destination Estates

Robinsons Destination Estates (RDE) develops master-planned communities that integrate residential, commercial, office, hospitality, and logistics components, creating live-work-play environments that drive connectivity, economic activity, and long-term community value.

Sierra Valley continues to establish itself as a key mixed-use destination east of Metro Manila, spanning Cainta and Taytay, Rizal. In 2025, the estate opened The Shops at Sierra Valley, a curated retail strip that strengthens its role as a commercial and community hub, alongside the addition of a UNIQLO store. Two operational RLX logistics facilities further reinforce Sierra Valley's strategic value within the Eastern growth corridor, supporting both commercial activity and logistics integration.

Straddling Quezon City and Pasig City, the 32-hectare Bridgetowne estate is consistently growing as one of Metro Manila's premier business and lifestyle destinations. Its landmark public art installation, The Victor, received the Best Landmark Design award at the 2025 PropertyGuru Asia Property Awards held in Bangkok. The estate broke ground on Helios, a sports and wellness complex featuring multiple professional-grade pickleball courts, in July. Meanwhile, in October, construction began on the Bridgetowne Esplanade, a landscaped corridor designed to improve walkability and connectivity across the development.

Building the Destinations of Tomorrow

Robinsons Destination Estates remains focused on crafting dynamic and integrated destinations that stimulate economic activity, foster innovation, and enrich quality of life. This is achieved through a measured approach to premiumization (improvements in asset quality and customer experience).

Throughout 2025, Robinsons Destination Estates reinforced its presence in Greater Manila while expanding planning initiatives in South and Central Luzon, the Visayas, and Mindanao. Notable new projects include Bonifacio South Pointe (16 hectares) and the former NOVAI property (6 hectares) within the Bonifacio Capital District, both strategically located near the upcoming Senate-DepEd station of the Metro Manila Subway Project. In parallel, RDE continues to refresh and modernize existing mixed-use developments, guided by human-centered design principles that prioritize accessibility and long-term relevance.

Montclair

Robinsons Land's 230-hectare estate in Central Luzon continues to progress as a major mixed-use development near the Clark Freeport Zone. Construction activities remained steady throughout 2025, with ongoing land development positioning Montclair for its transition into a dynamic commercial, residential, and logistics destination.



Montclair, Porac, Pampanga

**Artist's Perspective*



Bridgetowne: Where We Shine as One

Bridgetowne Destination Estate opened its Christmas season with Where We Shine as One, a holiday program that turned The Victor Podium into a shared space for light, participation, and community activity.

The program launched on November 14, 2025, with First Spark, a synchronized lighting and light dance spectacle that illuminated The Victor and its surrounding podium. Weekly light displays continued through the season and led into Bridgetowne's New Year's Eve Countdown on January 1, 2026, extending the program beyond a single launch into a broader, more inclusive estate wide celebration.

Standing at the center of the seasonal activities was The Victor, the 60-meter landmark at Bridgetowne designed by Filipino-American artist Jefr . In 2025, it was named Best Landmark Development at the PropertyGuru Philippines Property Awards.

For a program centered on shared wins and celebration, the public art installation was a fitting centerpiece.

Speaking about the holiday festivities, Aragon-GoBio said, "At Robinsons Land, we believe every Filipino victory - big or small - deserves to be celebrated."

She added, "This year's holiday celebration reflects Bridgetowne's vision of bringing people together in unity and shared success."

A key part of the program was the unveiling of the Walk of Wins (W.O.W.), an interactive installation that invited guests to write their personal victories on glow-in-the-dark stars. Displayed along the walkway, these messages formed a growing public installation shaped by the people who visited the estate.

Beyond the podium, the program helped draw activity across the wider Bridgetowne Destination Estate. Visitors could attend Simbang Gabi, explore dining options, and continue their holiday visit at Opus Mall, reinforcing Bridgetowne's role as a more complete destination during the Christmas period. Where We Shine as One gave the holidays a stronger presence across the estate. With The Victor at the center and visitors taking part through the Walk of Wins, the program helped keep Bridgetowne lively through the season while adding to its growing year-end tradition.

Our Approach to Sustainable Business

Sustainability Governance

To ensure that the entire organization employs sustainable practices throughout our business processes, RLC is guided by leadership and policies that uphold environmental and social responsibility, ethical standards, and accountability.

RLC's Revised Corporate Governance Manual promotes business growth while giving utmost consideration to the Company's environmental impacts and contributions to developing communities in our areas of operation.

Our Board of Directors must embody these sustainability principles with integrity and accountability, being the leaders in developing and updating RLC's purpose, values, mission, policies,

and strategies that guide our business operations and sustainability programs. The Board also oversees the integration of sustainability throughout our value chain.

As we abide by our sustainability policies, RLC ensures accountability by adhering to a clear policy that requires the disclosure of our non-financial ESG information. Our reporting follows global standards and frameworks to maintain transparency and relevance to our stakeholders.

Guided by sustainability-driven governance, we at RLC are aligned with the Company's sustainability agenda as we fulfill our everyday responsibilities and achieve our business goals and plans.



Sustainability Framework

RLC outlines our commitments in our Sustainability Framework, which informs our plans, strategies, and implementation of our ESG-related efforts. The framework consists of seven key focus areas anchored on ESG principles and aligned with 11 United Nations Sustainable Development Goals (UN SDGs).

These seven focus areas include Climate Action, Responsible Land Use, Water and Waste, Supporting Our People, Stakeholder Wellbeing, Responsible Business Practice, and Materials Sourcing. We recognize the relevance of these sustainability issues to our business and stakeholders. Thus, we focus our ESG initiatives on these areas to create a significant positive impact and value.



Our Sustainability Focus Areas and Targets

Focus Area 1: Climate Action

Creating low-carbon and resilient spaces

SDGs	Components	Metrics	Our Targets ^a
 	- Monitoring of greenhouse gas (GHG) emissions (Scope 1, 2, and 3) - Low carbon development (renewable energy and energy efficiency) - Development of green buildings	% of energy use sourced from renewable energy % of assets assessed and improved for resilience^b - GHG emissions - Energy and emissions intensities - Energy savings - Number of buildings earning a sustainability certification % of our offices and residences that are green certified^c	Improve renewable energy consumption to 50% by 2040 as part of our 2050 net-zero commitment

Focus Area 2: Responsible Land Use

Building smart and sustainable spaces for Filipinos

SDGs	Components	Metrics	Our Targets ^a
	- Supporting local tourism - Fair value of properties through green investments - Green and open spaces - Resilient communities - Smart and sustainable properties - Repurposing unused spaces	% of properties meeting standards for responsible developments^b	Aspire to build resilient and green communities and assess all our properties for impact on nature and communities by 2030

^a In place of formal sustainability commitments, we have presented here our aspirations for our sustainability performance in the short to medium term.

^b Ideal metrics for future reporting; data collection processes will be further improved to compile this data.

^c Compiled to 2023 figures.

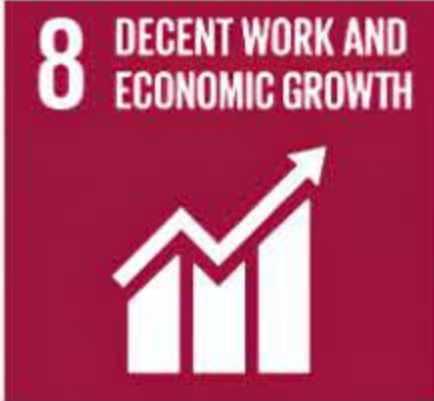
Focus Area 3: Water and Waste

Championing water efficiency and rainwater harvesting

SDGs	Components	Metrics	Our Targets ^a
	- Water use efficiency - Repurposing and recycling wastewater - Water management and conservation - Post-consumer waste recovery - Waste management	- Water recycled and reused - Water intensity - Solid waste generated, landfilled, and diverted from landfill	Aim to explore new technologies on water conservation and channel non-biodegradable wastes from all RLC properties to waste processing facilities by 2030

Focus Area 4: Supporting Our People

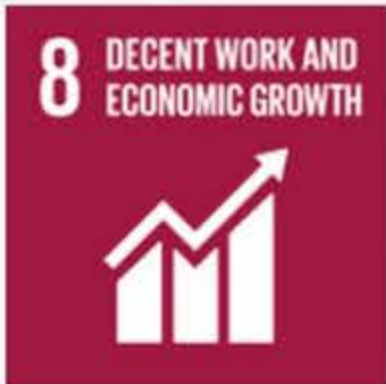
Fostering an environment of diversity, inclusion, and growth

SDGs	Components	Metrics	Our Targets ^a
  	- Diversity, Equality, and Inclusion (DEI) - Career growth and development - Labor and human rights - Occupational health and safety - Employee well-being and retention	% female and male employees - Total and average training hours - Grievances involving labor rights - Safe man-hours - Recordable incidents - Employees - New hires and turnover	- Continuously provide all workers with equal opportunities, including training, and nurture a group-wide diverse culture towards growth and well-being - Achieve 100% inclusive training coverage across all employees and aspire for at least 50% of leadership roles to be held by women or individuals from underrepresented groups by 2040

^a In place of formal sustainability commitments, we have presented here our aspirations for our sustainability performance in the short to medium term.

Focus Area 5: Stakeholder Wellbeing

Keeping our spaces safe for everyone

SDGs	Components	Metrics	Our Targets ^a
  	- Stakeholder engagement - Community support and development	- Number of beneficiary groups engaged^b - Customer concerns addressed on product health and safety - Data privacy breaches and complaints addressed - Customer Satisfaction Score	- Continuously aim to contribute to nation-building through community engagements and programs, reaching the most vulnerable and marginalized. - Reach at least 10% more beneficiaries by 2030^c

Focus Area 6: Responsible Business Practice

Ensuring ethical practice in all our business dealings

SDGs	Components	Metrics	Our Targets ^a
	- Good governance practices - Anti-corruption and bribery	- Training on anti-corruption policies and procedures - Incidents of corruption	Aim at training all units on ethical business practices and strengthening anti-corruption mechanisms in all our operations by 2030

Focus Area 7: Materials Sourcing

Sourcing materials responsibly

SDGs	Components	Metrics	Our Targets ^a
	- Responsible procurement and ethical sourcing - Empowering local suppliers - Supplier ESG assessment and due diligence	- Materials used by weight % of local suppliers^b % of materials suppliers assessed and compliant with ESG standards^b	- Continue to make all our suppliers compliant with RLC's ESG standards. - Aim to include renewable materials as a standard for sourcing by 2030

^a In place of formal sustainability commitments, we have presented here our aspirations for our sustainability performance in the short to medium term.

^b Ideal metrics for future reporting; data collection processes will be further improved to compile this data.

^c Compiled to 2023 figures.

2025 ESG Performance Highlights

Economic



PHP 48,524.71M

Economic Value Generated



PHP 39,558.43M

Economic Value Distributed



PHP 8,966.28M

Economic Value Retained

Floor Areas	Gross Floor Area	Gross Leasable Area	Common Areas
Malls	3,146,209.00 m ²	1,694,000.00 m ²	1,452,209.00 m ²
Office Buildings	1,192,600.00 m ²	890,000.00 m ²	302,600.00 m ²
Hotels and Resorts	355,712.44 m ²	N/A	N/A
Logistics and Industrial	328,450.00 m ²	328,450.00 m ²	N/A

Environment

Energy Intensity (in kWh/m²)

	Malls	Office Buildings	Hotels & Resorts	Logistics & Industrial
Whole Building	170	185	144	28
Common Area	179	225	N/A	N/A
Tenant Area	175	180	N/A	N/A

GHG Emissions Intensity (in tCO₂e/m²)

	Malls	Office Buildings	Hotels & Resorts	Logistics & Industrial
Scope 1	0.002	0.001	0.008	0.000
Scope 2	0.045	0.013	0.093	0.000
Scope 3	0.054	0.001	N/A	0.020

Water Intensity (in m³/m²)

	Malls	Office Buildings	Hotels & Resorts	Logistics & Industrial
Whole Building	0.75	0.69	3.32	0.00

Social



4,145

Employee
Headcount^a



1,939 : 2,206

Male to Female Ratio
(47% Male, 53% Female)



7.80

Average Training
Hours per Employee

^a RLC and RLC Subsidiaries excluding Crowne Plaza and Holiday Inn



Materiality

For 2025, RLC maintains the material topics identified in our 2024 materiality review. We determined our ESG topics through a review of our business activities, impacts, and previous material topics; industry benchmarking; and consultation of SASB's Real Estate, Hotels and Lodging, and Home Builders standards. We also considered the UN SDGs to understand the correlation between our ESG impacts and specific SDGs.

RLC's material topics were initially derived from our 2019 materiality assessment. The assessment engaged a cross-section of our stakeholders and key personnel within the Company through a series of workshops and dialogues. Their insights helped us better understand our impact and devise strategies to improve our performance.

As our business progresses and stakeholder needs evolve, RLC will continuously review our materiality to keep track of our impacts. We will also remain connected with our stakeholders to provide updates on our performance.



Pillars	Focus Areas	Material Topics
 Environment	Climate Action	• Energy and Emissions Management • Green Buildings
	Responsible Land Use	• Land Conversion and Development • Property Management • Repurposing Spaces • Innovative Design and Technology
	Water and Waste	• Water Consumption • Water Withdrawal • Waster Management
 Social	Supporting Our People	• Diversity and Inclusion • Training and Development • Labor Management • Workplace • Sourcing and Retention • Non-statutory Benefits
	Stakeholder Wellbeing	• Community Relations • Economic Performance and Development • Health and Safety • Customer Experience and Satisfaction
 Governance	Responsible Business Practice	• Business Ethics • Anti-corruption and Anti-bribery
	Materials Sourcing	• Materials • Supply Chain Management



Alignment of Our Material Topics with the GRI Standards

RLC’s Focus Areas	Material Topics	Alignment with GRI Topic Standards
 Climate Action	Energy and Emissions Management	GRI 305: Emissions GRI 302: Energy
	Green Buildings	Company-specific topic
 Responsible Land Use	Land Conversion and Development	GRI 101: Biodiversity
	Property Managment	Company-specific topic
	Repurposing Spaces	Company-specific topic
	Innovative Design and Technology	Company-specific topic
 Water and Waste	Water Corruption	GRI 303: Water and Effluents
	Water Withdrawal	
	Waste Management	GRI 306: Waste
 Supporting Our People	Diversity and Inclusion	Equal Opportunity GRI 406: Non-discrimination
	Training and Development	GRI 404: Training and Education
	Labor Management	GRI 402: Labor/Management Relations GRI 407: Freedom of Association and Collective Bargaining
	Workplace	GRI 403: Occupational Health and Safety
	Sourcing and Retention	GRI 202: Market Presence GRI 401: Employment
	Non-statutory Benefits	GRI 401: Employment

RLC's Focus Areas	Material Topics	Alignment with GRI Topic Standards
 Stakeholder Wellbeing	Community Relations	GRI 203: Indirect Economic Impacts GRI 413: Local Communities
	Economic Performance and Development	GRI 201: economic Performance GRI 203: Indirect Economic Impacts GRI 413: Local Communities
	Health and Safety	
	Customer Experience and Satisfaction	GRI 416: Customer Health and Safety GRI 418: Customer Privacy
 Responsible Business Practice	Business Ethics	GRI 2-27: Compliance with laws and regulations GRI 205: Anti-corruption GRI 206: Anti-competitive Behavior GRI 406: Non-discrimination
	Anti-corruption and Anti-bribery	GRI: 408: Child Labor GRI 409: Forced or Compulsory Labor
 Materials Sourcing	Materials	GRI 301: Materials
	Supply Chain Management	GRI 204: Procurement Practices GRI 308: Supplier Environmental Assessment GRI 414: Supplier Social Assessment





RLC FOCUS AREAS



Message from the Sustainability Team

As we reflect on the past year, we reaffirm our commitment to embedding sustainability at the core of how we build, operate, and serve. At RLC, sustainability is not a separate agenda—it is a responsibility we carry as a proudly Filipino organization shaping spaces where our communities live, work, and thrive.

In the face of a rapidly evolving global landscape, the Philippines continues to experience the real impact of rising energy costs driven by higher oil prices and ongoing geopolitical tensions. These challenges underscore the urgency for more resilient, efficient, and locally attuned solutions. As a homegrown developer, we recognize our role in responding proactively—ensuring that our developments remain accessible, future-ready, and supportive of the Filipino way of life.

Over the past year, we have accelerated our transition toward more sustainable energy sourcing and building innovations. This progress is reflected in the expansion of our solar installations across four additional malls—Robinsons Antipolo, Robinsons Galleria South, Robinsons Tuguegarao, and Robinsons Valencia—bringing our total to 28 malls, up from 24 in 2024. At the same time, we strengthened our green building portfolio with the addition of three office buildings and one residential development, increasing our total to 23 green-certified developments from 18 last year, including 20 certified office buildings and 3 residential buildings. These efforts are complemented by our growing shift to renewable energy; through our engagement with Merbau, we are now supplying renewable energy to 29 malls, 11 office buildings, and 3 hotels—reducing our carbon footprint while supporting more stable and sustainable energy sources.

Beyond infrastructure, we continue to integrate energy-efficient systems and smart design features that optimize natural light and ventilation, reducing dependence on traditional power sources. Our commitment is guided by the belief that sustainability should improve everyday living—helping mitigate rising costs while creating more comfortable, resilient spaces for the people and businesses we serve.

At the same time, we are strengthening how we measure and communicate our impact. In line with global best practices and our commitment to transparency, we are preparing to deliver IFRS-ready sustainability reports by the coming year, enhancing the quality, consistency, and credibility of our disclosures.

More than ever, sustainability is about bayanihan—working together to build a better future. We continue to collaborate with partners, communities, and stakeholders to advance shared goals, strengthen our ESG commitments, and contribute to national resilience.

As we move forward, we remain proud of our role in nation-building. By combining innovation with a deep understanding of local needs, we are shaping developments that are not only environmentally responsible, but also distinctly Filipino—resilient, forward-looking, and built to uplift generations to come.

Maraming salamat po.

Ramon S. Rivero

Chief Strategist and Sustainability Head

Sustainability Journey

In our journey towards a sustainable future, RLC has undergone meticulous processes and improvements to ensure thoroughness and transparency in reporting our sustainability efforts and impacts. We will continue to build on our performance and processes as we progress through our business and sustainability ambitions.

2019



2021



2022



2023



2024



RLC's first Sustainability Report was published.

RLC established a Corporate Governance Committee to oversee our sustainability performance.

RLC's Sustainability Framework was developed, setting out our focus areas that guide our ESG journey.

RLC released our first full-color 2021 Sustainability Report, now aligned with the Company's seven focus areas.

RLC adopted the Task Force on Climate-related Financial Disclosures (TCFD) framework to conduct climate risk analyses across our properties.

RLC initiated our preparation to align our sustainability reporting with the IFRS Sustainability Disclosure Standards.

RLC's sustainability brand, "Building Better," was introduced, further establishing our mission and commitments to sustainable development.

2025



2026



2027



2050



RLC engaged with SyCip Gorres Velayo & Co. (SGV & Co.) to prepare for full alignment with IFRS S1 and S2 to enhance our reporting accuracy.

RLC prepares to adopt the SEC mandated Philippine Financial Reporting Standards (PPFRS) S1 and S2 for our reporting, in collaboration with third-party auditors, to further ensure accuracy and credibility of our disclosures.

RLC targets to produce an integrated Report to provide more comprehensive reporting on our activities and performance.

RLC seeks to attain net-zero emissions, a pivotal step towards building a sustainable future.



Our Sustainability Journey So Far

RLC remains committed to advancing our sustainability and financial reporting to keep stakeholders up to date about our progress in our sustainability and business pursuits.

Since we embarked on our sustainability reporting journey in 2019, RLC has strengthened our capabilities to monitor and disclose our impacts. We developed our Sustainability Framework to establish our key focus areas, which have since guided our sustainability strategies and reporting. In addition, RLC launched our “Building Better” sustainability branding, which is at the core of every step in our ESG journey.

The Company also keeps pace with global and industry developments on disclosures. We began adopting the TCFD framework and are preparing for the IFRS S1 and S2, supported by third-party auditors, with whom we consult to ensure full alignment and compliance with these international standards. By 2027, RLC is targeting the commencement of integrated reporting to comprehensively cover our financial and non-financial performance.

Moving forward, we will continue to keep stakeholders informed about our developments, challenges, and opportunities to accelerate business growth by 2030 through the Vision 5-25-50, as well as our ongoing efforts to scale our sustainability impact towards reaching net-zero by 2050.

While we have a long way to go to attain our sustainability ambitions, RLC has already made notable accomplishments for the environment and communities as of 2025:



32

Solar-powered lifestyle centers



275,495.09 GJ

Renewable energy consumption



22

Green-certified developments



38

Assets equipped with rainwater collection



+6,000

Volunteer hours



32,158,709

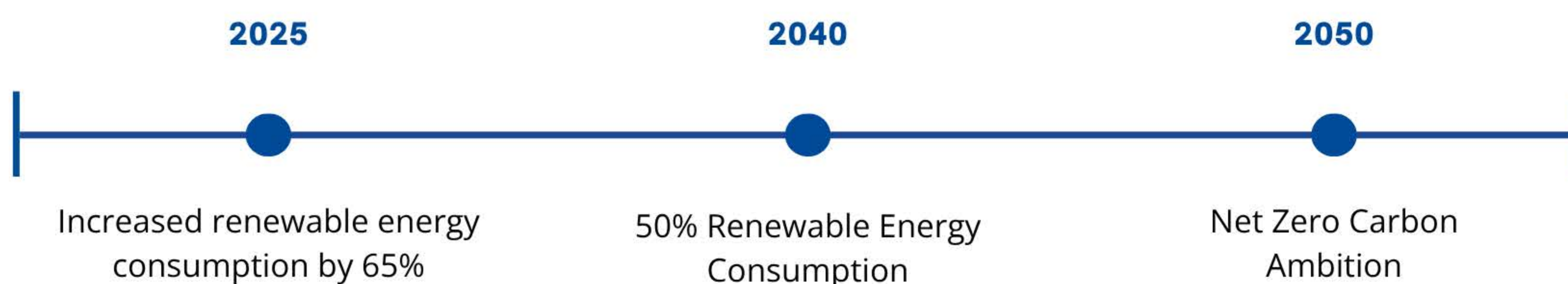
Safe man-hours

Climate Action

Focus area overview

An aerial photograph of a large, modern commercial building, likely a shopping mall or office complex. The building features a prominent solar panel array installed on its roof. The surrounding area includes parking lots, roads, and some greenery. A sign on the building reads "SOUTHMOORE PLACE Ormoc".

^a Ideal metrics for future reporting; data collection processes will be further improved to compile this data.





Environmental Compliance

As we develop and operate properties across environments, RLC is keenly aware of our impact on the surroundings. We uphold our compliance with environmental laws and other relevant regulatory requirements to ensure our operations do not pose risks to ecosystems and communities around our sites.

RLC evaluates our environmental impacts in every phase of our project development. We adhere to applicable laws in our deliberations over building locations, construction methods, and material usage. Understanding that non-compliance will incur financial penalties and operational and reputational risks, RLC fully complies with regulations and has incurred no monetary fines, sanctions, or cases related to environmental regulations.

To ensure the entire organization adheres to national and local regulations, RLC has a dedicated compliance unit that observes all our activities. The unit also assesses whether our operations meet air and water quality standards and waste management protocols.

We will improve our internal processes by providing extensive training to our employees, contractors, and project teams to ensure they stay informed and compliant with environmental regulations and best practices. We will also collaborate with government agencies and third-party consultants through regular audits, further ensuring our compliance and accountability to our impacts.

Energy and Emissions Management

Enhancing our energy efficiency and reducing our emissions are critical measures to achieve our net-zero ambition. Such initiatives also improve operational efficiency and cost savings for our tenants and the Company.

RLC actively expands our usage of renewable energy to reduce our dependence on fossil fuels. We have invested PHP 1.8 billion to install 111,440 solar panels with 37.9 MW of solar capacity across our 33 malls and piloted a 368 kWp solar carport at three hotels, likewise encouraging guests to reduce their fossil fuel consumption. These solar installations saved us PHP 1.9 billion in electricity costs. Our renewable energy consumption, sourced from both onsite solar generation and third-party renewable energy suppliers, surged by 65% in 2025 compared to the prior year. This significant shift underscores our commitment to transitioning away from carbon-intensive energy sources and decarbonizing our operations.

As of October 26, 2025, all of our 12 office buildings, The Residences at The Westin Manila,

Crowne Plaza Manila, and three of our malls (Robinsons Magnolia Expansion, Cybergate Cebu, and Robinsons Dumaguete) fully source their electricity from renewable energy suppliers. By providing renewable power instead of grid electricity to our tenants and customers, we reduce both our Scope 2 and Scope 3 emissions. Based on our decarbonization roadmap, solar installations and renewable energy supply sourcing alone will not be enough to reach net-zero by 2050; hence, we will explore carbon offsetting in the future.

We are also advancing solar-powered EV charging stations in our malls and offices. As of the first quarter of 2026, we have expanded our EV charging stations to 42. Additionally, we provide free EV shuttle services for our employees. We also support the local government's green transport options for commuters in our malls in Cavite.



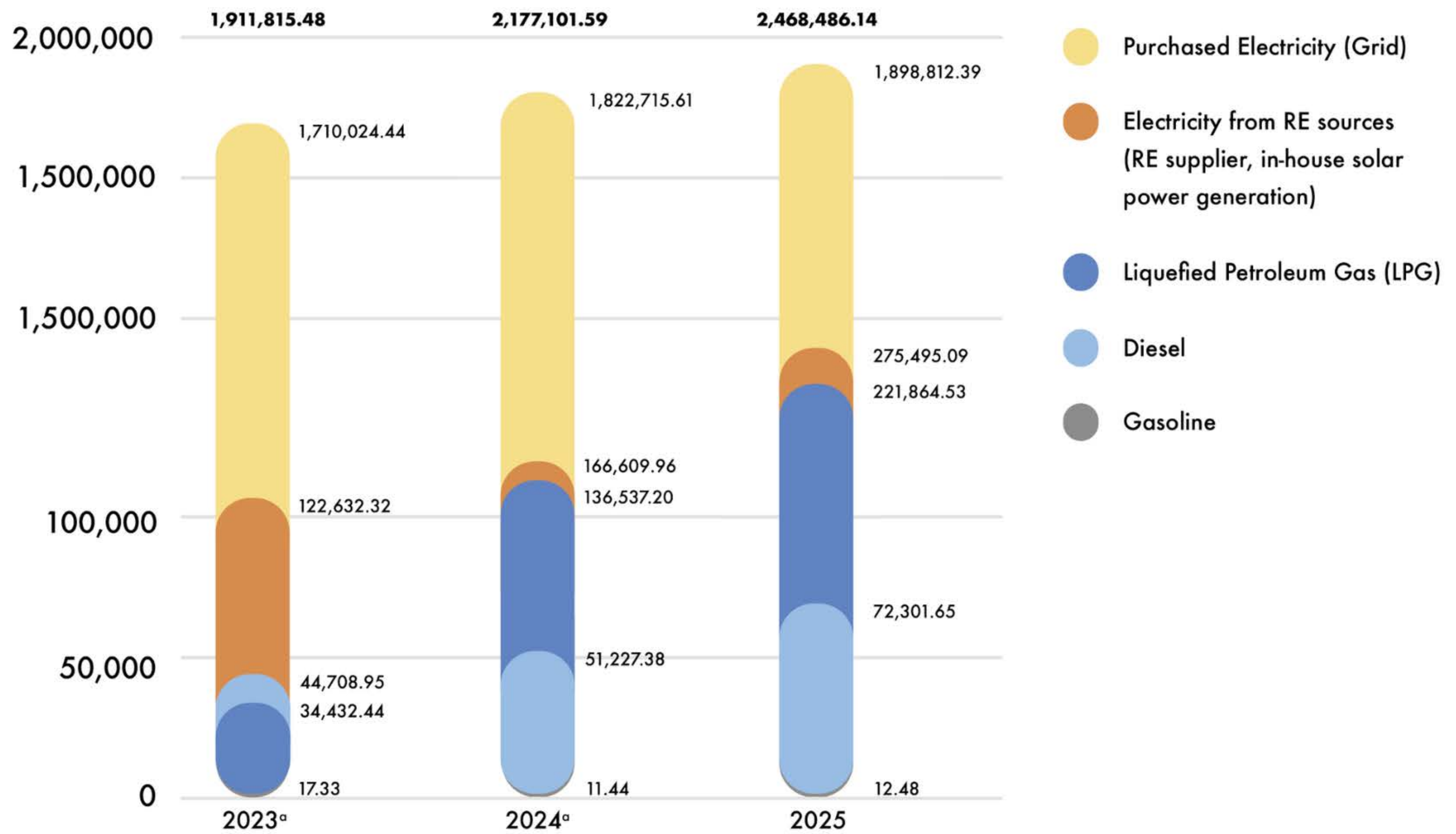
Our new and existing buildings are continuously enhanced through sustainable design and integrations that improve resource efficiency and management, earning us several green building certifications, including Leadership in Energy and Environmental Design (LEED) and Excellence in Design for Greater Efficiencies (EDGE). In 2025, our six office buildings and two residential developments received green building certifications, recognizing our efforts to

reduce energy consumption through energy-efficient systems, such as LED lighting in all our office buildings and variable refrigerant flow (VRF) air conditioning.

Alongside our energy efficiency initiatives, RLC optimizes our data-gathering processes to accurately measure our energy consumption and reductions, enabling us to assess their effectiveness.

Energy Consumption

Energy consumption within the organization (in GJ)

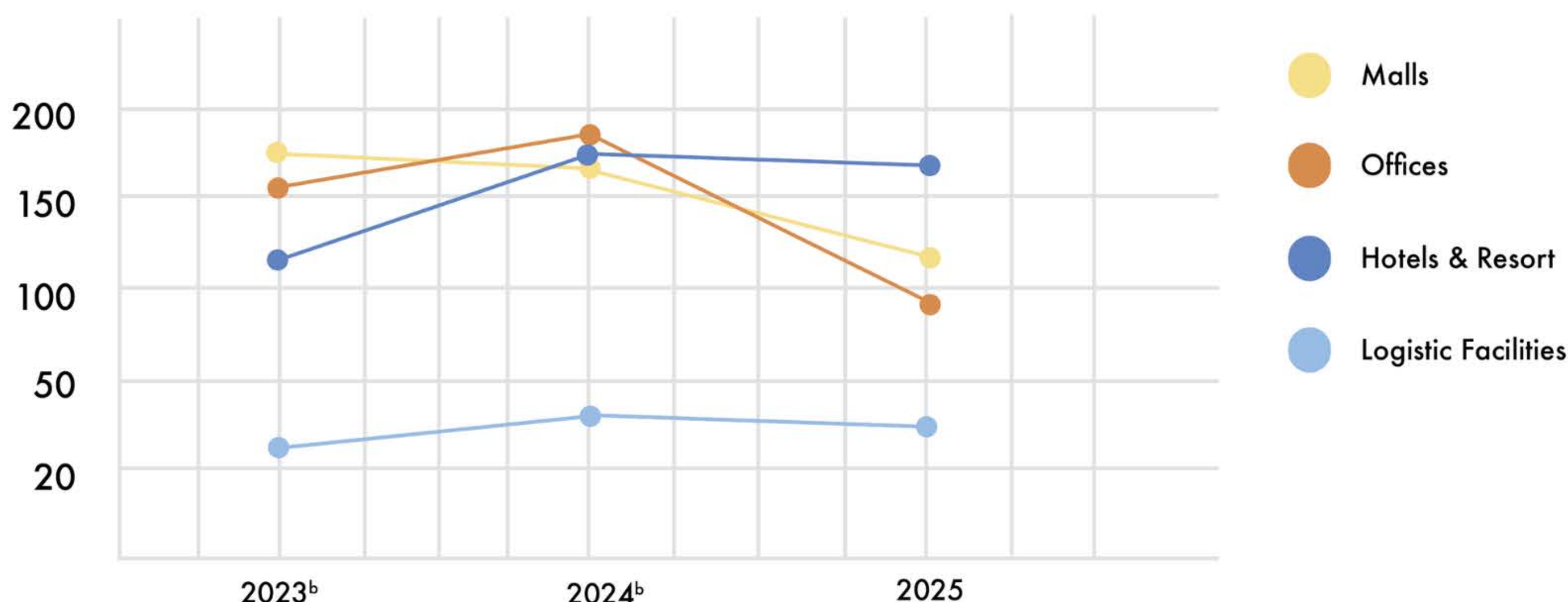


^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy

Robinsons Starmills, Pampanga



Whole building energy intensity (kWh/m²)^a



^a Whole building energy intensity is calculated by dividing total energy consumption by total gross floor area.

^b 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

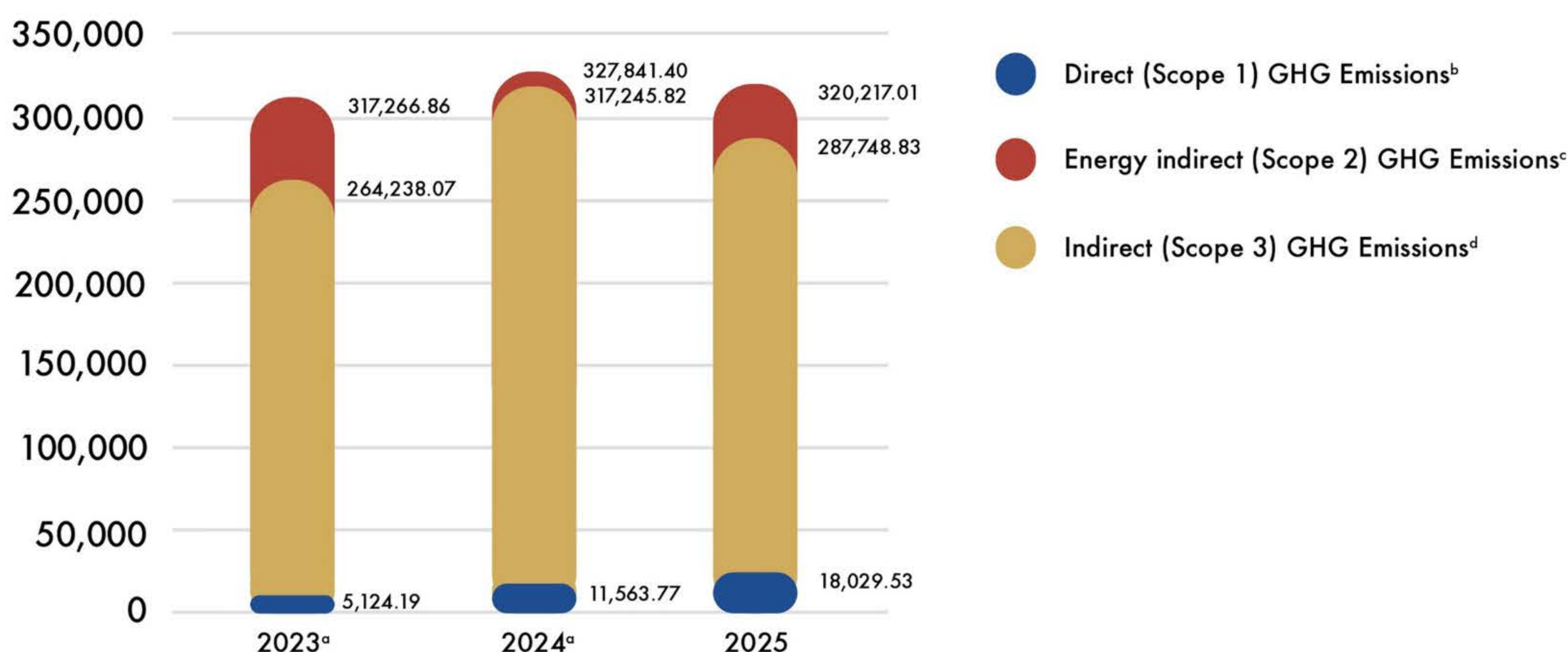
The decrease in energy intensity across RLC's properties is not only driven by the significant increase in renewable energy consumption, but also by the strategic building design efficiency upgrades and smarter resource management.

RLC's properties and operations mainly source power from the country's grid, which is dominated by fossil fuels. Moreover, we use petroleum-based

products such as diesel, gasoline, and liquefied petroleum gas (LPG) for our company vehicles and backup generators. These generators are only used when necessary, such as in cases of power outages or sudden need to supplement electricity. RLC aims to reduce our consumption of these non-renewable resources and advance our transition to cleaner energy.

GHG Emissions

Total GHG Emissions Produced (in tCO₂e)



^a 2023 and 2024 data have been restated due to improved tracking and calculations for greater accuracy.

^b Scope 1 only includes emissions from diesel, gas, and LPG consumption of our operations.

^c Scope 2 only includes emissions from the electricity consumption of our properties, excluding tenants.

^d Scope 3 emissions are only from the electricity consumption of our tenants.

Our use of grid electricity and petroleum-based products results in GHG emissions that contribute to climate change.

Our Scope 1 emissions include those emitted from our diesel, gasoline, and LPG usage. These emissions increased in 2025 due to the addition of new properties. Our tenants' electricity usage is accounted for in our Scope 3 emissions, primarily due to the increased use of renewable energy.

As RLC commits to net-zero emissions, we continuously scale up our renewable energy sourcing across our properties. Our solar panel investments have prevented a total of 138,342.57 tCO₂e. By harnessing renewable sources to power our properties, we have reduced our Scope 2 emissions in 2025, which cover electricity consumption.

While current solar installations and renewable energy sourcing are still being scaled to fully align with

our net-zero ambitions, RLC continues to make steady progress along its decarbonization roadmap. The Company remains committed to reducing emissions through ongoing initiatives, including expanding renewable energy efforts and implementing carbon offsetting measures. We are also encouraging our tenants, customers, and employees to use non-renewable resources responsibly while cleaner alternatives are currently unavailable. Our EV charging stations will also expand to our other malls, while EV shuttle services for employees will remain implemented.

RLC also aims to have a more comprehensive view of our emissions, particularly extending our Scope 3 reporting beyond our tenants' electricity consumption. This will allow us to better see our impacts and address them.

GHG Emissions Intensity (in tCO₂e/m²)

Disclosure	2023 ^a				2024 ^a				2025			
	Malls	Offices	RHR	RLX	Malls	Offices	RHR	RLX	Malls	Offices	RHR	RLX
Scope 1 ^b	0.001	0.0002	0.008	0	0.002	0.003	0.008	0	0.002	0.001	0.008	0
Scope 2 ^b	0.062	0.004	0.097	-	0.054	0.034	0.110	-	0.045	0.013	0.093	-
Scope 3 ^c	0.108	0.021	-	0.017	0.093	0.009	-	0.021	0.054	0.001	-	0.020

^a 2023 and 2024 data have been restated due to improved tracking and calculations for greater accuracy.

^b Scope 1 and 2 emissions intensities are calculated by dividing by total gross floor area.

^c Scope 3 emissions intensities are calculated by dividing by total gross leasable area.



Greener Rides for South Luzon

RLC advances sustainable mobility through the rollout of Greener Rides for South Luzon, Robinsons Malls' flagship initiative in Cavite. The program provided customers and commuters with EV transportation options, thereby helping to reduce carbon emissions.

Our efforts to accelerate sustainable transport are driven by strategic partnerships. We worked with the City Government of General Trias to deploy 13 eJeep units to facilitate mall-to-mall transfers between Robinsons Dasmariñas and Robinsons General Trias.

Meanwhile, we provided the City of Imus' first Pure EV Bus at Robinsons Imus, developed in collaboration with UBE Express, a premium point-to-point shuttle service. It serves commuters traveling from Robinsons Imus to the Ninoy Aquino International Airport (NAIA).

These EVs made commuting more convenient and accommodating to more passengers, thereby reducing reliance on private cars and gasoline.

Other Air Pollutants

Air pollutants (in tons)

Disclosure	2023	2024	2025
ODS ^a	0.52	0.51	0.50
NOx	174.38	195.10	194.53
SOx	11.98	40.86	46.26
Persistent organic pollutants (POPs)	-	-	-
Volatile organic compounds (VOCs)	-	3.38	13.08
Hazardous air pollutants (HAPs)	-	-	-
Particulate matter (PM)	25.86	5.76	7.01

^a Refers to ODS produced from generator sets

Apart from GHG emissions, pollutants such as NOx, SOx, and ODS are generated from diesel oil combustion to power our backup generators. These emissions add to climate change and indirectly affect our stakeholders and the public.

We regularly monitor and maintain generator sets and air pollution control facilities, including mufflers, exhaust systems, and air-conditioning system filters. To further ensure the safety of our generator sets, they are tested twice a year by third-party consultants.

RLC remains compliant with the clean air standards set by the DENR.

Climate Risk Assessments

RLC is committed to improving tracking and transparency of our climate risks. In 2023, we worked with Deloitte to guide our Climate Resiliency Project, in which we sought to identify our properties' climate risks and receive recommendations.

The climate resilience assessment adopted the TCFD framework. It was conducted at the Giga Tower in our Bridgetowne Complex, covering Baseline Assessment, Climate Hazard Characterization, Vulnerability Assessment, and TCFD Report Writing.

Following the TCFD framework and workshop, we began referring to the IFRS Sustainability Standards to evaluate the risks and their financial implications. We conducted this assessment in 2024 and engaged SGV & Co. as our consultant.

We laid out our insights on our climate-related risks and their potential impacts on our financial performance in 2025. We have also considered global and local trends that influence these risks and formulated strategies to mitigate them.

Climate-related Transition Risks	Risk Statement	Potential Financial Implications
Carbon Pricing	Stricter government regulations (e.g., carbon taxes, emissions trading schemes) can be imposed on suppliers and vendors (e.g., cement, steel, glass, fossil fuel-based power, etc.)	• Higher operating expenses, from possible pass-on costs from high-emission suppliers and vendors • Higher operating expenses from electrification and the adoption of renewable energy • Higher compliance costs and carbon taxes • Lower bottom line and EBITDA • Loss of revenue due to decreased demand for high-emissions properties
Renewable Energy Source	The shift to renewable energy increases compliance costs due to retrofitting and early divestment, while stranding risks and asset impairments arise from the early retirement of coal-powered manufacturing equipment.	• Increased compliance costs • Costs for retrofitting and transitioning to low-carbon technologies • Asset impairment linked to regulation • Improved profitability and long-term savings from reduced dependence on fossil fuels
Energy Efficiency	Failure to invest in energy efficiency technologies may lead to increased operational expenses due to rising energy costs, continued dependence on energy-intensive properties, and heightened reputational risk as consumer preferences shift toward energy-efficient facilities.	• Increased operational expenses due to rising energy costs • Long-term operational costs due to continued dependence on energy-intensive properties, versus using energy-efficient technologies • Reputational risk and loss of profitability as consumer preferences shift toward energy-efficient properties

Initial Identified Strategies to Address Risks	Global and Local Trends (Risk Drivers)
• Improvement of design and materials efficiency of buildings • Identification of and engagement with suppliers involved in decarbonization • Introduction of low-carbon materials use in contracting requirements • Consideration of factors such as low-carbon investments in budget planning • Internal carbon pricing; accounting for future costs of carbon • Institutionalization of value engineering across the organization	• Consumer and investor preferences for sustainable products, including green buildings and green-certified properties • Increased issuances of green bonds for sustainable financing • Investments and improving technologies for energy efficiency, renewable energies, and low-carbon options • Discussions and emerging policies on carbon pricing • Increasing global adoption of climate-related disclosures for sustainability reporting • Regulations on ESG, climate-aligned investments, and greenwashing



Summit Hotel Naga

Power in Small Spaces

Committed to innovating our path toward a renewable future, RLC has converted parking spaces into dual-purpose power assets through our 2025 Zero-CapEx Solar Carport for Space-Limited Hotels (“Power in Small Places”) program. The program was piloted at Grand Summit General Santos, Summit Hotel Naga, and Go Hotels Plus Naga, where a total of 1,941 m² parking spaces and driveways were installed with rooftop and solar carport panels.

The solar carport project deployed 378 kWp of renewable capacity across three pilot hotels, with 193.75 kWp at Grand Summit General Santos and 184.25 kWp at Summit Hotel Naga and Go Hotels Plus Naga. As of November 13, 2025, the rooftop and solar carport panels have generated 174,967 kWh.

The solar facilities have diversified the hotels’ energy sources and reduced their dependence on grid

electricity by an average of 12%. They also cut the hotels’ Scope 2 emissions, preventing 141 tCO₂.

RLC partnered with Sky Renewables to deploy the rooftop and solar carport panels under a PHP 0 capital expenditure (CAPEX), 20-year Power Purchase Agreement (PPA). This stabilizes energy costs for hotels, as a fixed-rate PPA helps hedge against rising, volatile electricity tariffs. Furthermore, the adoption of renewable energy has improved utility savings for these hotels, with total savings expected to reach PHP 50.22 million over the 20-year contract period.

By creating “Power in Small Places,” RLC demonstrates our innovation in maximizing our spaces to accelerate the adoption of renewable energy and to provide shaded parking, improving guest experiences at our hotels.

FOCUS AREA 2

Responsible Land Use

RLC creates sustainable spaces by cultivating greenery and integrating innovation. With greener spaces, we uplift Filipinos’ lives and uphold our responsibility to protect and nurture biodiversity in the development of built environments.

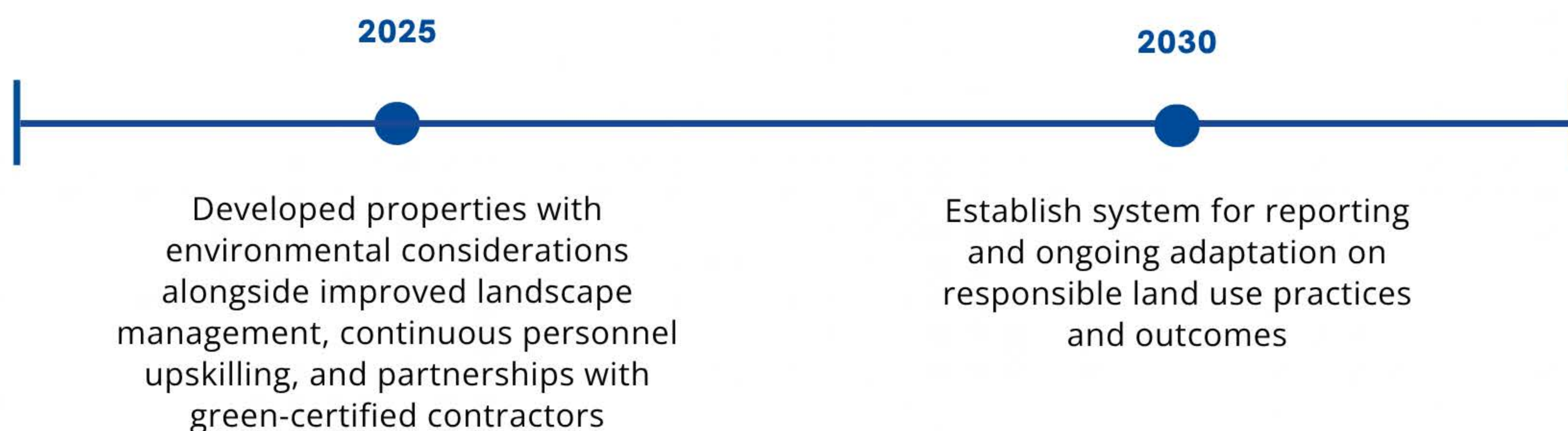
Focus area overview

Our Target: Aspire to build resilient and green communities and assess all our properties for impact on nature and communities by 2030.



UN SDG Alignment	RLC’s Material Topics	2025 Initiatives	Metrics
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 11 SUSTAINABLE CITIES AND COMMUNITIES	Land Conversion and Development	- Responsible land use planning - Biodiversity-friendly landscaping and conservation efforts	% of properties meeting standards for responsible developments^a
	Property Management	Resource and waste management in property developments	
	Repurposing Spaces	- Conversion of underutilized areas into community hubs - Propagation of plants and trees in dormant areas	
	Innovative Design and Technology	- Adoption of smart building technologies - Development of net-zero and climate-resilient properties	

^a Ideal metrics for future reporting; data collection processes will be further improved to compile this data.



Land Conversion and Development

RLC understands that converting natural landscapes to built environments may cause pollution and pose risks to habitats. Thus, in developing lands to improve living conditions and foster a flourishing economy, we remain mindful of our impacts on surrounding communities and species.

Protecting Biodiversity

Our properties and operations are not adjacent to environments with rich biodiversity. Nevertheless, we mitigate disruptions to the ecological balance around our spaces. We develop our properties with consideration of pollution, noise, and floodwater management. We also work with green-certified contractors and consultants to regularly evaluate our construction methodologies and our compliance with DENR requirements.

To further support biodiversity in our sites, we cultivate endemic species across our malls. Cultivating these green spaces also supports wildlife, including beneficial insects, pollinators, and native birds. These spaces enable diverse species to flourish harmoniously with community wellness.

Repurposing Spaces

Harnessing our expertise in sustainable and accessible design, RLC continuously reimagines our spaces to foster greenery, wellness, and connections. We want our spaces to be more accommodating to various lifestyles and create

more experiences. In turn, these redefined spaces add value to our assets by reinvigorating enterprises and engagements.

Property Management

Our properties feature landscapes designed for sustainability, where native flora blossoms, enhancing the surroundings and the well-being of communities. To preserve such green spaces, particularly in our malls, we continuously improve our landscape maintenance personnel's knowledge of horticultural practices through digital advisories.

To further improve our environments, we adopt technologies and practices that enhance resource efficiency across our properties. We integrate energy and water-saving systems, digital monitoring tools, and renewable energy facilities to reduce our tenants' utility costs and carbon footprint.

We maintain a safe environment in our properties by conducting regular audits and assessments. Our buildings undergo evaluations to ensure their structural integrity and to identify potential hazards. We also engage green-certified partners and train our employees to ensure that our properties and operations remain safe and sustainable for everyone.

Bringing Life and Lush to Idle Spaces

FEATURE STORY

At Robinsons Malls, idle spaces present opportunities to expand our sustainability efforts. In 2025, we engaged employees and volunteers to bring life to our dormant areas by cultivating ornamental plant nurseries and trees.

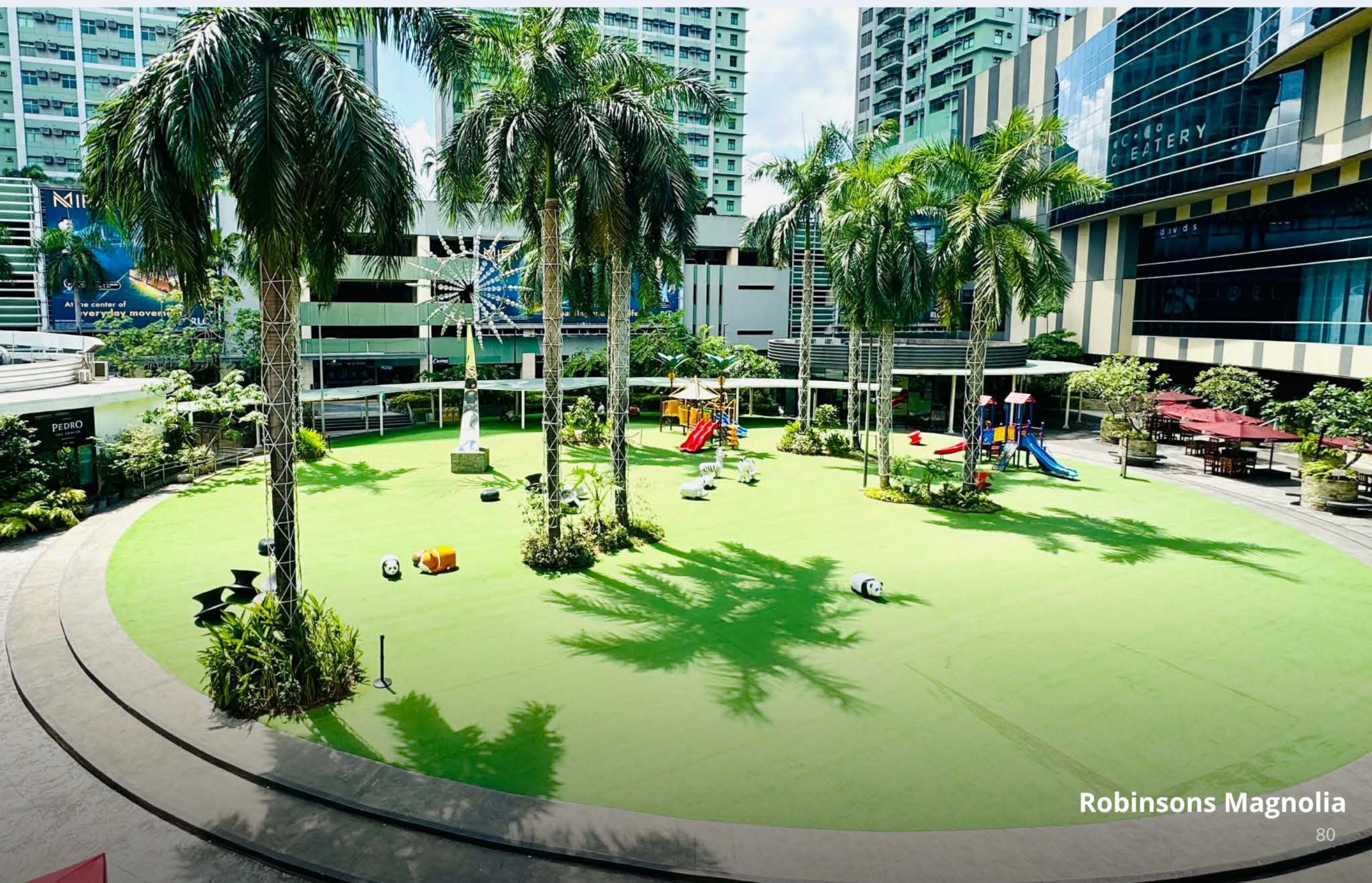
As part of our Green Zones initiative, our Robinsons Malls Operations team set up ornamental plant nurseries in idle outdoor spaces across our 57 malls. We primed our landscape personnel in propagation, plant recovery, and nursery management to keep our shrubs, groundcovers, and accent plants healthy and thriving. We have been propagating thousands of plants at Green Zones, which we use to replace or enhance plants throughout our malls.

By nurturing our own ornamental plant nurseries, we prevent additional costs for plant purchases and transport. We are more hands-on with caring for our plants to maintain lush landscapes for everyone visiting our malls.

In addition to our employees, we also engage volunteers from outside the organization to join our tree-planting initiative at Robinsons Tuguegarao. We partnered with a local plant exhibitor to turn unused mall space into a green area. The initiative planted 3,050 trees, surpassing the regulatory requirement of 1,500 trees. The effort of 160 volunteers from our workforce, mall tenants, LGUs, schools, and fitness groups made the mall space greener, enhancing the scenery for mall visitors.

Aside from improving our spaces, the tree-planting initiative has supported local livelihoods and boosted community engagement around our site.

Fostering ornamental plant nurseries and trees across our malls highlights RLC's creativity and strategy to maximize our idle areas, making them more sustainable with vibrant flora that surrounds our spaces and communities.





Designing a Mall for All

Reimagining spaces is not just about enhancing design elements but also about refining the experiences within them. Through Robinsons Malls' "A Mall for All" campaign, we opened up our spaces for activities that engage marginalized communities and provide them with meaningful experiences and opportunities.

Robinsons Malls are designed with safe zones and accessible viewing areas for senior citizens, pregnant individuals, and persons with disabilities (PWDs) to comfortably enjoy and participate in public events. We also have essential equipment, such as wheelchairs, umbrellas, and chargers, ready to assist our mall visitors.

Our malls are also empowering spaces for women. In 2025, financial literacy and self-defense workshops were organized at our malls as part of Women's Month celebration. Women entrepreneurs were also in the spotlight at various mall events.

These events also engaged persons with intellectual and developmental disabilities (IDDs). Robinsons Malls hosted engaging activities with Best Buddies, as part of the NGO's Friendship Walk 2025, where individuals with IDD's enjoyed interactive games and shared inspiring stories with one another.

Moreover, in partnership with the Bureau of Jail Management and Penology, Robinsons Malls provided opportunities to persons deprived of liberty (PDL). Our spaces hosted trade fairs for PDL, where they showcased their creativity by selling handcrafted items.

With our accessible design and inclusive spaces for connection and opportunity, Robinsons Malls reshaped the mall experience to be more empowering for all.

Innovative Design and Technology

At RLC, innovation and sustainability go hand in hand. Our properties are equipped with smart technologies that accelerate our sustainable practices. At the same time, these technologies are enhancing the everyday living and operations of our tenants and communities.

Our integrated innovations improve resource efficiency and waste management across our developments, helping us reduce our environmental impacts. Through these sustainability design features and processes, **23** of our properties earned green building certifications, attesting to our commitment to building better, more sustainable spaces.

RLC continues to reduce emissions from our residential developments as part of our commitment to one million m² of net-zero condominiums, which we pledged in partnership with the International Finance Corporation (IFC) in 2024. We implement measures to achieve emission reductions using IFC's EDGE certification.

RLC Residences has received EDGE certifications for Le Pont Residences in Bridgetowne and Mantawi Residences in Cebu in 2024, recognizing their energy and water-efficient systems. Both residential developments are designed with well-insulated roofs and walls and well-shaded building facades, reducing reliance on cooling and lighting systems. Its parking areas are equipped with sensors to monitor carbon monoxide levels. The buildings are also installed with water-efficiency fixtures and rainwater harvesting systems. These resource-efficient systems are expected to contribute to 45.37% energy and 34.66% water savings at Le Pont Residences, and 28% energy and 36% water reductions at Mantawi Residences.

Alongside redeveloping net-zero condos, RLC also aims to maintain low-carbon malls. To reduce our emissions, we have installed 37.9 MW solar energy facilities across our 28 malls and 42 EV charging stations. Additionally, we improved our water and waste systems to promote responsible use and management. Through circularity practices, we have collected 89.22 MT of plastic and other recyclables from our 15 malls.

Meanwhile, our office buildings also encompass sustainability innovations and promote efficient practices to other businesses. In 2025, RLC's GBF Centers 1 & 2 became the largest LEED v4 Gold-certified office development in the Philippines, thanks to their energy-efficient systems.

In recent years, we have pioneered and maintained green building certifications across several office developments. In 2022, our Robinsons Cyberscape Gamma was named the country's first EDGE-certified REIT building, recognizing its sustainable features, including material-efficient floor and roof slabs, high-performance glass, and window glazing. RLC also brought the first LEED-certified office buildings in Western Visayas upon the certification of Cybergate Iloilo Towers 1 and 2 in 2024, which were integrated with LED lighting and VRF air-conditioning systems.

We have also achieved EDGE certification for Cyberscape Beta in 2023, which was also built with high-performance glass, window glazing, and reused materials, as well as a LEED Gold certification for the Giga Tower in 2022, which was equipped with a Materials Recovery Facility to improve waste reduction and energy-saving features such as energy meters and advanced sub-meters.

RLC continues to uphold these green building standards by redefining our spaces with innovative features that enhance sustainability and resource efficiency across our building operations.

FOCUS AREA 3

Water and Waste

Developing and operating residential and commercial real estate involves substantial water use and waste generation, which can negatively impact the environment if not managed. To improve the sustainability of our business processes, RLC harnesses creativity and innovation to integrate water-efficiency systems and circular-economy practices.

Focus area overview

Our Target: Aim to explore new technologies on water conservation and channel non-biodegradable wastes from all RLC properties to waste-processing facilities by 2030

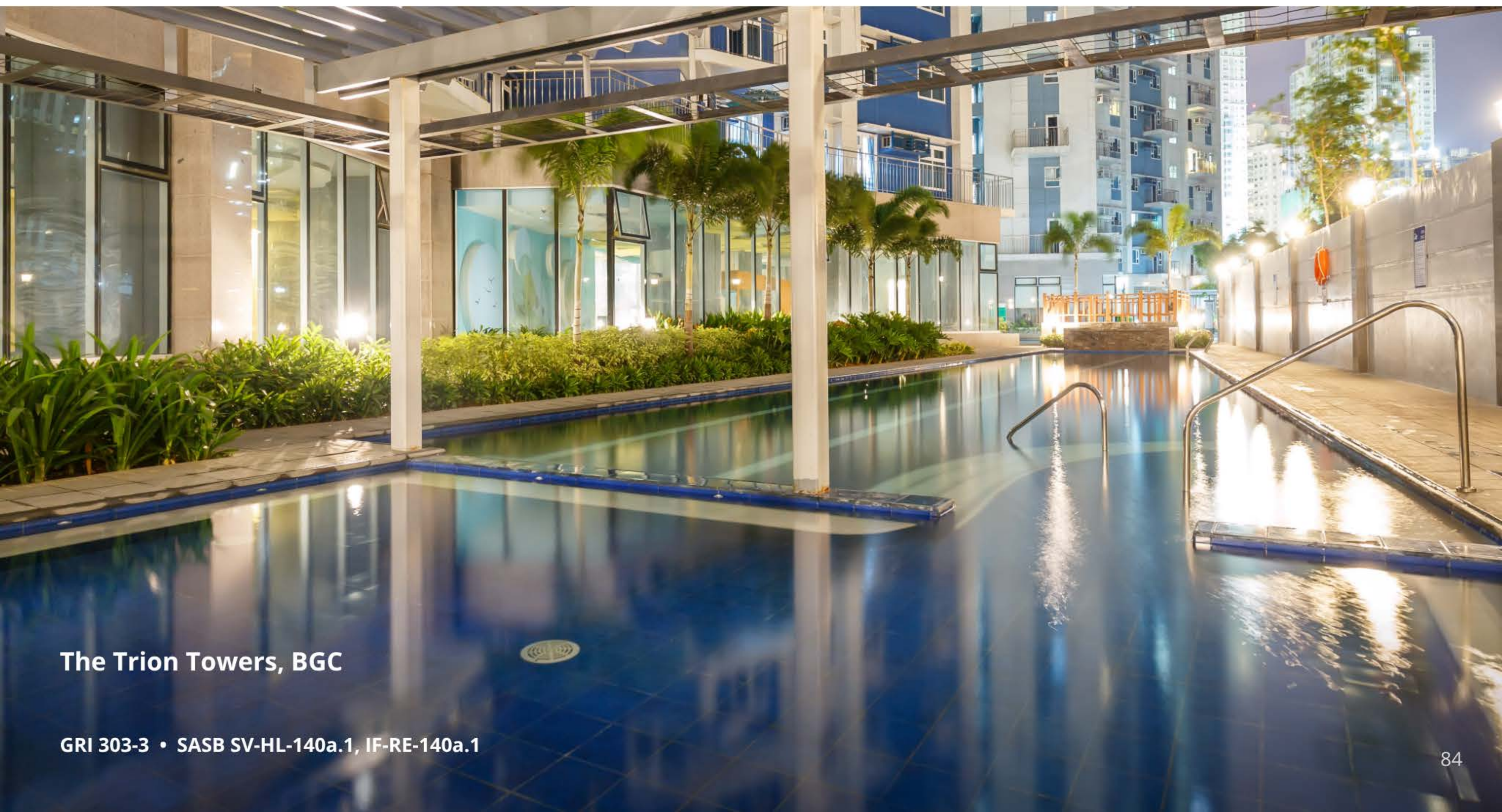
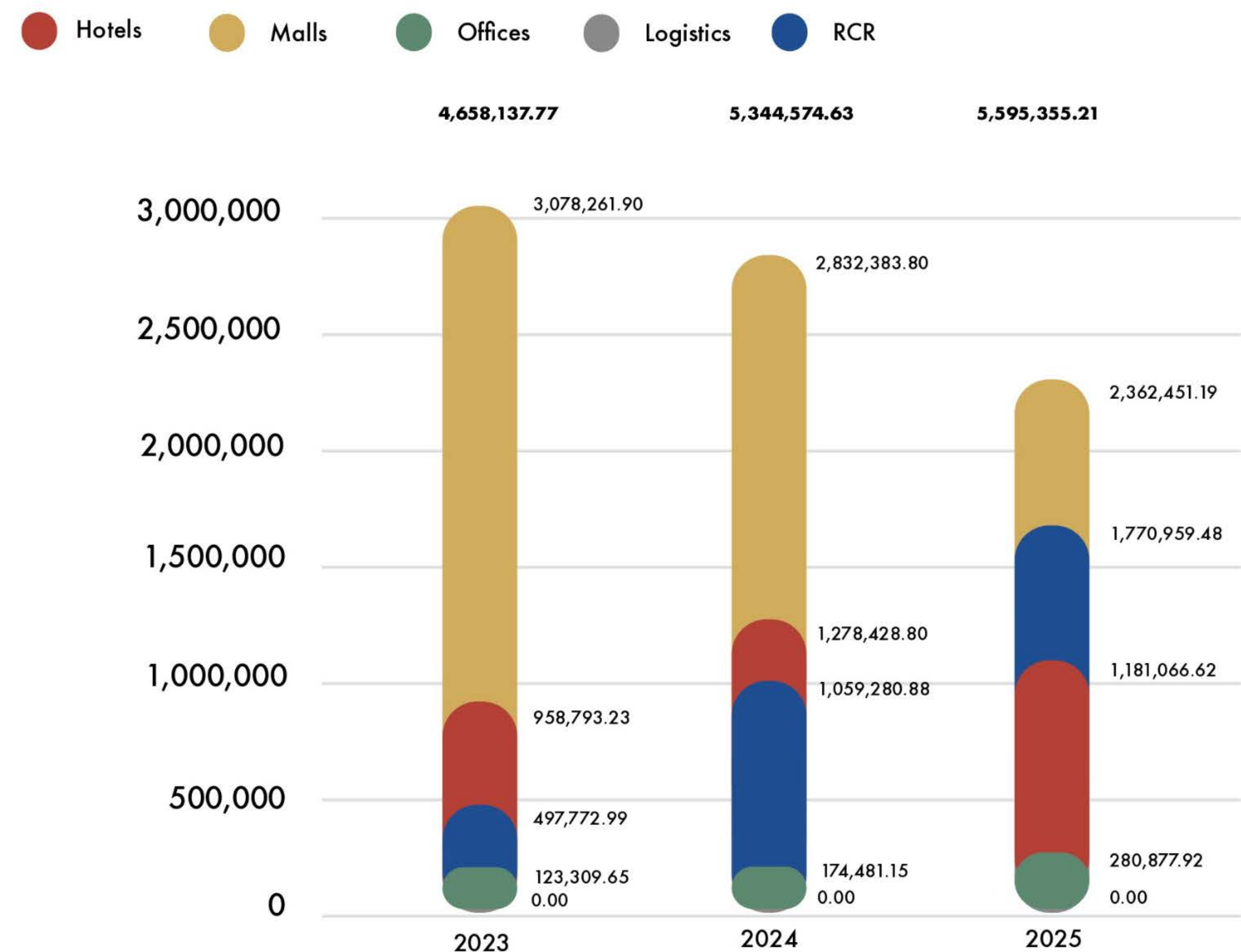


UN SDG Alignment	RLC's Material Topics	2025 Initiatives	Metrics
	Water Consumption	• Water conservation initiatives, including rainwater harvesting • Compliance with water quality and wastewater treatment standards	• Water recycled and reused • Water intensity
	Water Withdrawal		
	Waste Management	• Extensive waste reduction and recycling programs (plastic elimination and organic composting) • Partnerships with organizations for circular economy solutions	• Solid waste generated, landfilled, and diverted from landfill



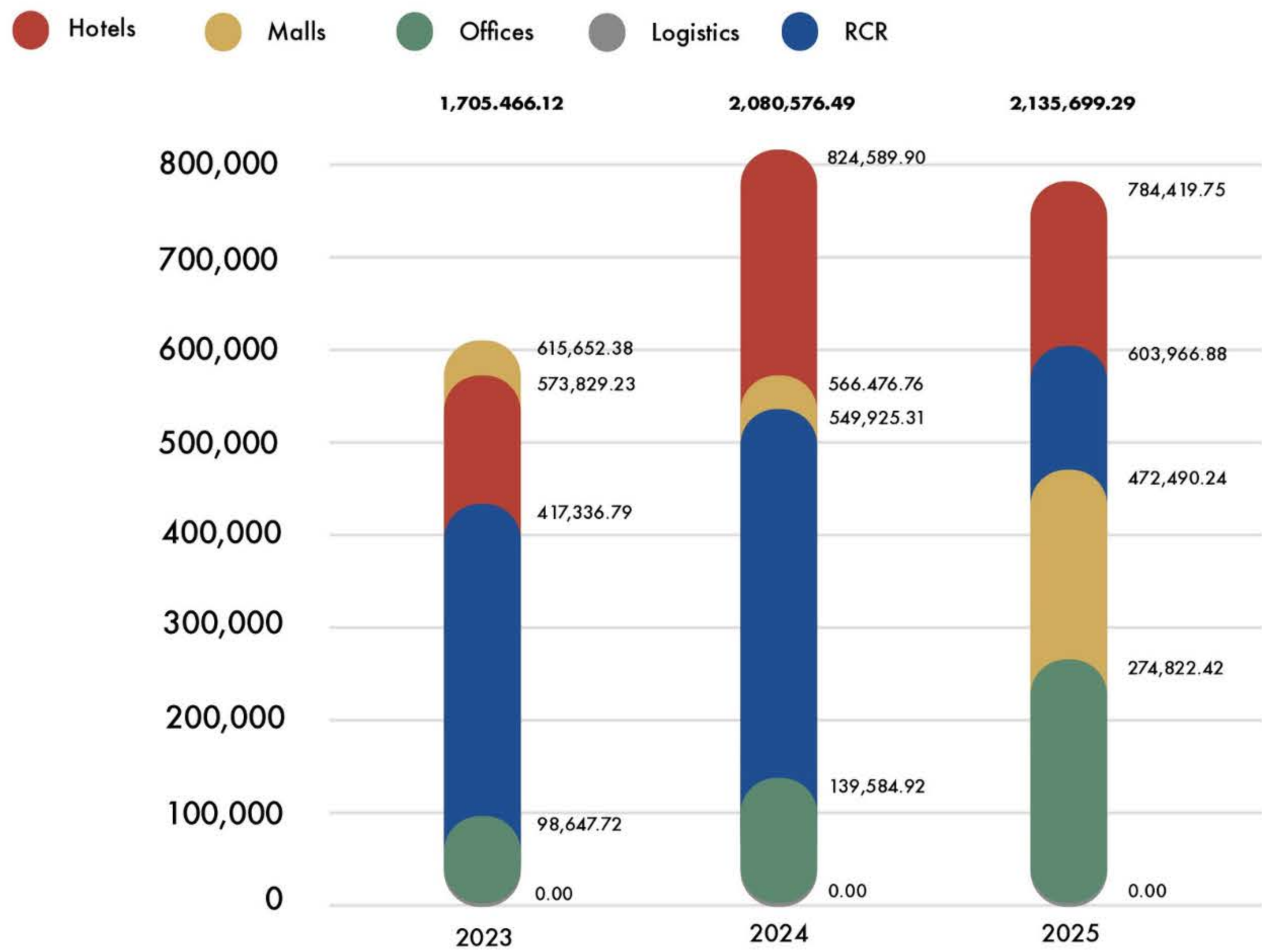
Water Consumption and Withdrawal

Water withdrawal within the organization (in m³)



The Trion Towers, BGC

Water Consumption within the organization (in m³)



Water and effluents (in m³)

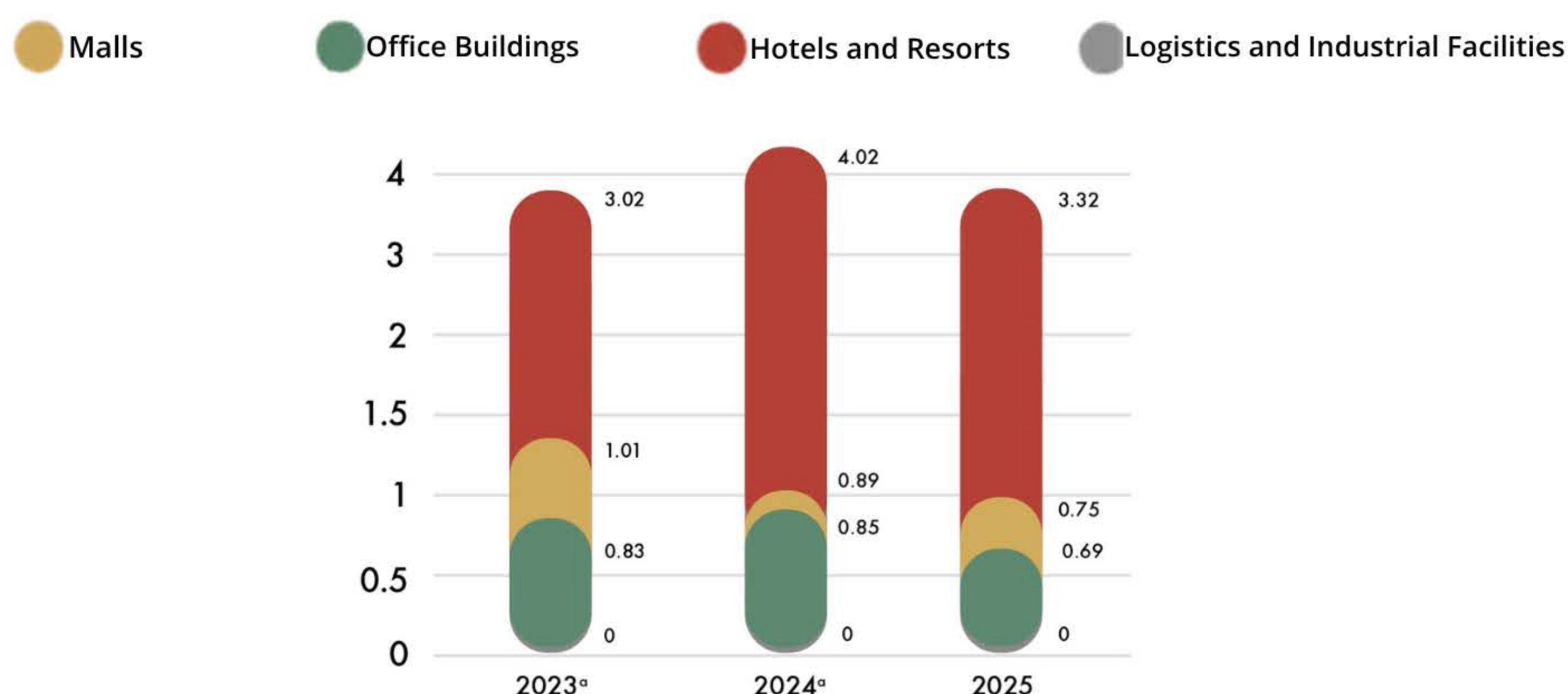
Disclosure	2023 ^a	2024 ^a	2025
Water withdrawal ^b	4,658,137.77	5,344,574.63	5,595,355.21
Water consumption ^b	1,705,466.12	2,080,576.49	2,135,699.29
Water discharge ^b	2,952,671.65	3,263,998.14	3,459,655.92
Water recycled and reused	32,544.00	56,142.00	65,493.25
Percent of wastewater recycled	1.10%	1.72%	1.89%

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

^b Figures comprise data from across our investment portfolio (Hotels, Malls, Offices, and Logistics).



Water intensity (in m³/m²)



^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

Water is a vital resource throughout RLC's property development and management. As we recognize the significance of a steady water supply in our operations, we also prioritize proper management of water sourcing, consumption, and wastewater.

While the majority of our water supply is sourced from third-party providers, a portion is drawn from underground sources. We actively manage risks related to resource depletion and potential contamination, recognizing the importance of safeguarding water availability for surrounding communities and industries.

Ensuring a safe and reliable water supply remains essential to supporting the health and hygiene of our customers, tenants, and employees. At the same time, we recognize that certain operations—particularly amenities such as pools and showers in our hotels and resorts—contribute to higher water consumption. In response, we implement and promote water conservation measures to reduce our reliance on water resources and minimize our overall impact.

Starting with the construction phases, we already implement water conservation practices, such as rationing for masonry and testing.

In several RLC malls and residential properties, we installed rainwater harvesting systems to collect water for non-potable uses such as cleaning and irrigation. Some of our malls also have wastewater treatment and recycling facilities, while our hotels and resorts have water-efficient fixtures, perform hard-water treatment, and conduct regular leak inspections. At our office developments, we have changed the plumbing fixtures in our air conditioning systems. To further support our water efficiency across our operations, we also educate tenants, customers, guests, and employees on responsible water usage and conservation.

As we consume and conserve water, we are also mindful of the wastewater we generate. Our malls, offices, and hospitality developments are built with treatment facilities to mitigate risks posed by unmanaged wastewater. We align our wastewater management practices with national effluent standards and regularly monitor and comply with DENR regulations to ensure responsibility and integrity in our operations.

GBF Centers 1 and 2: A Beacon of Green Buildings

Elevating workplaces beyond productivity and collaboration, RLC develops offices that operate with consideration of climate action and responsible land use. We have been expanding our portfolio of green-certified office buildings, highlighted by the recent LEED certification of GBF Centers 1 and 2 in Quezon City.

GBF Centers 1 and 2 are the largest LEED v4 Gold-certified office buildings in the Philippines and Asia. It is also the second largest in the world to receive this certification.

RLC built GBF Centers 1 and 2 with energy-efficient systems and eco-friendly materials. Its rooftop solar panels, HVAC systems, and double-glazed glass were chosen to reduce energy consumption and emissions. These reductions are also supported by sustainable designs that enable natural daylight and ventilation.

Operations in GBF Centers 1 and 2 are also supported by water catchment systems and low-flow fixtures to reduce water usage, as well

as segregation systems and recycling programs to improve waste management. We also promoted sustainable practices among our tenants by setting up EV charging stations and a hydroponics area in the building.

In addition to these sustainable features, GBF Centers 1 and 2 feature smart technologies, including a destination-oriented allocation system, touchless systems, and facial recognition, that optimize everyday processes and convenience for tenants.

These green building features and measures at GBF Centers 1 and 2 resulted in over 3.73 kWh of energy savings annually and conserved 21.68 ML of water. The building has also reduced emissions amounting to 2,158 tCO₂.

RLC considers GBF Centers 1 and 2 milestones in sustainable architecture and models for developers to expand green buildings and foster sustainable urban development. Beyond their LEED certification and architectural feat, the GBF Centers 1 and 2 are built to support community well-being and the planet.

Waste Management

RLC strictly monitors waste collection and implements recycling programs across our properties. We understand that solid and hazardous waste pose risks to the environment and communities. Hence, we continuously manage our waste to mitigate these risks and adhere to DENR standards.

We ensure regular and proper handling and disposal of our solid waste. Our properties have DENR-compliant material recovery facilities to manage and process solid waste. Meanwhile, hazardous waste is stored securely in a separate area prior to treatment and transport by DENR-accredited organizations. Our housekeeping personnel are also trained to properly support our waste management.

As we engage accredited waste handlers to collect waste from our facilities, we evaluate their capabilities and compliance with the DENR, including the legality of their destination landfills. We understand that significant amounts of waste ending up in landfills contribute to environmental pollution and affect community health. Thus, we conduct recycling initiatives in several properties to reduce our waste generation.

Our malls are central to our waste management. We promote waste segregation from the source and recycle waste for landscaping. We also maintain the From Waste to Worth program, in which we inform our mall concessionaires about waste management guidelines and processes. Mall visitors are also engaged in our recycling initiatives by depositing their empty plastic bottles into our reverse vending machines.

At our hotels, we conduct the Food Waste Conversion from Shells to Feeds program to repurpose food waste, and the R Water initiative to reduce plastic waste by promoting the use of reusable glass bottles among hotel guests.

We are improving these waste management processes by collaborating with our merchants to prioritize recyclables over non-recyclables and by connecting our recyclers with waste collectors to ensure proper waste and recycling management. Our programs will also be expanded to more properties to reduce our waste and scale up our recycling. We will also further engage our employees and customers to learn and support proper waste management across our organization.

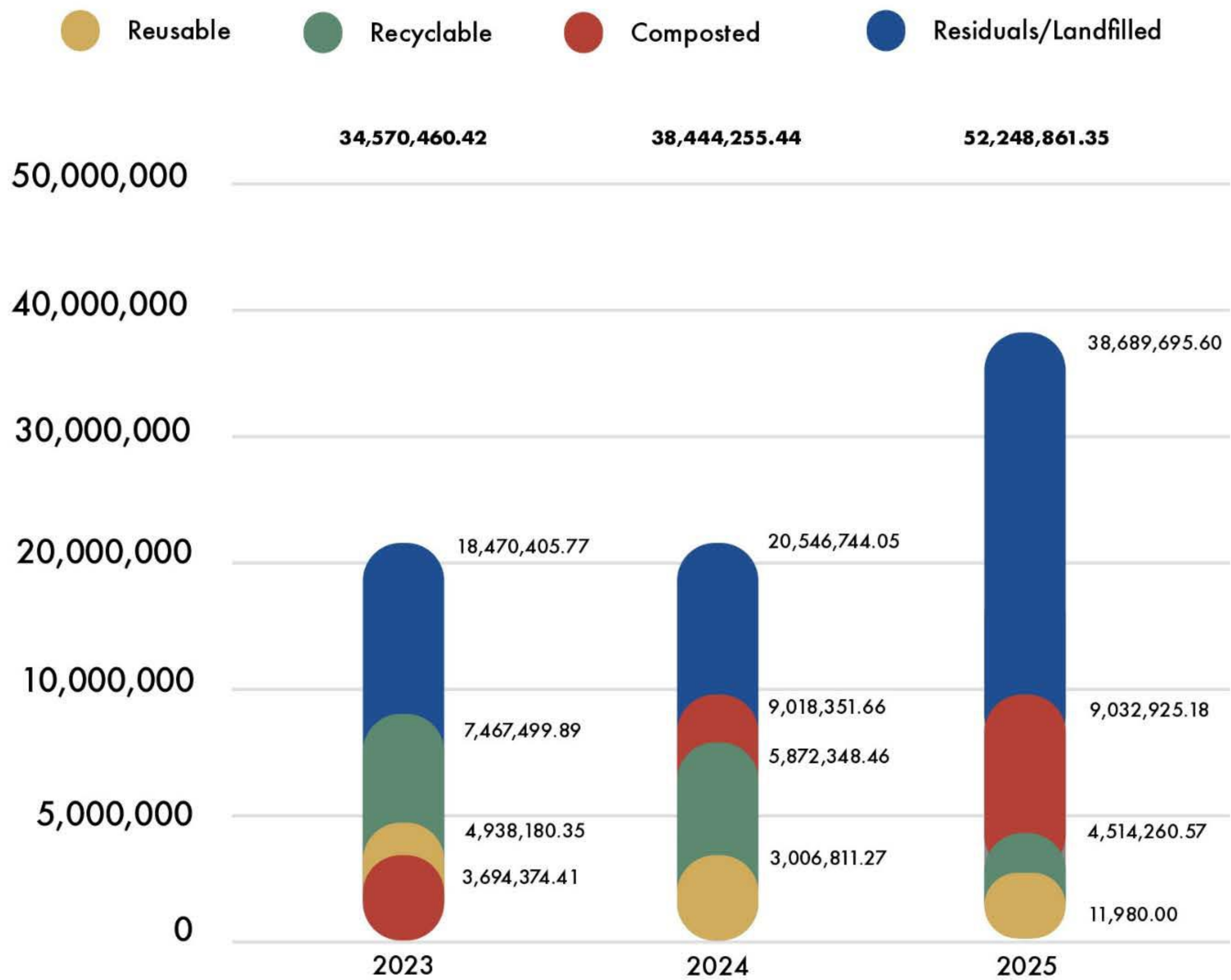
Total waste generated (in kg)

Disclosure	2023 ^a	2024 ^a	2025
Non-hazardous waste	34,570,460.42	38,444,255.44	52,248,861.35 ^b
Hazardous waste	236,722.25	199,912.35	192,658.67
Total waste generated	34,807,182.67	38,644,167.79	52,441,520.02^b

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

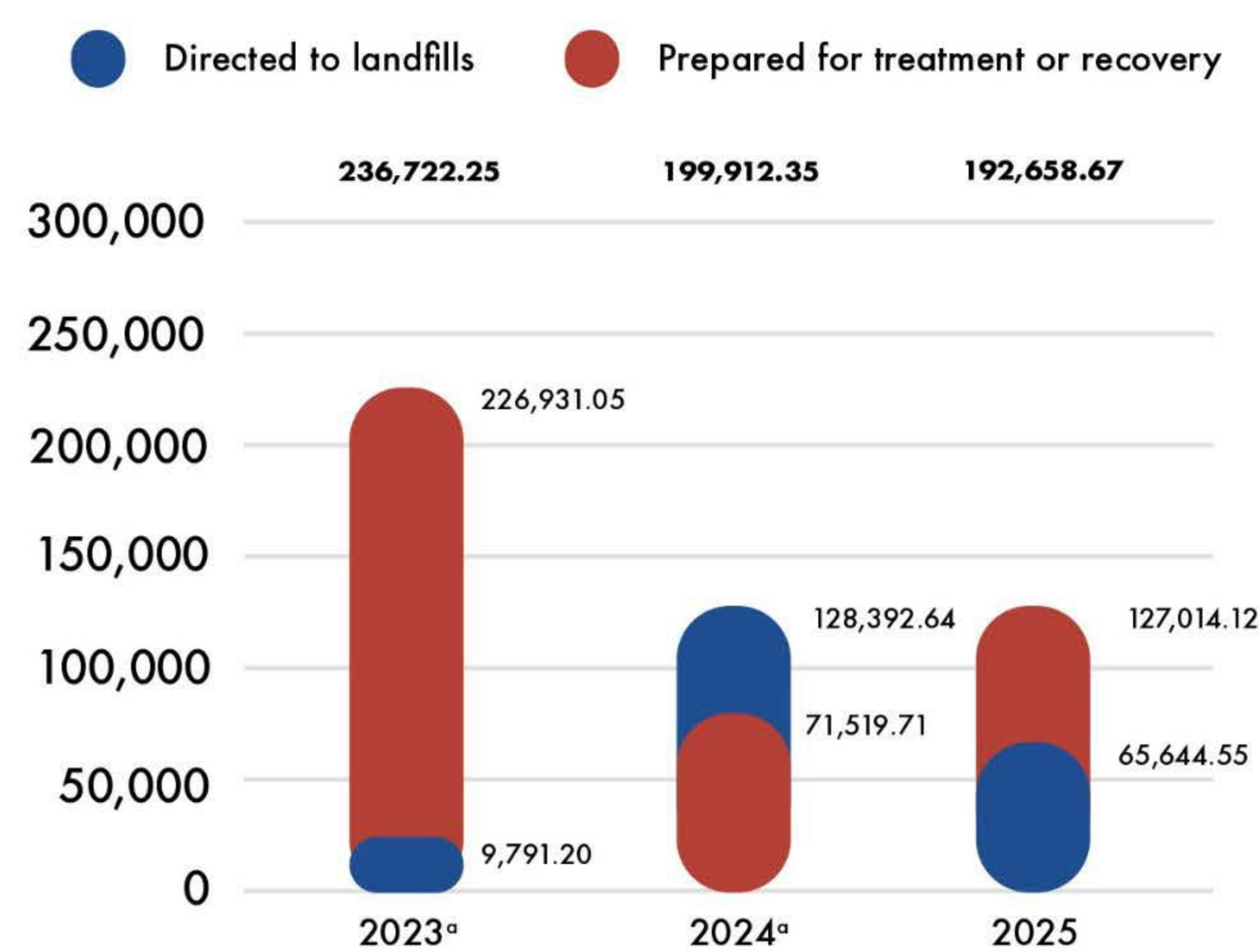
^b The significant increase in 2025 waste generated is attributed to achieving 100% reporting coverage across all malls. In contrast, 2023 and 2024 figures reflect a reporting gap, as approximately 30% of malls did not submit waste data during those periods.

Non-hazardous waste (in kg)



^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

Hazardous waste (in kg)



^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

**BE KIND.
RECYCLE.** 

**If it's old, broken, unwanted, and ignored,
IT'S TIME TO LET GO!**

**DROP OFF YOUR ELECTRONIC
WASTE FOR PROPER RECYCLING**



Greener Landscaping through Recycling

As we cultivate greeneries across Robinsons Malls, we ensure the sustainability of our landscaping by incorporating our recycling initiatives into our practices.

We recognize the essential role of healthy soil in supporting thriving plant life. To enhance soil quality while reducing environmental impact, we incorporate recycled materials into our landscaping practices. Across our malls, coconut waste is repurposed into coco cubes and fibers, which are used as organic mulch. By transitioning from dried-leaf mulch to coco-based materials, we have improved soil moisture retention while reducing reliance on conventional composting inputs.

In 2025, we repurposed approximately 30,449 coconut husks and produced 3,805 sacks of coco cubes and fibers. This enabled us to divert around 35.6 MT of waste from landfills.

For compost and fertilizers, RLC utilizes recycled green waste sourced from our supermarkets within Robinsons Malls. Organic waste is carefully segregated and processed through compost bins or aerated piles, depending on site capacity. In addition, liquid fertilizer is produced through the controlled fermentation of fruit and vegetable scraps.

These compost and liquid fertilizers are then applied across landscape operations through a structured fertilization program, supporting healthier plant growth while promoting resource efficiency. Landscapes throughout our malls benefited from 162 m³ of ripe compost and 150,000 L of liquid fertilizer produced from the 285 m³ of organic waste recycled in 2025.

Our recycling program also strengthens our partnership with the local government and communities. At Robinsons La Union, we processed biodegradable waste into compost and vermicast, and repurposed non-biodegradable and styrofoam waste into plant pots. This initiative provides livelihood opportunities for the EcoWaste and Farmers Association and was supported and recognized by the LGU's City Environment and Natural Resources Office (CENRO) for its sustainability and the collaboration between the mall and the community. The program enabled us to divert 70.98 tons of waste.

These landscaping recycling initiatives demonstrate RLC's innovative approach to creating opportunities from waste, which address environmental risks and impacts while fostering greenery in our surroundings.

FEATURE STORY



Promoting Circular Bioeconomy from Shells to Feeds

Food waste can still produce opportunities for sustainable agriculture. At The Westin Manila, in partnership with the Universal Robina Corporation – Agro Industrial Group (URC-AIG), we support a circular bioeconomy in agriculture by conducting the Food Waste Conversion from Shells to Feeds.

The program repurposed seafood shells and eggshells from The Westin Manila's daily operations. These are delivered to the URC-AIG, where they are processed into nutrient-rich animal feed. To ensure seamless integration into the hotel's operations, we follow a structured system for collecting, dehydrating, and delivering the shells and collaborate closely with the URC-AIG. Hotel personnel are also trained for this process and maintain compliance with health and safety standards.

Since piloting the food waste conversion program in 2024, we have maintained 100% waste repurposing at The Westin Manila, processing 962.69 kg of seafood shells and eggshells into animal feed. The program was expanded through the repurposing of 1 ton of shells into feed as of November 2025

The Food Waste Conversion from Shells to Feeds initiative helps us reduce our environmental impact by diverting food waste from landfills and preventing additional methane emissions that contribute to climate change. We will maintain this cross-industry collaboration between the hospitality and agro-industrial sectors to advance eco-conscious practices in the hotel's operations and support sustainable agriculture.



FOCUS AREA 4

Supporting Our People

As our workforce drives RLC's everyday operations and long-term growth, we also support their personal well-being and professional development through our comprehensive training and benefits programs. We are building a diverse culture throughout our organization in which our people feel safe, engaged, and empowered.

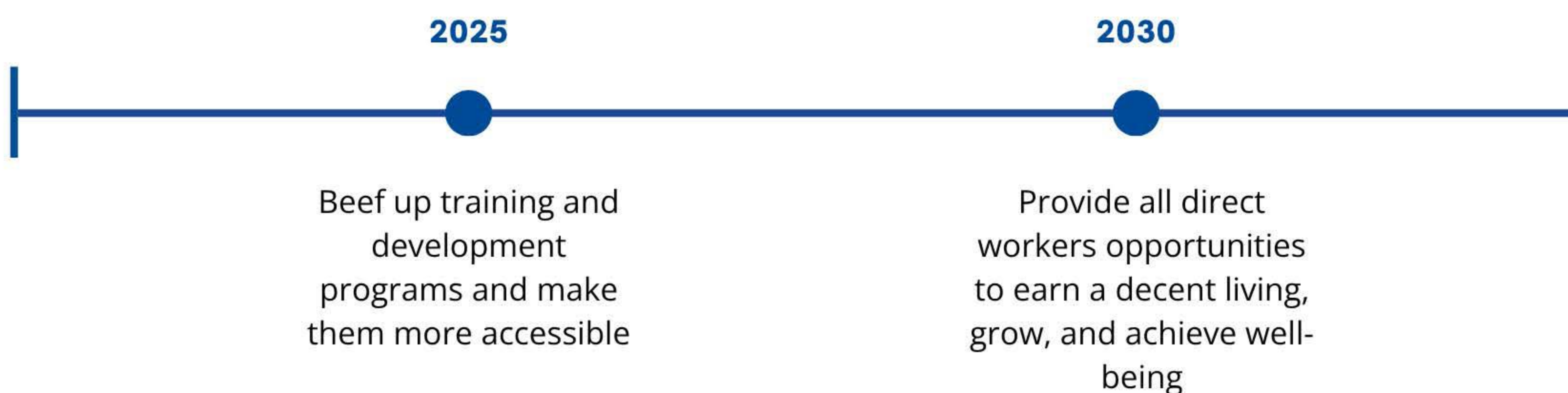
Focus Area Overview

Our Target:

- Continuously provide all workers with equal opportunities, including training, and nurture a group-wide diverse culture towards growth and well-being
- Achieve 100% inclusive training coverage across all employees and aspire for at least 50% of leadership roles to be held by women or individuals from underrepresented groups by 2040



UN SDG Alignment	RLC's Material Topics	2025 Initiatives	Metrics
	Diversity and Inclusion	• Equal employment opportunities • Implementing policies supporting an inclusive workplace	• % female and male employees
	Training and Development	• Continuous learning opportunities and skills development	• Total and average training hours
	Labor Management	• Open dialogue for employees concerns • Policies on labor and human rights	• Grievances involving labor rights
	Workplace	• OHS management systems • Regular safety trainings	• Safe man-hours • Recordable incidents
	Sourcing and Retention	• Employee well-being programs, including flexible work arrangements • Forward-looking hiring strategy	• Employees • New hire turnover
	Non-statutory Benefits		





People

Our people are central to our success and continued growth, so we invest in their talent and well-being. Through skill development activities, comprehensive training programs, and leadership opportunities, we empower our employees to thrive in their roles. In establishing a culture of continuous learning and engagement, RLC ensures our workforce remains future-focused, competitive, and ready to propel the Company forward.

Employment and Benefits

Employee data (in #)

Disclosure	2023	2024	2025
Female	1,796	1,889	2,206
Male	1,503	1,625	1,939
Total number of employees	3,299	3,514	4,145^a

^a Employee count of RLC and RLC Subsidiaries excluding Crowne Plaza and Holiday Inn

Availment of employee benefits

List of benefits	Percentage of female employees who availed for the year (2025)	Percentage of male employees who availed for the year (2025)
SSS	29%	20%
PhilHealth	2%	1%
Pag-ibig	3%	12%
Parental leaves	5%	2%
Vacation leaves ^a	94%	83%
Sick leaves ^a	94%	79%
Medical benefits (aside from PhilHealth)	100%	89%
Housing assistance (aside from Pag-ibig)	0%	0%
Retirement fund (aside from SSS)	0%	0%
Further education support	0%	0%
Telecommuting	0%	0%
Flexible Working Hours	0%	0%
Rice Subsidy	100%	100%

^a Unclaimed vacation and sick leaves for non-executive positions are convertible to cash 100% and 50% of the daily rate, respectively. Unclaimed sick leaves for executives are convertible at 50% of the daily rate.

RLC recognizes that improving our benefits structure equates to a stronger response to employees' actual needs. Employee retention is critical to long-term success in the real estate industry. It ensures increased sales, customer satisfaction, and high team morale, as well as effective succession planning and organizational knowledge transfer for stability.

We assess availment rates across benefit types and benchmark our structure against industry standards, adjusting as needed to stay within the industry average and keep employees engaged. In addition to government-mandated benefits, we offer initiatives such as health maintenance organization (HMO) coverage, life insurance, a medical allowance, a rice subsidy, bereavement assistance, and discounts on our products. Access to affordable emergency loans is also available through our business ecosystem within the JGSHI Group, where employees are linked to affiliated banks for loans tailored to their needs.

Flash Talk: Learning from Real-Life Stories

What started as a teaser for the upcoming learning season in May 2025 quickly became one of RHR's most celebrated learning platforms.

Launched by the Learning and Development Team, Flash Talk began as a 30-minute session before expanding into a full-hour talk show featuring Subject Matter Experts from across departments. Each episode brings real-life stories, challenges, and insights to the forefront, with associates joining the conversation through live chat and open Q&A segments — making learning more personal, relatable, and inspiring.

The response exceeded all expectations. Within its first year, Flash Talk reached all 20 RHR properties, drew an average of 132 attendees per episode, and

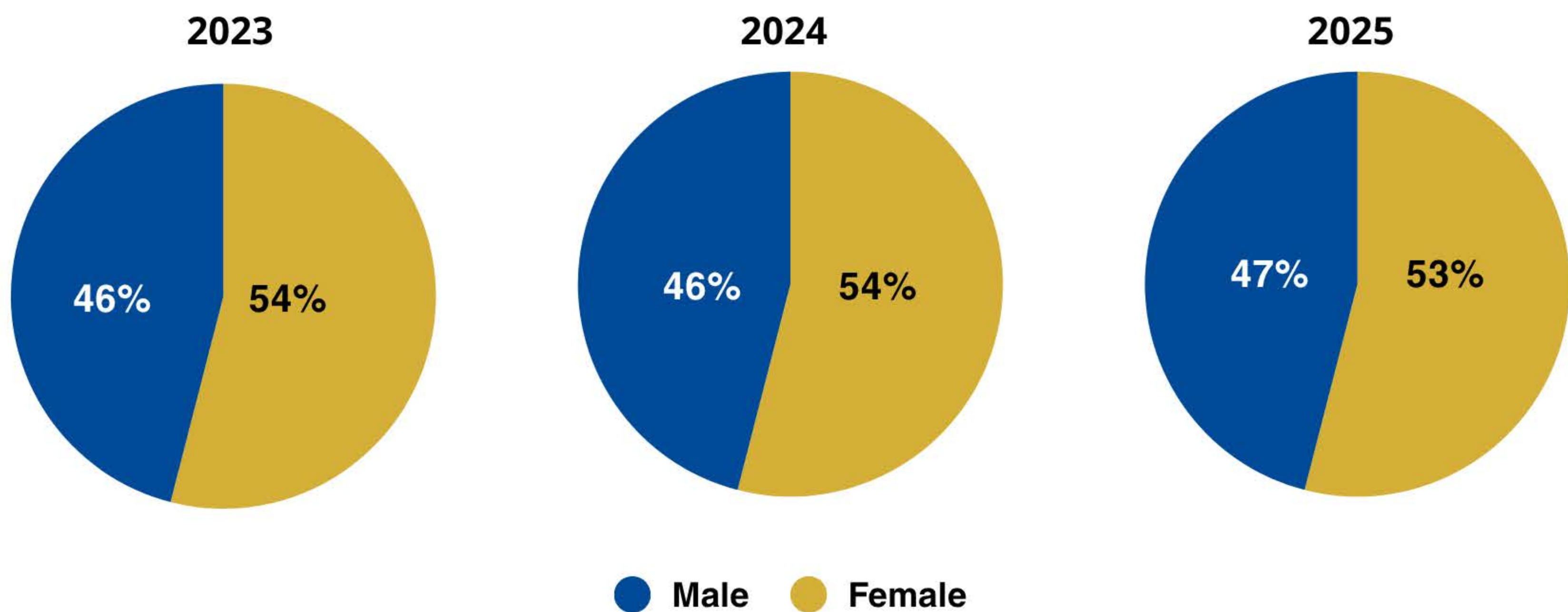
logged over 1,816 cumulative participants and training hours. More than a training program, it became a bridge connecting associates nationwide, fostering a culture rooted in trust, openness, and shared growth. That sense of belonging has had a measurable impact. In 2025, RHR earned a 98% Great Place to Work rating and a 97% Pulse employee engagement score — milestones that reflect the kind of community Flash Talk helps build.

At its core, Flash Talk is proof that every story holds a lesson and that meaningful learning can happen one conversation at a time. It embodies our commitment to sustainable growth, where the business and its people move forward together.



Diversity and Inclusion

Diversity of employees by gender (in %)



Our hiring policies and practices allow us to foster an equitable distribution of opportunities across diverse groups, and we strive to provide a level playing field for employment opportunities in our business. We hire based on a candidate's capabilities and alignment with the job requirements. In our process, we do not discriminate against any person based on gender, ethnicity, age, or other circumstances.

In terms of gender diversity, our employees are 54% female and 46% male. We continuously aim for equal gender representation among our employees and support the development of all employees regardless of gender, providing women with the same opportunities as men to succeed in the workplace. The Bloomberg Gender Equality Index recognized the RLC in 2022 for our high level of performance and disclosures across five pillars: Female Leadership and Talent Pipeline; Equal Pay and Gender Pay Parity; Inclusive Culture; Anti-Sexual Harassment Policies; and Pro-Women Brand.

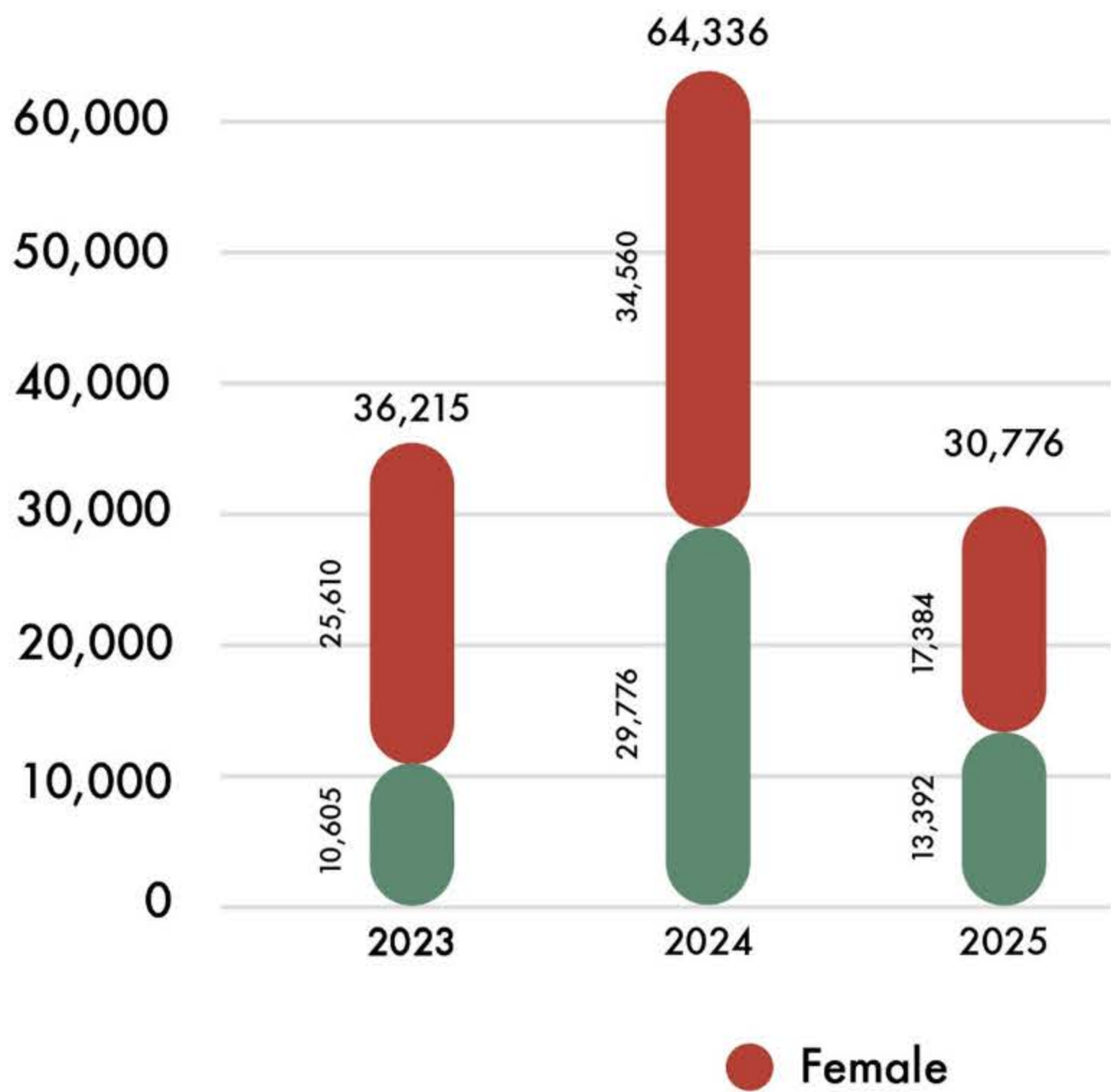
We also apply an anticipatory hiring strategy that looks at the next three to five years, based on our long-term business goals. We run an intake program to hire early and better prepare new hires, even before the actual needs arise. A well-prepared talent pipeline ensures a seamless workforce transition and reduced hiring gaps. The Company continues to prioritize local hiring in our areas of operation, as this strategy creates jobs, supports the local economy, and demonstrates our commitment to the communities we serve.



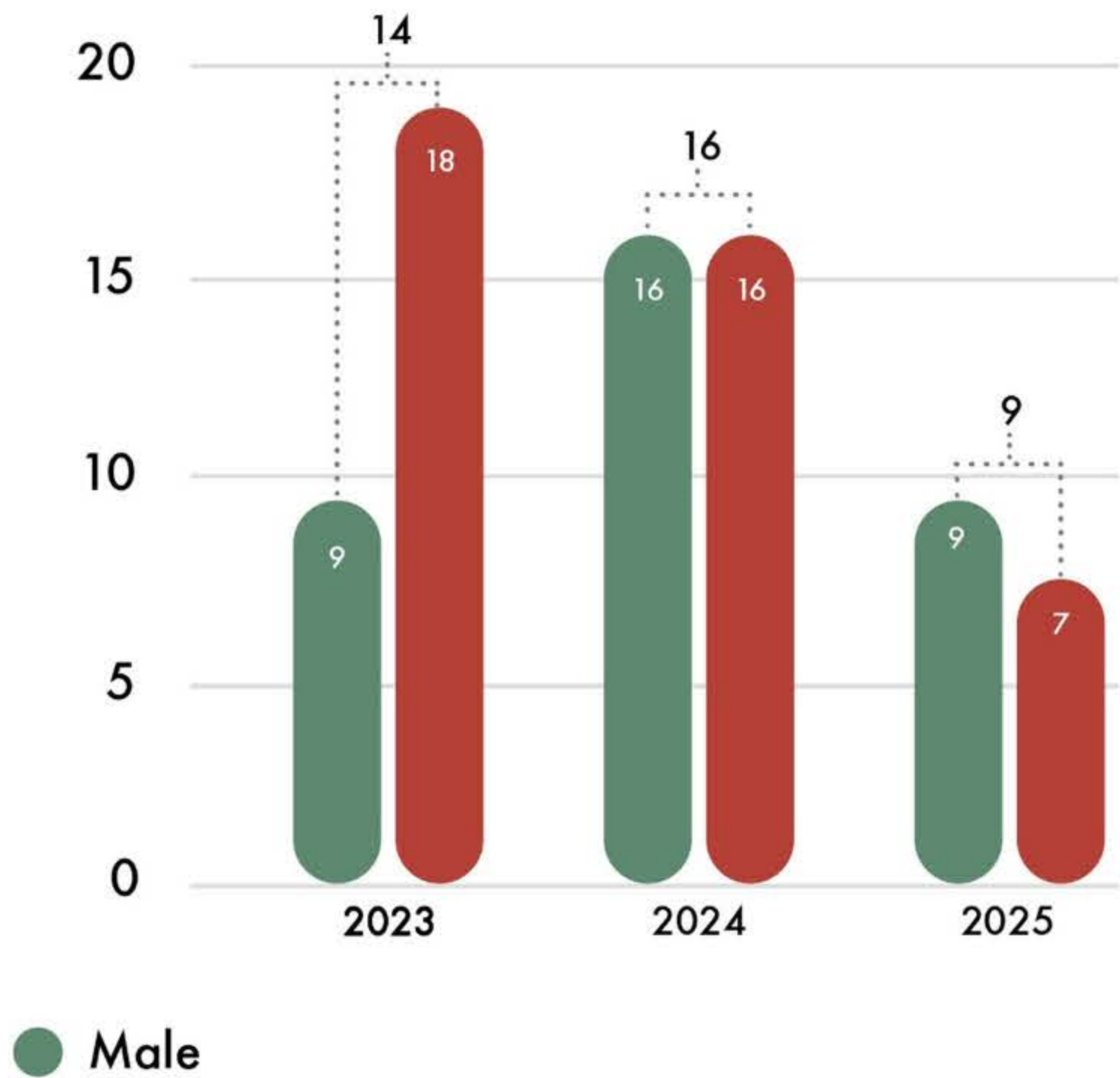
Training and Development

Training Hours provided to employees^a

Total training hours (hours)



Average training hours per employee (hours/employee)



^a Training hours indicated here are the instructor-led classroom internal trainings. Not reflected are training sessions attended by employees outside the organization, hands-on / on-the-job training, computer/video-based e-learning, and coaching and mentoring

Training hours are key to driving growth and development. Through training, RLC ensures our employees remain productive and engaged. We strive to continually improve our training programs by enhancing workshops, increasing mentorship and career-growth discussions, and reviewing benefits and total reward policies. The centralized learning framework is anchored in the organization's Core Values, creating a curriculum aligned with the standards of the JGSHI group of companies. This ensures timely, relevant training programs tailored to the needs of the Company and its employees.

In 2025, female and male employees underwent 17,384 and 13,392 training hours, respectively. We aim to make these training programs more attractive and accessible to people of all genders. Training is also made accessible for employees outside of Metro Manila offices who wish to participate. Topics include customer service, communication, leadership, finance, negotiation, project management, and technical training courses for positions in engineering and operations.

Standardized training practices also help new hires learn the work environment and protocols, as with the recent publication of an Operations Manual for malls. This not only led to a smoother experience and time savings for all employees, but also increased customer satisfaction thanks to better-trained staff and consistent services. By continuing to prepare our employees for new skills, capabilities, technologies, and industry practices in real estate, we can better position ourselves as market leaders.



Sourcing and Retention

Attracting and retaining talent is key to our business growth. At RLC, we continuously improve our experiences and benefit offerings to ensure that our prospective and current employees recognize the company as a workplace where they can meet their needs and grow.

In sourcing talent, we welcome a diverse range of candidates by upholding anti-discrimination principles throughout our hiring process. We also prioritize local hiring to spur job creation in the local economy, thereby building trust and a sense of belonging among potential talent in our neighboring communities.

As we grow our diverse workforce, we aim to keep our employees thriving at our organization. We are focused on our employee benefits and engagement, given that better opportunities elsewhere are a commonly cited reason for worker attrition.

We are reviewing our benefits to ensure they remain relevant to our employees' needs, as well as our total rewards policies to help employees feel more valued for their efforts. We are also boosting engagement among our workforce by enhancing training and workshops.

Furthermore, we want our employees to grow with RLC by having opportunities for career advancement. We are increasing mentorship and guidance from supervisors and having further discussions between managers and employees about their career growth. The Company also has a structured succession planning process to build up our future leaders.

By growing and engaging our employees, we are bolstering workforce stability across our organization. This strengthens our business continuity and sustains our operations for long-term success.

LOAD of Lessons on Landscaping

Prior to the rollout of the Landscape Operations Advisories Docket (LOAD) Visual and Video Learning Series, landscape maintenance personnel across Robinsons Malls faced challenges in aligning practices due to varying technical backgrounds. Training largely relied on verbal instructions, inconsistent methods, and ad hoc coaching, making it difficult to ensure uniform standards across a contractor-based workforce.

The Mall Operations Support of Robinsons Malls thus developed and released 34 digital advisories in simple, visual formats. These standardized, portfolio-wide, multimedia learning modules consisted of 16 infographic guides, nine instructional videos, and nine bite-sized "Leaflets," enabling horticultural practices to be standardized across all malls. LOAD covered essential topics, including plant care, soil preparation, pruning, pest management, seasonal maintenance, and plant selection.

LOAD allowed in-house and outsourced garden teams to improve their skills, standardize processes, reduce maintenance errors, and uplift overall capabilities. Whenever a typhoon approached, reminders were sent out to help teams to prepare against damage from strong winds and heavy rain. Pest management advisories during pest outbreaks led to swift, effective action, and several malls reported significant improvement in plant growth after releasing videos on step-by-step production of compost, liquid fertilizer, and organic mulch.

In 2025, the landscape operations audit score reached 88, reflecting a 35% improvement compared to 2024's score of 65.

New employee hires by gender (in #)

Disclosure	2023	2024	2025
Female	662	584	526
Male	682	551	461
Total number of new hires	1,344	1,135	987

New employee hires by age (in #)

Disclosure	2023	2024	2025
26 years old and below	502	546	409
27-41 years old	682	470	461
42-56 years old	139	110	104
57 years old and up	21	9	13
Total number of new hires	1,344	1,135	987
New hire rate^a	41%	32%	24%

^a New hire rate = Total number of new hires / Total number of employees

Employee turnover by age (in #)

Disclosure	2023 ^b	2024 ^b	2025
26 years old and below	171	221	215
27-41 years old	503	542	562
42-56 years old	103	139	106
57 years old and up	36	24	28
Total number of employee turnover	813	917	911
Attrition rate^a	16%	6%	2%

^a Attrition rate = Total number of new hires – Employee turnovers / Average number of employees in the previous reporting year and the current reporting year

^b 2023 & 2024 attrition rates have be restated to reflect updated data using the formula stated above



Safe Workplace

While risks to health and safety are often greater in construction sites than in operations, the Company aims to go above and beyond in managing risks across both areas. This helps us eliminate or minimize any harm to our employees, stakeholders, and customers across our properties.

Occupational Health and Safety Management System

OHS performance metrics^a

Disclosure	2023	2024	2025
Safe Man-Hours	7,709,516	30,750,840	32,158,709
Number of work-related injuries	0	11	0
Number of work-related fatalities	1	0	0
Number of work-related ill-health	3	0	20
Number of safety drills	286	211	246

^aThis disclosure includes the Robinsons Construction Management unit.

RLC upholds several policies to maintain a safe work environment. These include occupational health, drug-free workplaces, disease control and prevention, data privacy, flexible work arrangements, mental health and wellness, and the Magna Carta for Women. In terms of physical safety, employees and workers are covered by an occupational health and safety (OHS) management system. The Company complies with government policies on safety, including the Fire Code of the Philippines and the Department of Labor and Employment's safety, health, and welfare standards.

We collaborate with contractors to build and strengthen our safety culture in construction and operations. In-house audits and inspections are conducted by OHS-trained engineers, operations personnel, and security personnel, who regularly assess risks to prevent incidents. All RLC properties and facilities have clinics catering to employees and workers as well. Finally, we conduct frequent and deliberate activities to educate employees on safety standards, ensuring these protocols become second nature wherever they go.



Labor and Human Rights

Employee rights affect productivity, employee retention, and employee engagement. Their well-being and quality of life likewise have far-reaching ripple effects on company performance. As such, along with safe operations and accident prevention, we believe that following labor laws and human rights standards is fundamental to running a good business—and we place importance on these.

Labor Management Relations

Disclosure	2023	2024	2025
Employees covered by Collective Bargaining Agreements	0%	0%	0%
Consultations conducted with employees concerning employee-related policies	100	200	250

RLC strictly observes employment policies and labor laws related to recruitment, retention, and benefits. The Company complies with Philippine laws on human and labor rights across all operations and periodically conducts internal audits to monitor the implementation of these policies. We offer an open-door approach, empowering employees to raise concerns with their immediate supervisors, management, and/or the Human Resources department. In turn, management refines policies and systems, improving workplace conditions in construction and operations across our malls, hotels, and resorts.

Digital tools such as video meetings and group chats are utilized frequently to communicate with employees about changes at work. Annual pulse surveys, engagement surveys, and get-together activities help us assess employees' impressions of the Company and its work environment. We continually look for channels to solicit input from employees through formal or informal feedback sessions, creating a comfortable, participative environment for employees and other stakeholders in our spaces.

Socioeconomic Compliance

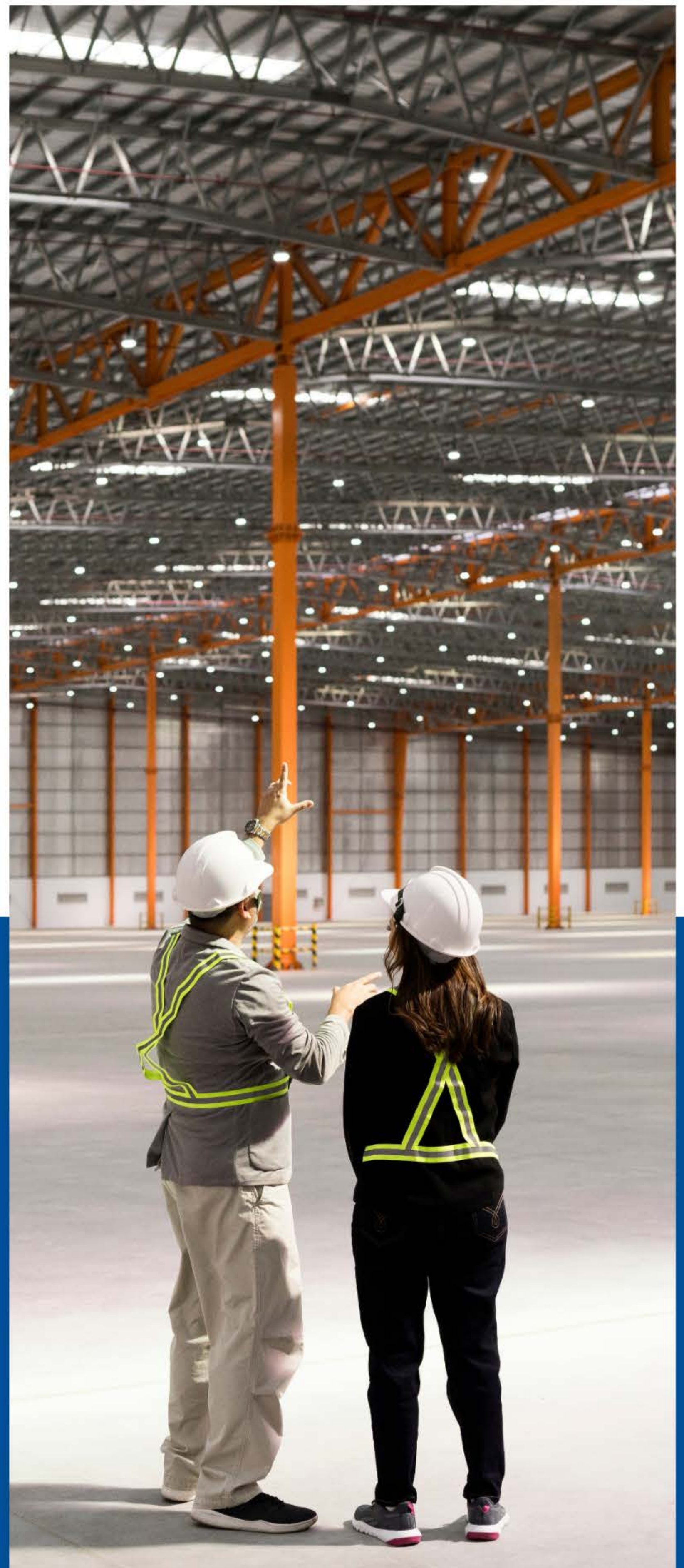


ZERO

Legal actions or employee grievances involving forced or child labor and other labor and human rights violations

We uphold compliance with socioeconomic policies, aligned with national regulations and global sustainability standards. Responsible business practices are embedded in RLC's operations, namely through ethical labor practices, environmental stewardship, and corporate accountability. Our policies on key topics such as child labor, forced labor, and human rights are referenced in our Employee Discipline Policies and Guidelines and in Offenses Subject to Disciplinary Action (OSDA).

Beyond regulatory requirements, we integrate sustainability and contribute to economic development in our corporate governance. By fostering fair employment, supporting local businesses, and investing in community initiatives, we position ourselves as a responsible corporate citizen, committed to impactful growth benefiting both our stakeholders and society at large.





FOCUS AREA 5

Stakeholder Wellbeing

RLC expresses our care for communities through RLove, where we foster partnerships and volunteerism to carry out our CSR initiatives. Through health, education, livelihood, and environmental programs, RLove strengthens community wellness and sustainability.

Focus Area Overview

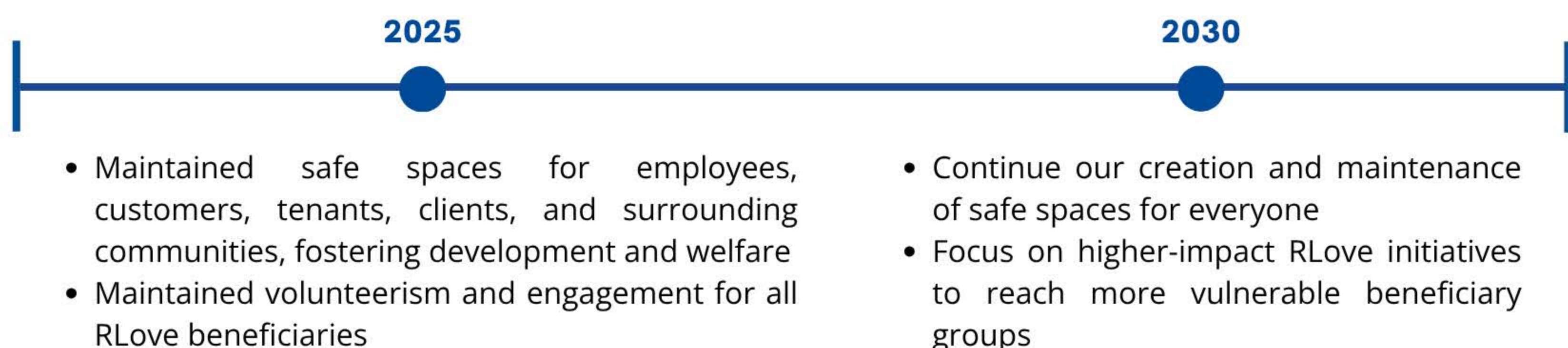
Our Target

- Continuously aim to contribute to nation-building through community engagements and programs, reaching the most vulnerable and marginalized
- Reach at least 10% more beneficiaries by 2030^a

UN SDG Alignment	RLC's Material Topics	2025 Initiatives	Metrics
 	Community Relations	• Engagement with local governments, NGOs, and advocacy groups	• Number of beneficiary groups engaged^b
	Customer Health and Safety	• Health and safety measures across properties • Transparent reporting on customer complaints and safety incidents	• Customer concerns addressed on product health and safety • Data privacy breaches and complaints addressed
	Customer Experience and Satisfaction	• Customer engagement strategies • Strengthening data privacy protection measures	• Customer Satisfaction Score

^a Compared to 2023 figures

^b Ideal metrics for future reporting; data collection processes will be further improved to compile this data.



RLove for Communities

Established in 2020, Robinsons Land Foundation, Inc. (RLFI)—also known as “RLove” - embodies RLC’s dedication to uplifting communities, consolidating and expanding its CSR efforts.

In championing various initiatives in the Philippines, our goal is to enhance community well-being and promote sustainable development. We hope that in fostering philanthropy, encouraging volunteerism, and establishing strategic partnerships, we can help create more impactful, lasting change for Filipinos.



R Lusog: Nurture through Proper Nutrition

Proper nourishment sustains people with the good health and energy they need to do well in life. RLFI turns this belief into action through R Lusog. Launched in 2023, R Lusog aims to address nutritional gaps in children suffering from malnutrition. By consolidating all the feeding programs of our properties into a unified program, R Lusog can efficiently carry out these initiatives for more beneficiaries.

R Lusog is done in partnership with LGUs, schools, and NGOs. These are chosen based on their capacity to implement feeding activities, physical presence in the feeding area, track record, and success rate. Daily feeding activities are conducted in schools or care centers. In 2025, R Lusog served a total of 521 beneficiaries.



R Eskwela: Building Better Learning Environments

Education empowers every child to realize their full potential and become a productive member of society. R Eskwela was launched in 2023 to unify school assistance programs across our properties. The program supports select institutions through school rehabilitation, facility construction, and the provision of supplies. During the back-to-school season, R Eskwela reaches out to provide equipment and classroom furniture to prepare for the opening of classes. In 2025, the program distributed 1,665 RLove school bags filled with school supplies.

R Eskwela also provided six schools with learning aids, including television sets, speakers, and chairs. Volunteers helped turn over donations to 1,980 beneficiaries across eight areas of the Philippines. R Eskwela is committed to expanding its reach to more communities, enhancing learning environments, and further supporting the education of Filipino children.



Valuable Lessons at Batang Filipino Learning Series

The Batang Filipino Learning Series is an initiative created to support the well-being and character formation of children in Robinsons Hotels and Resorts' (RHR) adopted communities. Unlike previous learning programs, Batang Filipino focuses specifically on learning outcomes with an emphasis on cleanliness, hygiene, and Filipino values.

Building on the success of 2024's module Batang Pilipino: Malinis at Malusog, 2025 continued the full rollout and introduced another module, Batang Pilipino: Filipino Values. This aimed to strengthen students' sense of national identity and pride, which are at risk of decline due to globalization and modern influences. Respect, bayanihan, and hospitality were central themes in the interactive lessons.

RHR volunteers actively facilitated sessions that fostered connection, mentorship, and sustained engagement with partner communities. In addition to distributing R Eskwela bags, they equipped 2,235 beneficiaries across 14 schools and communities with knowledge and habits they can apply daily. Given that the Batang Filipino Learning Series is not a one-time outreach program, it can expand and build on existing lessons. Its impact continues to be seen in the positive influence over children's habits, mindset, and sense of identity.

R Tulong: Response and Relief for Communities

Support is crucial during times of calamities, which is why the R Tulong emergency relief program was launched. Through it, R Tulong provides assistance to individuals, families, and communities displaced during calamities. The program consistently conducts relief operations across various regions of the country, addressing the urgent need for essential supplies like food, water, shelter, and basic care items. Properties nearest to the affected areas administer turnover and distribution of relief packs to the intended beneficiaries.

In 2025, we mobilized quickly to respond to community needs during Typhoons Tino and Uwan, distributing 500 relief packs. R Tulong also collaborates with LGUs during calamities to gather data on affected families and provide the required assistance. For instance, fire-stricken communities like Brgy. Catmon received essential small appliances as 100 families rebuilt their homes and began anew. As a testament to R Tulong’s commitment to sustaining disaster relief response efforts, the program reached 3,971 families (or 19,859 individuals) and served 33 communities.



R Sikap: Uplifting Lives through Livelihood Opportunities

Livelihood opens the path for individuals to afford a decent way of living for themselves and their families. While RLFI has long supported and funded livelihood training for select communities in need, it was not until 2023 that R Sikap was launched, consolidating all RLFI properties’ livelihood initiatives into a single program. R Sikap provides funds to implementing partners to administer a year-long training program for unemployed and underpaid individuals. The training encompasses mentorship and seed capital to help participants start and grow their own businesses. In 2025, R Sikap provided assistance to 168 savings groups, training 5,040 individuals in Bacolod over the course of a year.



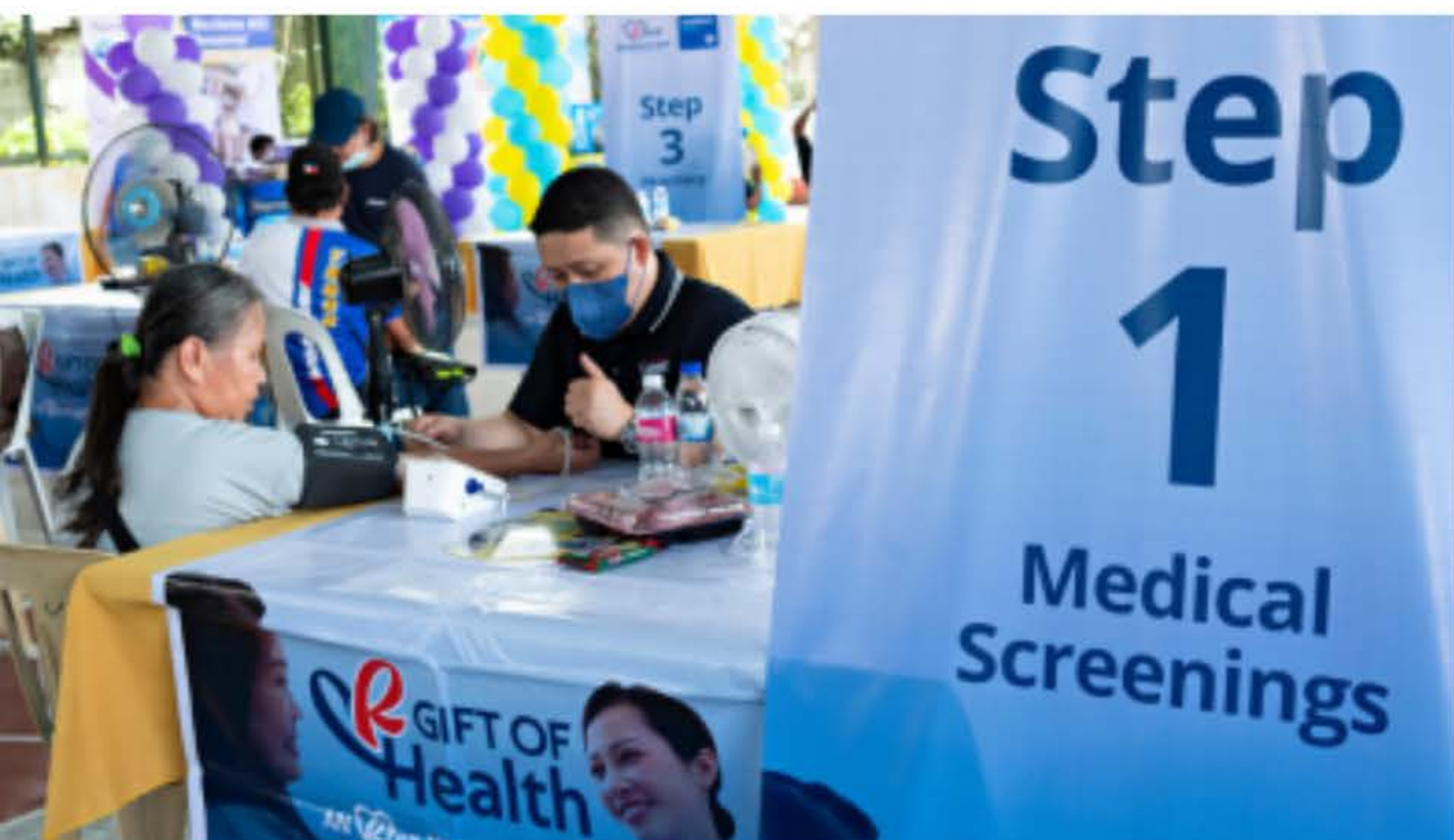
R Gabay: Caring for Youth Wellness and Growth

RLFI's mission is centered on children, with R Gabay focusing on their well-being. Aside from providing basic needs, R Gabay aims to address both educational and emotional needs among the most vulnerable youth. By supporting orphanages and other child welfare programs, R Gabay ensures they receive adequate guidance, care, and opportunities for growth. Through R Gabay, RLFI provides the critical resources and safe environments where children can thrive and feel empowered for the future.



R Kalikasan: Collective Action for Environmental Protection

R Kalikasan is a program dedicated to preserving and investing in the planet for generations to come, with an impact that extends beyond the present. As sustainability is integral to RLFI's advocacy, R Kalikasan initiatives encourage volunteers to take an active role in climate action. This environmental protection program includes tree-planting activities, waste management efforts, and collaboration with local governments and private establishments to promote greener communities.



R Gift of Health: Aid for Community Well-Being

Good health is vital for a good quality of life, and this principle is at the core of the R Gift of Health program. Since April 2023, this medical mission initiative has been serving indigent individuals in communities most in need. R Gift of Health offers essential services, including free screenings, free consultations, and PHP 500 medicine vouchers for indigent individuals, redeemable on the same day.

Our partner, Southstar Drug, provides medical personnel, pharmacy setup, medical screenings, and consultation services. Robinsons Malls employees also extended their time and compassion as volunteers, assisting during registration and check-ups to add a warm, personal touch to the experience. R Gift of Health's 2025 medical missions reached 1,290 individuals in communities across Pasig, San Pedro, Laguna, Tuguegarao, Naga City, Tagum, Bacolod, and Iloilo.



Entrep Corner: A Space for Creating Entrepreneurial Experiences

Since 2006, Entrep Corner has offered retail experience to senior high school and college students pursuing strands and courses related to entrepreneurship or business management. Conducted in collaboration with Robinsons Malls, Entrep Corner aims to refine the students' skills by combining exposure, resources, and hands-on experience to advance their development as future entrepreneurs.

Students are provided with tenant spaces at Robinsons Malls, where they sell their products and operate businesses in a real-world business environment. The students also attend seminars on sales, merchandising, financial literacy, digital marketing, and business planning. These, along with mentorships and product evaluations, are conducted by resource persons and industry experts from RLC, Robinson Retail Holdings, Inc. (RRHI), and other JG Summit subsidiaries. In 2025, Robinson Malls served 350 students in 69 student-owned businesses.



Job Fairs: Finding Opportunities Across Robinson Malls

Robinsons Malls continues to be a driving force in accelerating economic activity by supporting national initiatives to reduce unemployment. Through strategic partnerships with government organizations, JobStreet, and other public and private-sector collaborators, Robinson Malls provides aspiring entrepreneurs with valuable access to reputable franchising opportunities, industry mentorship, and business development support through the Franchise B2B and Seminar Series.

Over 1,173 aspiring entrepreneurs registered for the activity, and the initiative was complemented by nationwide, multi-mall Labor Day Job Fairs that connected thousands of Filipinos to local and international employment opportunities. As of October 2025, Robinson has hosted 138 job fairs, benefiting over 48,445 applicants and resulting in 3,589 being hired on the spot.

In addition to government-led sessions on ethical recruitment and worker protection, the Job Fairs

were enhanced by the Lingkod Pinoy Center, which directly provided essential government services and streamlined employment processes for job seekers.

By promoting entrepreneurship and expanding employment opportunities, Robinson Malls positions itself as a hub for strengthening community livelihood pathways across the country and advancing inclusive, sustainable development.



Customers

Customer management is fundamental to our corporate success and sustainability. Our ability to provide safe, secure, and well-designed environments that support our customers' well-being is central to our operations and a key driver of our performance.

Given this tenet, we take thorough measures to reduce health and safety risks to both employees and customers. From the design and construction of properties to their operations, we do our utmost to minimize structural threats. We meet the highest building standards and regularly assess and audit the risks of slippage and fall. We also recognize that any shortcomings in protecting those aspects—whether physical or digital—pose a risk to our business viability in both the short- and long-term.



Customer Experience and Satisfaction

Disclosure	2023	2024	2025
Customer Satisfaction (CSAT) & Net Promoter Score (NPS)	CSAT 72%	NPS 46%	NPS 48%

We strive to provide a comfortable customer experience at all times. We continuously work to better meet customer expectations, address their needs, strengthen our relationships with them, and improve our systems. Periodic market research is necessary to understand these preferences and build the right products and services with our customers in mind. Additionally, customer satisfaction surveys inform us whether our offerings meet their requirements, and we continually assess and adjust our performance accordingly.

In 2025, we recorded a 48% Net Promoter Score (NPS), which was correlated to our Customer Satisfaction Score (CSAT). We started a system-wide CSAT scoring in 2024 based on the average across our mall, office, and hotel groups only, as residential, destination estate, and logistics data were not yet applicable. The ongoing calibration of our new system affected our CSAT, decreasing from 72% in 2023 to 46% in 2024.



Customer Concerns on Product Health & Safety

Disclosure	2023	2024	2025
Substantiated complaints on product or service health and safety	1,560	1,909 ^a	2,038 ^b
Complaints addressed	1,503	1,909 ^a	1,983 ^c

^a Malls - 1,591 / Residences - 318
^b Malls - 1,559 / Residences - 479
^c Malls - 1,559 / Residences - 424

Through various communication channels, we facilitate meaningful interactions with customers and stakeholders. Guest services in our malls provide customers with power banks, umbrellas, pet strollers, and kiddie carts as needed. Beyond customer satisfaction, we intend to measure the real economic and social value we contribute to our customers and stakeholders. This enables us to optimize our products to increase value for the customers we serve and for society in general.

Data Privacy

Customer Privacy



zero

Substantiated complaints on customer privacy^a



zero

Complaints addressed



zero

Customers, users, and account holders whose information is used for secondary purposes

^a Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms, as well as complaints that were lodged with and acted upon by government agencies.



Data Security



ZERO

Data breaches, including leaks, thefts, and losses of data

We implement a strong security policy to protect customer data and all other confidential information. All personal information collected during customer interactions is handled in accordance with the Data Privacy Act of 2012. The contact details of our Data Protection Officer (DPO) are available on our company website and in various privacy notices, making it easy to contact them directly with inquiries and complaints. The Company and our DPO are registered with the National Privacy Commission (NPC), where our NPO is also an active member of its Data Privacy Council as the Sectoral Representative for Real Estate.

On top of the framework for data privacy, we also put in place advanced network security protection and monitoring processes in the following aspects of our data management system:

- Secured Email System: We use advanced security features through Microsoft Office 365, our corporate email provider. Its URL filtering, attachment, and link screening features protect users from malware, spam, and phishing threats.
- Disallowed the use of external storage by employees
- Endpoint Security Protection: We installed CrowdStrike Endpoint Protection to serve as the last line of defense against malware, ransomware, spam, and phishing threats.
- Security protection of RLC's edge network: We use strict firewall rules at the network gateway to allow only authorized traffic on specific ports. This also includes advanced URL filtering, DNS security, AI-driven security threat prevention, and secured VPN connections among its remote sites.
- Security Vulnerability Assessment and Penetration Testing (SVAPT): Our corporate information security team performs SVAPT on a regular and on-demand basis, especially before a new website launch.



FOCUS AREA 6

Responsible Business Practice

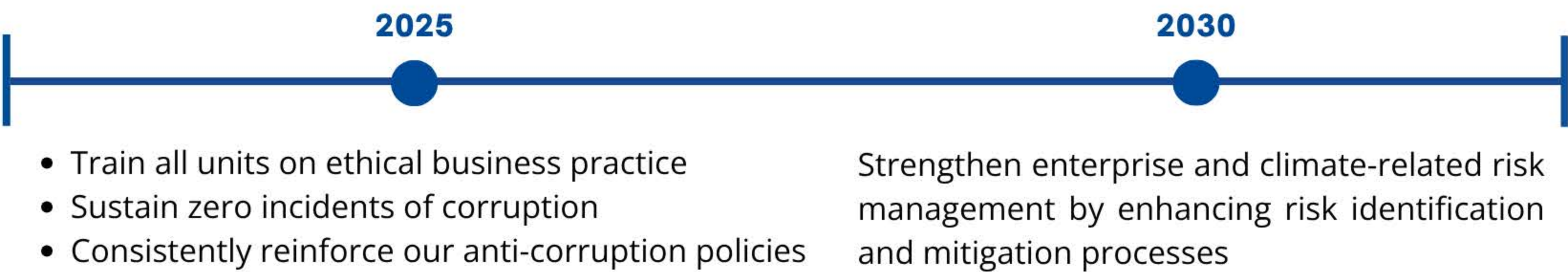
RLC operates in accordance with policies that uphold transparency, integrity, and accountability. Through ethical business practices and leadership, the Company and our stakeholders are guided towards a sustainable future.

Focus Area Overview

Our Target:

Aim at training all units on ethical business practices and strengthening anti-corruption mechanisms in all our operations by 2030.

UN SDG Alignment	RLC's Material Topics	2025 Initiatives	Metrics
	Business Ethics	• Compliance with anti-bribery, anti-corruption, and ethical business policies • Regular employee training on ethical conduct and governance • Ensuring transparency through audits, reporting, and risk assessments	• Training on anti-corruption policies and procedures • Incidents of corruption
	Anti-corruption and Anti-bribery		



Code of Business Conduct and Ethics

Every employee, executive, and activity at RLC must strictly abide by our Code of Business Conduct and Ethics. The code comprises policies that promote employee integrity and protect the Company's interests and assets. It also requires compliance with the country's employment and labor laws and other applicable regulations. Stakeholders are strongly encouraged and protected in reporting concerns about potential violations of the code.

RLC engages third-party providers to ensure that the code has the necessary controls and is updated in accordance with best practices. These processes maintain the relevance of our policies and their effectiveness in implementation.

Anti-Corruption

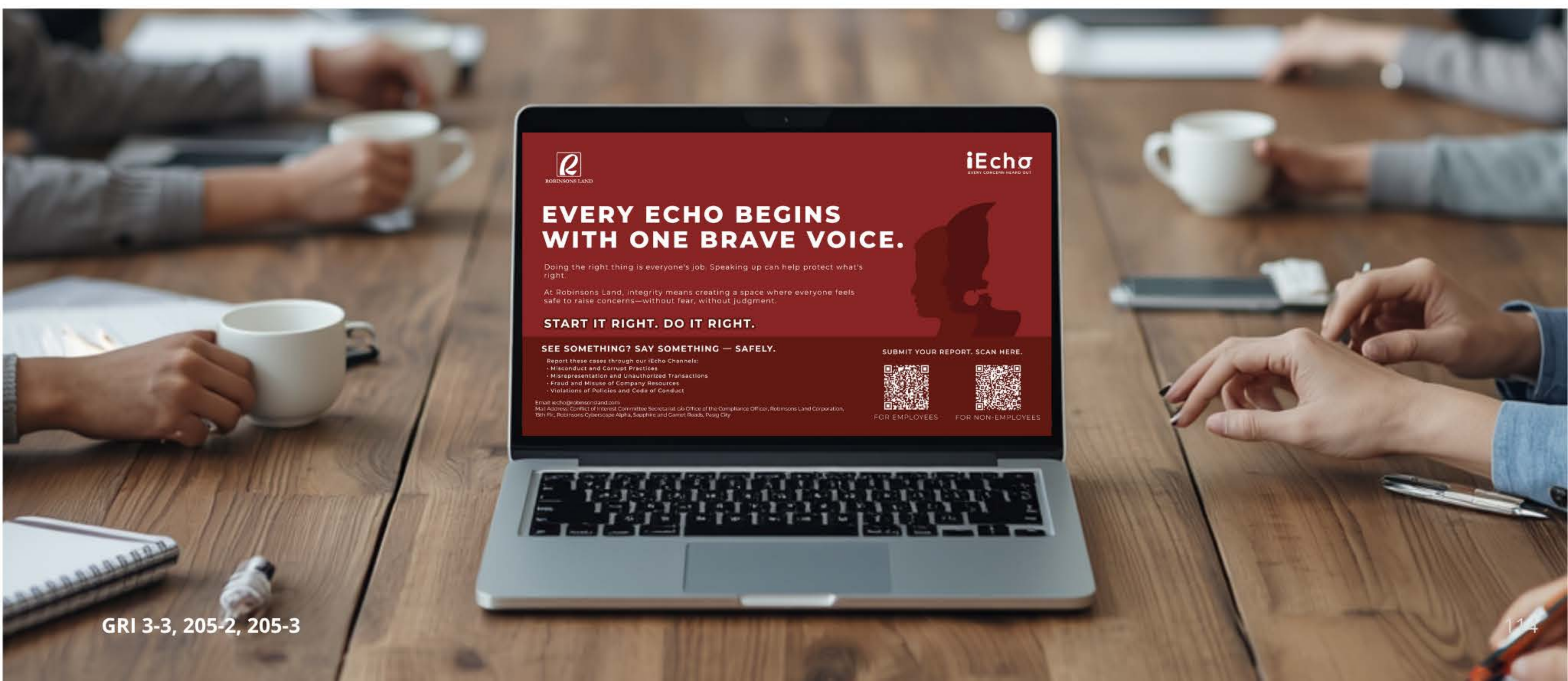
Anti-corruption is the cornerstone of responsible business practice at RLC. We uphold anti-corruption by embedding it within our Code of Business Conduct and Ethics, supported by our Conflict of Interest and Offenses Subject to Disciplinary Action (OSDA).

We keep employees informed about our anti-corruption policies and the consequences of engaging in corrupt activities and bribery. New employees undergo orientation about the code's policies and procedures. Employees of all levels also receive periodic reminders about the Company's code and anti-corruption policies. Every employee must also submit their Annual Self-Disclosure Activity to keep track of potential risks.

Similarly, our Board of Directors, senior management officials, and executives are comprehensively briefed on the Code of Business Conduct and Ethics and on anti-corruption and anti-bribery policies upon assuming leadership at the Company.

In 2025, RLC has maintained no reported incidents of corruption or bribery involving our employees, representatives, and business partners. We also did not have any legal cases involving corruption or bribery filed against the Company.

We continuously bolster anti-corruption and anti-bribery measures across our operations by collaborating with third-party providers and ensuring our policies are implemented in line with best practices. We are also working to secure ISO 37001: Anti-Bribery Management Systems certification to further strengthen our business integrity and legal compliance.



Training on Anti-Corruption Policies and Procedures (in #)

Disclosure	2023	2024	2025
Employees to whom the organization’s anti-corruption policies and procedures have been communicated to	3,299	3,514	4,145
Business partners to whom the organization’s anti-corruption policies and procedures have been communicated to	40	40	40
Directors and management that have received anti-corruption training*	641	641	641
Employees that have received anti-corruption training	3,299	3,514	4,145

**Upon boarding, the Board of Directors receives orientation on RIC’s Code of Conduct, which includes an anti-graft/corruption policy. The Company is committed to promoting transparency and fairness to all stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting an anti-corruption policy and program.*



zero

Incidents in which directors were removed or disciplined for corruption



zero

Incidents in which employees were dismissed or disciplined for corruption



zero

Incidents when contracts with business partners were terminated due to incidents of corruption





FOCUS AREA 7

Material Sourcing

To build better spaces for Filipinos, RLC is mindful of the construction materials and their environmental impact. We ensure the responsible sourcing of sustainable materials to lay the foundations of our green, resilient buildings and communities.

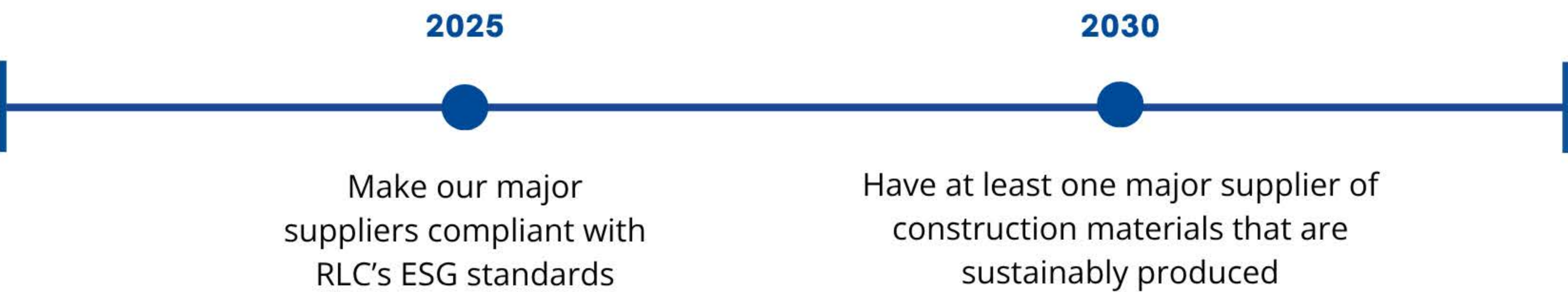
Focus Area Overview

Our Targets:

- Continue to make all our suppliers compliant with RLC’s ESG standards
- Aim to include renewable materials as a standard for sourcing by 2030

UN SDG Alignment	RLC’s Material Topics	2025 Initiatives	Metrics
	Materials	• Compliance with regulations on building materials	• Materials used by weight
	Supply Chain Management	• Ethical sourcing policies • Strengthening supplier accreditation processes	• % of local suppliers^a • % of materials suppliers assessed and compliant with ESG standards^a

^a Ideal metrics for future reporting; data collection processes will be further improved to compile this data.



Materials Management

Constructing the built environment requires various materials and processes that affect the environment and surrounding communities. As these materials are foundational to RLC, we ensure their responsible management to reduce our impact while maintaining the structural integrity of our developments.

Our mall, residential, office, and mixed-use developments largely rely on construction materials such as cement, rebars, and glass. However, we acknowledge that these are carbon-intensive resources that also involve raw material extraction, thereby contributing to GHG emissions and affecting biodiversity and ecosystems. Moreover, since they are non-renewable resources, mismanagement of use will limit their availability to future generations and affect their prices.

To address these risks, we maintain full compliance with applicable environmental regulations and industry standards throughout construction, repair, and renovation.

We are also formulating policies for sustainable material sourcing to uphold environmental and social responsibility.

Additionally, RLC is exploring opportunities to leverage environmentally friendly and recycled materials in construction and design. We will coordinate with contractors to enhance our building and infrastructure design through efficient, sustainable use of materials and construction practices.

We are enhancing our data collection on materials management to better monitor and manage our usage. Identifying the impacts of our processes will help us implement effective measures to safeguard the environment and communities as we develop the surrounding areas.

Materials used by the organization (in kg)

Disclosure	2023 ^b	2024 ^b	2025
Total renewable materials	-	-	-
Total non-renewable materials^a	45,994,466.12	24,313,347.3	16,145,663.76
Cement	32,834,124.00	15,808,224.00	6,393,935.00
Concrete	1,153,847.00	12,597.00	2,451,014.00
Glass	57,412.00	457.00	36,277.15
Rebars	11,949,026.12	8,482,832.30	7,231,531.50
Other finishing materials	57.00	9,237.00	32,906.11

^a Data only includes materials used for repairs and renovation of existing properties, not materials used for the construction of new buildings.

RLC aims to improve data collection for materials to facilitate comparison and analysis in the future.

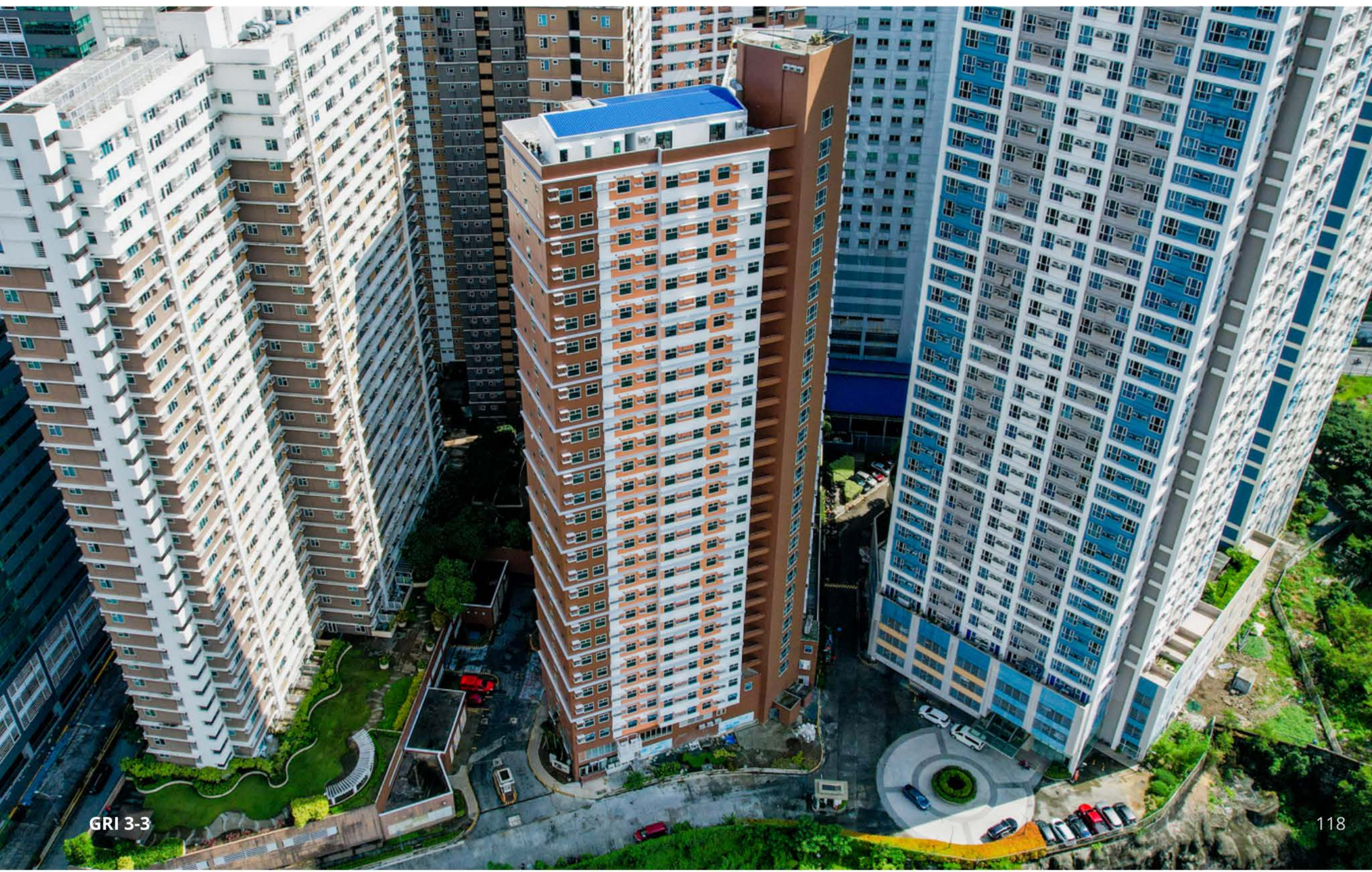
^b 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

Supply Chain Management

Our suppliers carry out most of the activities in our value chain, from construction to property management. With 50% of revenue flowing to them, their impact on the environment, society, and economy accounts for a portion of the impact across our value chain. As such, our suppliers' good performance and compliance protect the rights and well-being of our stakeholders, local communities, and the local environment.

In accordance with our ethical sourcing policies, the Company selects suppliers dedicated to fair labor practices, environmental sustainability, and social responsibility. RLC requires suppliers to submit legal documents and government permits, including environmental permits and compliance with state benefit systems. Our Supplier Accreditation Policy is designed to ensure that all suppliers meet minimum standards for delivering quality output and explicitly prohibits bribery and corruption.

Our supplier accreditation process also checks their capabilities and compliance with relevant laws and regulations. After the application, suppliers must achieve a score of at least 75% in the appraisal, based on our rating system, before being recommended for accreditation approval. Once accepted, their performance will continue to be assessed periodically through review and evaluation based on key performance metrics. Failure to comply with minimum standards leads to Suspension, Debarment, the Appeal Process, and, if they are able to comply, Reinstatement. We regularly review our supplier accreditation policy to incorporate more relevant environmental, social, and economic criteria, ensuring that our sustainability standards and practices are also applied to suppliers.



Corporate Governance

Robinsons Land Corporation ("The Company") acknowledges that good corporate governance is essential to build an environment of trust, transparency, and accountability. This is essential for fostering long-term performance, financial stability, business integrity, and sustainability of the company. It protects the interests of shareholders and other stakeholders.

Corporate governance is the framework of rules, systems, and processes of the corporation that governs the performance by the Board of Directors and Management of their respective duties and responsibilities to the stakeholders. The Revised Corporate Governance Manual was adopted to institutionalize corporate governance principles as a guide for the daily conduct of business.

The Company continuously strives to strengthen and improve corporate governance by adopting best practices that include building a competent board, aligning strategies with goals, managing risk effectively, adhering to high standards of ethics and integrity, and promoting accountability by defining roles and responsibilities.



Corporate Governance Highlights

Consistent with the Revised Corporate Governance Manual and pursuant to the recommendations provided in the Code of Corporate Governance for Publicly Listed Companies (PLCs), the Company strengthened its policies on Board Diversity, Board Nomination and Election, Succession Planning and Remuneration, Material Related Party Transactions and Whistleblowing to reinforce the governance framework of the Company. These policies may be accessed through the Company's website, in the Governance section, <https://robinsonsland.com/company-policies>.

The Company submitted the Integrated Annual Corporate Governance Report (I-ACGR) to the Securities and Exchange Commission (SEC) and Philippine Stock Exchange (PSE) on May 29, 2025. The I-ACGR is a reportorial requirement under SEC Memorandum Circular No. 15 series of 2017 mandating all PLCs to disclose the Company's compliance/non-compliance with the recommendations provided under the Corporate Governance Code for PLCs. With the "comply or explain" approach, voluntary compliance to recommended CG best practices is combined with mandatory disclosure.

The Company's I-ACGR may be accessed through the Company website by clicking this link, <https://www.robinsonsland.com/governance-reports>.

On May 7, 2025, the Board of Directors appointed Independent Director Mr. Bienvenido S. Bautista as the Lead Independent Director. With the

appointments of Mr. Jose T. Pardo and Ms. Mary Grace Poe Llamanzares, the total number of Independent Directors stands at three (3), representing 33.33% of the Board. This reflects full compliance with Corporate Governance best practices, which recommend that Independent Directors comprise at least 30% of the Board or a minimum of three (3) members, whichever is higher.

In 2025, Cambridge International Financial Advisory (Cambridge IFA) conferred upon Robinsons Land Corporation the Global Good Governance (3G) ESG Championship Award and the Best CSR Programme Award, in recognition of its strong commitment to sustainability, transparency, and inclusive development.

Further, last October 2025, the Institute of Corporate Directors awarded RLC with a Golden Arrow recognition. The recognition is in line with the ASEAN Corporate Governance Scorecard (ACGS) that measures the performance of a company in the areas of facilitating the rights and the equitable treatment of shareholders, sustainability and resilience, how they relate to their different stakeholders, ensuring transparency and accountability through timely disclosure of material information, and how the Board guides the company strategically, monitors the management, and ensures the board's accountability to the company and the shareholders.



MANAGEMENT COMMITTEE

A balanced approach to management has fostered a year of growth and stability, allowing RLC to navigate the market with the high-competence and high-warmth leadership required to drive long-term value.



- | | |
|--|---|
| <p>1 JOSEPH G. DE DIOS
VP-Corporate Internal Audit Head</p> <p>2 RAMON DANIEL S. RIVERO
Chief Strategist & Sustainability Head</p> <p>3 JERICHO P. GO
SVP BUGM - Robinsons Offices</p> <p>4 EDWARD THOMAS V. BERNAS
SVP BUGM - RLC Residences</p> <p>5 ANA KATHRINA B. CIPRIANO
Strategic Partnerships Head ^a</p> <p>6 KERWIN MAX S. TAN
Chief Financial, Risk, & Compliance Officer</p> <p>7 CORAZON L. ANG LEY
SVP BUGM - RLX & Corporate Land Acquisition Head</p> | <p>8 MYBELLE V. ARAGON-GOBIO
President & Chief Executive Officer ^b</p> <p>9 BARUN JOLLY
SVP BUGM - Robinsons Hotels and Resorts</p> <p>10 FARADAY D. GO
EVP & Group BUGM - Commercial Centers & Destination Estates ^c</p> <p>11 ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary</p> <p>12 DAN CARLO R. TORRES
Corporate Marketing & Communications Head</p> <p>13 ENGR. RONALD G. PAULO
SVP - Corporate Construction Management</p> <p>14 FATIMA P. OLAGUER
AVP, Human Resources Head</p> |
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^a Effective March 1, 2026

^b Effective February 1, 2025
Previously SVP BUGM - RLX and Destination Estates

^c Effective March 1, 2026
Previously EVP & BUGM Commercial Centers

About the Board of Directors

The Board of Directors ("The Board") is primarily responsible for the governance of the Company and provides an independent check on management. It has the duty to foster the long-term success of the Company and to ensure that the Company's competitiveness and profitability will be sustained in a manner consistent with its corporate objectives for the best interest of the Company and its Stakeholders.

The Board formulates the Company's vision, mission, strategic objectives, policies and procedures that guide its activities, including the means to effectively monitor Management's performance. It provides direction and approval in relation to matters concerning the Company's business strategies, policies and plans, while the day-to-day business operations are delegated to the Executive Committee.

For the year 2025, the Board reviewed the Company's vision, mission, strategic objectives, policies, and procedures ensuring its maintained relevance and alignment with the long-term objectives of the Company.

The Board exercises care, skill and judgment and observes good faith and loyalty in the conduct and management of the business and affairs of the Company. It ensures that all its actions are within the scope of power and authority as prescribed in the Articles of Incorporation, By-Laws, and existing laws, rules and regulations. In order to uphold high standard for the Company, its Shareholders and other Stakeholders, the Board conducts itself with honesty and integrity in the performance of its duties and responsibilities.

The Company recognizes the benefits of having a diverse Board and its value in maintaining sound corporate governance while achieving strategic objectives and sustainable growth.

Balanced Board Composition

The Company recognizes the benefits of a diverse Board and its value in maintaining sound corporate governance while achieving strategic objectives and sustainable growth. The members of the Board are presented in the succeeding section, with their biographical details provided in the Information Statement.

The Board is diverse in terms of expertise, gender, and professional experience. It consists of nine (9) members elected by the shareholders during the Annual Stockholders' Meeting. Of these, one (1) serves as the Executive Director—the President and Chief Executive Officer—while the remaining eight (8) are Non-Executive Directors (NEDs). The NEDs include three (3) Independent Directors, one (1) of whom is female. The Chairman of the Board is likewise a Non-Executive Director who does not hold any senior executive position within the Group.

On January 6, 2025, Ms. Maria Socorro Isabelle V. Aragon-GoBio was appointed as President and Chief Executive Officer of the Company, effective February 1, 2025, while Mr. Lance Y. Gokongwei continues to serve as Chairman of the Board. The roles of the Chairman and Chief Executive

Officer of the Company are separate to ensure a clear distinction between the Chairman's responsibility to manage the Board while the Chief Executive Officer's responsibility to manage the Company's business. The division of responsibilities between the Chairman and the Chief Executive Officer is clearly established and set out in the Revised Corporate Governance Manual.

Moreover, with the appointment of Ms. Aragon-GoBio, the composition of the Board now includes three (3) female directors, representing 33.33% of the Board. This reconstitution upholds the Company's commitment to sound corporate governance practices, particularly in promoting board diversity, inclusivity, and balanced representation.

To further strengthen governance, the Board has also designated a Lead Independent Director, while operational decisions continue to be reviewed by the Executive Committee.

BOARD OF DIRECTORS



JAMES L. GO
Chairman Emeritus



LANCE Y. GOKONGWEI
Chairman



MYBELLE V. ARAGON-GOBIO
Director, President & CEO ^a



PATRICK HENRY C. GO
Director



ROBINA GOKONGWEI-PE
Director



JOHNSON ROBERT G. GO, JR.
Director



BIENVENIDO S. BAUTISTA
Lead Independent Director



JOSE T. PARDO
Independent Director



MARY GRACE NATIVIDAD S. POE-LLAMANZARES
Independent Director ^b

^a On January 6, 2025, Ms. Maria Socorro Isabelle V. Aragon-GoBio was elected into the Board and appointed President and Chief Executive Officer of the Company effective February 1, 2025.

^b On August 08, 2025, Ms. Mary Grace Natividad S. Poe-Llamanzares was appointed as an Independent Director of the Company.

Nomination and Election

The Company follows a formal and transparent board nomination and election policy, as set out in the Revised Corporate Governance Manual. The policy includes how the Company accepts nominations from minority shareholders, how the board shortlists candidates, and an assessment of the effectiveness of the existing nomination processes. Electing or replacing a director. The board also has a process for assessing the quality of directors in line with the Company's strategic direction.

As part of the Company's efforts to prevent conflicts of interest, information on the director's academic qualifications, share ownership in the Company, membership in other boards, other executive positions, professional experiences, expertise, and relevant training is properly disclosed.

Board Skillset Matrix

	General Attributes				Expertise						
	Age	Gender	Course	Date of First Appointment	Real Estate Expertise	Management Skills	Financial Expertise	Environment, Social, Sustainability & Climate Change	Internal Control	Risk Management	Sales & Marketing
James L. Go	86	Male	B.S. and Master of Science in Chemical Engineering	Jun 1980	✓	✓	✓	✓	✓	✓	✓
Lance Y. Gokongwei	58	Male	B.S in Finance; B.S. in Applied Science	Jun 1993	✓	✓	✓	✓	✓	✓	✓
Maria Socorro Isabelle V. Aragon-GoBio	52	Female	B.S. in Management Engineering with a minor in International Business	Feb 1, 2025	✓	✓	✓	✓	✓	✓	✓
Patrick Henry C. Go	54	Male	B.S. in Management	Jan 17, 2000	✓	✓	✓	✓	✓	✓	✓
Johnson Robert G. Go, Jr.	59	Male	B.A. in Interdisciplinary Studies (Liberal Arts)	May 29, 2005	✓	✓	✓	✓	✓	✓	✓
Robina Y. Gokongwei-Pe	64	Female	B.A. Journalism	May 5, 2005	✓	✓	✓	✓	✓	✓	✓
Bienvenido S. Bautista	77	Male	B.S. Economics; Master of Business Administration	May 13, 2021	✓	✓	✓	✓	✓	✓	✓
Jose T. Pardo	85	Male	B.S. in Commerce, Major in Accounting; Master's in Business Administration	May 7, 2024	✓	✓	✓	✓	✓	✓	✓
Mary Grace Natividad S. Poe-Llamanzares	58	Female	B.A. in Political Science	Aug 8, 2025	✓	✓	✓	✓	✓	✓	✓

Board Duties and Responsibilities

The Company's Corporate Governance Manual specifies the roles, duties, and responsibilities of the Board of Directors in compliance with relevant laws, rules, and regulations. In adherence to the principles of corporate governance, the Board is tasked to perform the following:

General Responsibilities

It is the Board's responsibility to foster the long-term success of the Corporation, and to sustain its competitiveness and profitability in a manner consistent with its corporate objectives and in the best interest of the Corporation, its Shareholders and Stakeholders, as a whole.

Duties and Functions

To ensure a high standard for the Corporation, its Shareholders and other Stakeholders, the Board shall conduct itself with honesty and integrity in the performance of, among others, the following duties and responsibilities:

- Act on a fully informed basis, in good faith, with due diligence and care, and in the best interest of the Company and all Stakeholders;
- Oversee the development of and approve the Company's business objectives and strategy, and monitor their implementation, in order to sustain the Company's long-term viability and strength. The Board shall review and guide corporate strategy, major plans of action, risk management policies and procedures, annual budgets and business plans; set performance objectives; monitor implementation and corporate performance; and oversee major capital expenditures, acquisitions, and divestitures;
- Oversee the adoption of an effective succession planning program and remuneration policies;
- Adopt policies on board nomination and election that will ensure diversity in board composition in terms of knowledge, expertise, experience and gender;
- Oversee the implementation of a policy and system on related party transactions (RPTs), which shall include the review and approval of material or significant RPTs, and ensure fairness and transparency of the transactions;
- Oversee the adoption of policies on the selection of Management and Key Officers and the assessment of their performance;
- Oversee the establishment of an internal control system to monitor and manage potential conflicts of interest and an Enterprise Risk Management (ERM) framework to identify, monitor, assess, and manage key business risks;
- Ensure the Corporation's compliance with the Anti-Money Laundering Act (AMLA), its rules and regulations, directives, and guidance from the Anti-Money Laundering Council (AMLC).
- Review annually, together with Management, the Company's vision and mission;
- Ensure the Corporation's faithful compliance with all applicable laws and regulations, and best business practices;
- Establish and maintain an Investor Relations Program that will inform the Shareholders of important developments in the Corporation. The Corporation's CEO shall exercise oversight responsibility over this program;
- Identify the Corporation's Stakeholders in the community in which it operates or is directly affected by its operations and formulate a clear policy of accurate, timely, and effective communication with them;
- Adopt a system of checks and balances within the Board. A regular review of the effectiveness of such a system should be conducted to ensure the integrity of the decision-making and reporting processes at all times;
- Ensure that the Corporation has an independent audit mechanism for the proper audit and review of the Corporation's financial statements by independent auditors;
- Ensure that the Corporation establishes appropriate Corporate Governance policies and procedures pursuant to the Manual and the Governance Code, including but not limited to, policies on conflict of interest, and oversee the effective implementation thereof; and
- Consider the implementation of an alternative dispute resolution system for the amicable settlement of conflicts or differences between the Corporation and its Shareholders, if applicable.

Board Independence

The Board has three (3) Independent Directors that possess all the necessary qualifications and none of the disqualifications to hold the position. The Company complies with the Corporate Governance best practice of having 3 Independent Directors or 30% of Board of Directors, whichever is higher, to ensure that proper mechanisms for disclosure, protection of the rights of shareholders, equitable treatment of shareholders, and the accountability of the Board and Management are in place. In cases of conflicts of interest, Directors with a material interest in any transaction with the Company shall abstain from participating in the deliberation of the same.

In 2025, 89% of the Board of Directors is composed of non-executive directors, of whom 33% are independent directors, including one female independent director.

In addition, the Company's Revised Corporate Governance Manual (RCGM) provides that the Board may consider designating a Lead Independent Director among the Independent Directors if the Chairman of the Board is not an Independent Director and if one person holds the position of the Chairman of the Board and CEO. His role is to lead the independent directors and guide the Board in cases where matters of conflict of interest may arise.

On May 7, 2025, the Board of Directors appointed Independent Director Bienvenido S. Bautista as the Lead Independent Director. His primary functions are as follows: i.) to serve as an intermediary between the Chairman and the other directors when necessary; ii.) to convene and chair meetings of the Non-Executive Directors; and iii.) to contribute to the performance evaluation of the Chairman, as required.

Board Training and Orientation

The Company ensures that Directors are able to perform their functions effectively in this rapidly changing environment to cope with heightened regulatory policies, foreign and local demands, and the growing complexity of business. Orientation programs are conducted for first-time directors to ensure that new members are appropriately apprised of their duties and responsibilities. These include the overview of the Company's operations, Code of Conduct, Corporate Governance framework and other relevant topics essential in the performance of their functions. As a matter of continuous professional education, the Company facilitates the training opportunities provided for the Directors and Key Officers.

An in-house Corporate Governance Training for Directors and Executives was held on September 18, 2025, entitled "Corporate Governance in the Age of AI: Navigating Opportunities and Risks for a Future-Ready Gokongwei Group."

Board Performance Evaluation

The performance of RLC's higher management, including its highest governing body, is evaluated through the quarterly CEO or BUGM (Business Unit General Manager) Scorecard. Concrete metrics, including both financial and non-financial (ESG) performance, are factored into the Scorecard, which is benchmarked against targets set at the beginning of the year. The overall score is measured at the end of the year.



Board Committees

To enable better and more focused attention on the affairs of the Company and aid in the optimal performance of its roles and responsibilities, the Board delegates particular matters to the Board Committees each set up for a specific purpose. The Board Committees are, namely, the Audit Committee, Corporate Governance Committee, Board Risk Oversight Committee (BROC), and the Related Party Transactions Committee.

All members of the Board Committees are Independent Directors.

Audit Committee

The Audit Committee provides oversight of the Company's financial reporting process, internal control system, internal and external audit processes, and monitors compliance with applicable laws and regulations. It ensures that systems and processes are in place for the consistent adherence to regulations and internal policies, the achievement of efficiency and effectiveness in business operations, and proper safeguarding and use of the Company's resources and assets. It also has the primary responsibility to appoint and remove the Company's external auditor as well as the head of internal audit.

The Audit Committee held four (4) meetings throughout the year.

Position	Director	Meetings Attended	Percentage (%)
Chairman	Bienvenido S. Bautista	4/4	100%
Members	Jose T. Pardo	4/4	100%
	Omar Byron T. Mier ^a	4/4	100%
	Mary Grace Poe Llamanzares ^b	2/2	100%

^a Chairman and member of the Audit Committee until May 7, 2025.

^b Member of the Audit Committee effective August 8, 2025.

Corporate Governance Committee

The Corporate Governance Committee oversees the development and implementation of Corporate Governance principles and policies, and recommends a formal framework on the nomination, remuneration and evaluation of the performance of the Directors and key Management Officers consistent with the Company's culture, strategies and the business environment.

The Corporate Governance Committee held two (2) meetings during the year.

Position	Director	Meetings Attended	Percentage (%)
Chairman	Bienvenido S. Bautista	2/2	100%
Members	Jose T. Pardo	2/2	100%
	Mary Grace Poe Llamanzares	2/2	100%

Board Risk Oversight Committee (BROC)

The Board Risk Oversight Committee oversees the establishment of an Enterprise Risk Management (ERM) framework that effectively identifies, monitors, assesses, and manages key business risks, and assesses the effectiveness of risk management strategies. The BROC is responsible for defining the Company's level of risk tolerance and for providing oversight of its risk management policies and procedures to anticipate, minimize, and control or manage risks as well as possible threats to its operational and financial viability.

They also oversee the optimal performance, compliance, and cooperation with the Anti-Money Laundering Council (AMLC) and Anti-Money Laundering Act (AMLA). The Board Risk Oversight Committee held one (1) meeting during the year.

Position	Director	Meetings Attended	Percentage (%)
Chairman	Jose T. Pardo	1/1	100%
Members	Bienvenido S. Bautista	1/1	100%
	Omar Byron T. Mier ^a	1/1	100%
	Mary Grace Poe Llamanzares ^b	-	-

^a Member of the Board Risk Oversight Committee until May 7, 2025.

^b The BROC Meeting was conducted last May 5, 2025 prior to Ms. Mary Grace Poe Llamanzares' election as committee member

Related Party Transactions Committee

In accordance with the principles of transparency and fairness, RLC conducts all RPTs fairly and at arm's length ensuring the best interest of the company, its subsidiaries or affiliates, and all shareholders.

The Related Party Transactions Committee ensures that there is a group-wide policy and system governing Material Related Party Transactions (MRPTs), particularly those that breach the materiality threshold. The RPT Committee shall perform the appropriate review and approval of MRPTs, which guarantee fairness and transparency of the transactions. The Related Party Transaction Committee held one (1) meeting during the year.

Position	Director	Meetings Attended	Percentage (%)
Chairman	Jose T. Pardo	1/1	100%
Members	Bienvenido S. Bautista	1/1	100%
	Mary Grace Poe Llamanzares ^a	-	-

^a The RPT Committee Meeting was conducted last June 16, 2025 prior to Ms. Mary Grace Poe Llamanzares' election as committee member

Board Meetings and Quorum Requirement

The Board schedules meetings at the beginning of the year, holds regular meetings in accordance with its By-Laws, and convenes special meetings as required by business exigencies. The notice and agenda of the meeting and other relevant materials are furnished to the Directors at least five (5) business days prior to the meeting, which must be duly minuted. The members of the Board attend regular and special meetings in person or through video/ teleconferencing conducted in accordance with the rules and regulations of the SEC, except for justifiable reasons that prevent them from doing so. The Independent Directors shall always attend Board meetings. Unless otherwise provided in the By-Laws, their absence shall not affect the quorum requirement. However, the Board may, to promote transparency, require the presence of at least one (1) Independent Director in all its meetings.

Attendance of Directors

The Board of Directors held six (6) regular board meetings and sixteen (16) special board meetings from January 1 to December 31, 2025.

Board member	Name	Date of Election	No. of meetings attended/held	Percent of meetings attended (%)	Month and Year of First Appointment
Chairman Emeritus	James L. Go	May 7, 2025	22/22	100.00%	Jun 1980
Chairman	Lance Y. Gokongwei	May 7, 2025	22/22	100.00%	Jun 1993
Director, President and CEO	Maria Socorro Isabelle V. Aragon-GoBio ^a	Feb 1, 2025	21/21	100.00%	Feb 2025
Director	Patrick Henry C. Go	May 7, 2025	22/22	100.00%	Jan 2000
Director	Johnson Robert G. Go, Jr.	May 7, 2025	22/22	100.00%	May 2005
Director	Robina Gokongwei-Pe ^b	May 7, 2025	20/20	100.00%	May 2005
Lead Independent Director	Bienvenido S. Bautista	May 7, 2025	22/22	100.00%	May 2021
Independent Director	Jose T. Pardo	May 7, 2025	22/22	100.00%	May 2024
Independent Director	Vivencio B. Dizon ^c	May 8, 2024	3/3	100.00%	May 2023
Independent Director	Omar Byron T. Mier ^d	May 8, 2024	7/7	100.00%	Aug 2015
Independent Director	Mary Grace Poe Llamanzares	Aug 8, 2025	8/8	100.00%	Aug 2025

^aElected as Director, President, and Chief Executive Officer effective February 1, 2025.

^bResigned as Director effective February 1, 2025 and was re-elected effective March 7, 2025.

^cResigned as Director effective February 20, 2025.

^dMember of the Board of Directors until May 7, 2025.

The Corporate Secretary

The Corporate Secretary assists the Board and the Board Committees in the conduct of their meetings, which entails the preparation of the annual schedule of Board and Committee meetings and the annual Board calendar. He also assists the Board and Committee Chairmen in setting meeting agendas, safe keeps and preserves the integrity of the minutes of the meetings of the Board and its Committees, as well as other official records of the Company.

The Corporate Secretary keeps abreast of relevant laws, regulations, all governance issuances, relevant industry developments and operations of the Company, and advises the Board and the Chairman on all relevant issues as they arise. He works fairly and objectively with the Board, Management and Shareholders and contributes to the flow of information between the Board and Management, the Board and its Committees, and the Board and its Stakeholders, including Shareholders.

Atty. Juan Antonio M. Evangelista, 54, is the Corporate Secretary of RLC. He is also the Corporate Secretary of RL Commercial REIT, Inc. and Altus Property Ventures, Inc. He handles various corporate secretarial functions of a number of companies within the Group. He obtained his Juris Doctor degree from Xavier University-Ateneo de Cagayan in 1998. He was admitted to the Philippine Bar in 1999.

The Compliance Officer

The Compliance Officer monitors, reviews, evaluates and ensures the compliance of the Company, its Officers, and Directors with the provisions and requirements of the Corporate Governance Manual and the relevant laws, the Corporate Governance Code, rules and regulations, and all governance issuances of regulatory agencies. He also ensures the integrity and accuracy of all documentary submissions to the regulators, identifies possible areas of compliance issues and works towards the resolution of the same. He assists the Board and the Corporate Governance Committee in the performance of their governance functions, including their duties to oversee the formulation or review and implementation of the Corporate Governance structure and policies of the Company.

Kerwin Max S. Tan, 56, is the Compliance Officer, Chief Financial Officer, and Chief Risk Officer of RLC effective March 1, 2016. He previously held the position of Vice President – Treasurer of RLC and Vice President – Operations of RLC Residences. Prior to joining RLC, he was Head of Cash Management Operations and Assistant Vice President of Citibank NA. Mr. Tan received his Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

In addition, a Deputy Compliance Officer is appointed to further strengthen and implement the compliance policies of the Company.

Liza R. Gerella, 59, is the Vice President and Deputy Compliance Officer of RLC, a role she assumed after serving as AVP Controller of the RLC Residential Division, Manhattan Building Management Corporation, and Condo Corp. Over her 29-year tenure with RLC, she has held key leadership positions including Business Unit Controller of RLC Homes Division, Billing & Collection Area Manager in the Treasury Department of RLC Malls, and Accounting Manager for the Malls Division. She began her career as an auditor with SGV & Co. before joining RLC in 1997. A licensed Certified Public Accountant, she earned her Bachelor of Science in Business Administration, Major in Accounting, from the University of the East – Caloocan.



STAKEHOLDERS WELFARE, TRANSPARENCY AND ANTI-CORRUPTION

Duty to Shareholders

The Company believes that sound and effective corporate practices are fundamental to the smooth, effective and transparent operation of the company, its ability to attract investment, and enhance shareholder value. This includes the Company's commitment to ensure fair and equitable treatment of all shareholders, including the minority, and the protection of their rights, including:

1. Right to participate and vote on all matters that require their consent or approval, including election and removal of board members;
2. Right to inspect corporate books and records;
3. Right to obtain relevant & material information of the company on a timely and regular basis
4. Right to dividends;
5. Appraisal right;
6. Right to secure methods of ownership registration;
7. Right to convey or transfer shares;
8. Right to nominate directors in accordance with the by-laws and notice of the annual shareholders' meeting procedures, and
9. Right to submit proposals on items for inclusion in the agenda in accordance with relevant laws, regulations, and internal policies.

The Company is transparent and fair in the conduct of the annual and special Shareholders' meetings. To foster active shareholder participation, the Board sends the Notice of Annual and Special Shareholders' Meeting with sufficient and relevant information at least 15 business days before the meeting, in compliance with the Implementing Rules and Regulations of the Securities Regulation Code. For 2025, the Company released the Notice of Annual Shareholders' Meeting 38 business days before the date of the meeting. The Shareholders are encouraged to personally attend such meetings. Shareholders who are unable to attend are apprised ahead of time of their right to appoint a proxy. Subject to the requirements of the law, rules and regulations, and the By-Laws, the exercise of that right shall not be unduly restricted and any doubt about the validity of a proxy shall be resolved in favor of the shareholder.

Guided by the principles of fairness, accountability and transparency to the shareholding public, the Company ensures that the result of the votes taken during the most recent Annual or Special Shareholders' Meeting are made available by the next working day.

Duty to Other Stakeholders

The Company recognizes and places importance on the interdependence between business and society and promotes a mutually beneficial relationship that encourages the Company's sustainable growth, while contributing to the advancement of the society where it operates. The Company employs value chain processes that take into consideration Economic, Environmental and Social Governance (EESG) issues and concerns.

Stakeholder/Shareholder Engagement

The Company sees to it that it responds to concerns raised by its stakeholder/shareholders. In doing so, among others, the Group are implementing the following initiatives to resolve such concerns.

Stakeholder	Material Concern	Response
Investors and Shareholders	- Long-term financial performance and value creation - Ethical standards for governance and business conduct - Plans against key business and sustainability risks - Targets and commitments pertaining to social and environmental responsibility especially on Climate Change	- Actions to reflect high standards of corporate governance - Adoption of internationally recognized Sustainability Framework - Continuous strengthening of business strategy to improve financial and operational performance - Philippine Stock Exchange and Securities and Exchange Commission (SEC) Disclosures - Annual and Sustainability Report - Annual Stockholders Meeting - Quarterly Investor Relations Briefings - Meetings with Investors
	Communication Channels	
	- Annual and Sustainability Report - Shareholders' meetings - Quarterly investor relations briefings - Monthly Board Executive Committee meetings - Investor relations meetings, conferences, emails and calls - Disclosure under Investor Relations Page of the company website - Disclosure to the Philippine Stock Exchange	
Employees	Material Concern	Response
	- Diversity, equity and inclusion - Career growth, skills development and training opportunities - Labor and human rights protection - Occupational health and safety - Employee well-being, engagement and retention	- Implementation of policies and programs promoting diversity, equality and inclusive workplace culture - Continuous investment in employee learning, training and leadership development - Adherence to labor standards and human rights principles across operations - Strengthened occupational health and safety systems to ensure safe working conditions - Initiatives supporting employee well-being, engagement and retention
	Communication Channels	
	- Townhall meeting - Annual and Sustainability Report - Employee handbook - Employee engagement surveys - Internal communications (e.g. emails) - Training programs and workshops	
Suppliers and Contractors	Material Concern	Response
	- Lasting business relationships - Local supplier empowerment - Supplier ESG compliance	- Implementation of responsible procurement and ethical sourcing policies - Promotion of local sourcing and support for local suppliers - Integration of sustainability criteria (e.g. including renewable materials) in sourcing decisions
	Communication Channels	
	- Supplier onboarding and accreditation processes - Supplier briefings, meetings, and audits - Integrated Report	

Customers' Welfare

The Company adopts customer relations policies and procedures to protect customer welfare. This includes providing and making available the customer relations contact information empowered to address and attend to customer questions and concerns.

Supplier/Contractor Selection

The Company follows the Supplier Accreditation and Selection Policies to ensure that the Company's suppliers and contractors are qualified to meet its commitments. Apart from the aforementioned processes, suppliers and contractors also undergo orientation on Company policies and ethical practices.

Creditors' Right

The Company upholds the rights of its creditors by honoring contractual obligations and ensuring timely and accurate disclosures in accordance with applicable laws, including the Revised Disclosure Rules and the Securities Regulation Code. It provides audited financial statements prepared in compliance with applicable financial reporting standards, as well as periodic reports required under regulatory requirements and loan covenants.

The relevant policy is publicly available on the Company's website at the following link: [Protection of Creditors' Rights Policy](#).

Environment and Communities

The Company is committed to creating lasting value through responsible environmental stewardship and meaningful community engagement. Guided by its Environmental, Social, and Governance (ESG) principles, it integrates sustainability into its operations and decision-making processes. Through initiatives that promote resource efficiency, environmental protection, and community development, the Company contributes to building resilient and inclusive communities. It continues to support programs that expand economic opportunities and improve quality of life, while ensuring that its growth remains responsible and sustainable. Moving forward, the Company remains dedicated to strengthening its environmental and social impact through continuous innovation and collaborative partnerships. A more comprehensive discussion of the Company's environmental and social initiatives is presented in the Sustainability and CSR section of this Annual Report.

Employees

The Board also establishes policies, programs and procedures that encourage employees to actively participate in the realization of the Company's goals and its governance including but not limited to:

- Health, safety and welfare;
- Training and development
- Reward and compensation

1. Health, Safety and Welfare

The Company is committed to take all reasonable steps in safeguarding the health, safety, and welfare of its employees, customers, and stakeholders, as well as the communities in which it operates, in compliance with applicable laws, regulations, and recognized standards. Oversight of health and safety is exercised by Management and monitored by the Corporate Internal Audit Department, which evaluates the adequacy, effectiveness, and implementation of related policies and procedures.

The Company ensures safe and healthy working conditions through the provision of secure facilities, safe equipment and systems, proper handling of materials, and adequate training and supervision to enable employees to manage risks effectively. Safe access to premises, a healthy working environment, and appropriate welfare facilities are likewise maintained.

Business Unit and Corporate Center Heads, together with the Human Resources Department, are responsible for implementing health and safety practices, ensuring compliance with statutory requirements and certifications, conducting risk assessments, and maintaining emergency preparedness. Health and safety performance is regularly monitored and reviewed in line with the company policies, with continuous improvements communicated to relevant personnel.

Health and safety are shared responsibilities, and all employees are expected to adhere to company policies, participate in safety programs, report hazards and incidents promptly, and always practice safe behaviors.

Anti-Corruption Programs and Procedures

The Company is committed to promoting transparency and fairness for all its stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting anti-corruption policies and programs. Some of the Company's Anti-Corruption programs are embodied in the Code of Business Conduct and Ethics, Conflict of Interest, and Offenses Subject to Disciplinary Action (OSDA), among others. The same are disseminated to all employees across the Company through trainings to embed them in the Company's culture. New employees are oriented regarding policies and procedures related to Business Conduct and Ethics, and similar policies. All employees are given periodic reminders. Further, all concerned employees of the Company are required to comply with the Self-Disclosure Activity on Conflict of Interest and Declaration of Gifts Received on an annual basis.

The Company also has an established suitable framework for whistleblowing and ensures its enforcement to allow employees and other stakeholders to freely communicate their concerns about illegal or unethical practices, without fear of retaliation and to have direct access to an independent member of the Board or a unit created to handle whistleblowing concerns.

The anti-corruption programs and procedures of the Company cover the following:

- Anti-Bribery and Anti-Corruption Policy
- Conflict of Interest
- Conduct of Business and Fair Dealings
- Receipt of Gifts from Third Parties
- Compliance with Laws and Regulations
- Respect for Trade Secrets/Use of Nonpublic Information
- Use of Company Funds, Assets, and Information
- Employment and Labor Laws and Policies
- Disciplinary Action
- Whistleblowing
- Conflict Resolution

2. Training and development

The Company recognizes that investing in employee development is integral to its long-term growth strategy. It strengthens training programs, mentorship initiatives, and leadership development to cultivate a high-performing workforce. Regular career discussions between employees and managers are conducted to support professional growth, complemented by structured performance and development reviews through the Darwinbox talent management platform. The Company also continuously enhances its total rewards and benefits framework to align with evolving employee needs, fostering sustained engagement and motivation.

3. Performance-enhancing mechanisms for employee participation

The Company abides by the standards and policies set by the Department of Labor and Employment. Likewise, the Company has Security and Safety Manuals that are implemented, reviewed and regularly updated to ensure the security, safety, health, and welfare of the employees in the workplace.

The Company continuously provides learning and development opportunities for its employees through the John Gokongwei Institute for Leadership and Enterprise Development (JG-ILED), the leadership platform for systematic and sustained development programs across the conglomerate. Its mission is to enable a high-performing organization that will facilitate the learning process and develop the intellectual and personal growth of all employees through targeted and customized trainings and development programs.



Enterprise Risk Management and Internal Controls

Enterprise Risk Management (ERM)

The role of ERM is to oversee that a sound ERM framework is in place to effectively identify, monitor, assess and manage key business risks. The risk management framework shall guide the Board in identifying units/business lines and enterprise-level risk exposures, as well as the effectiveness of risk management strategies.

Internal Controls

With the leadership of the Company's Chief Risk Officer (CRO), internal control is embedded in the operations of the company and in each business unit (BU), thus, increasing their accountability and ownership in the execution of the BU's internal control framework. To accomplish the established goals and objectives, BUs implement robust and efficient process controls to ensure:

1. Compliance with policies, procedures, laws and regulations,
2. Economic and efficient use of resources,
3. Check and balance and proper segregation of duties,
4. Identification and remediation control weaknesses,
5. Reliability and integrity of information, and
6. Proper safeguarding of Company resources and protection of Company assets through early detection and prevention of fraud.

Moreover, the Audit Committee reviewed the report of the Internal Auditor to ensure that Management undertakes immediate and proper corrective actions on the matters raised, including those relating to governance, risk management, internal control systems, and regulatory compliance.

Based on the review performed and the reports presented during the year, the Audit Committee is satisfied that the Company's internal control and compliance systems are adequate and effective in addressing all material respects and supporting sound governance practices.

Adequate and Timely Information

To enable the Directors to properly fulfill their duties and responsibilities, Management provides the Directors with complete, adequate, and timely information about the matters to be taken up during their meetings. Information may include the background or explanation of matters brought before the Board, disclosures, budgets, forecasts, and internal financial documents. If the information provided by Management is not sufficient, further inquiries may be made by a Director to enable him to properly perform his duties and responsibilities. The Directors have independent access to Management and to the Corporate Secretary.

The Directors, either individually or as a Board, and in the performance of their duties and responsibilities, may seek access to independent professional advice within the guidelines set by the Board.

Moreover, the Company maintains a comprehensive and cost-efficient communication channel for disseminating relevant information for the informed decision making of investors, stakeholders and other interested users of the information. The Company include media and analysts' briefings as channels of communication to ensure timely and accurate dissemination of public, material and relevant information to its Stakeholders.

Accountability and Audit

The Board ensures that its Shareholders are provided with a balanced and comprehensible assessment of the Company's performance, position and prospects on a quarterly basis. Interim and other reports that could adversely affect its business are also made available in the Company's website, including its submissions and disclosures to the SEC and PSE. Management formulates the rules and procedures on financial reporting and internal control for presentation to the Audit Committee in accordance with the following guidelines:

- 1.The extent of its responsibility in the preparation of the financial statements of the Company, with the corresponding delineation of the responsibilities that pertain to the External Auditor, should be clearly defined;
- 2.There is an effective system of internal control that will ensure the integrity of the financial reports and protection of the assets of the Company for the benefit of all Shareholders and other Stakeholders;
- 3.On the basis of the approved Internal Audit Plan, Internal Audit examinations should cover, at the minimum, the evaluation of the adequacy and effectiveness of controls that cover the Company's governance, operations and information systems, including the reliability and integrity of financial and operational information, effectiveness and efficiency of operations, protection of assets, and compliance with contracts, laws, rules, and regulations;
- 4.The Company consistently complies with the financial reporting requirements of the SEC;
- 5.The External Auditor shall be rotated or changed every five years or earlier, or the signing partner of the External Auditing firm assigned to the Company, should be changed with the same frequency. The Corporate Internal Audit Head should submit to the Audit Committee and Management an annual report on the Corporate Internal Audit Department's activities, responsibilities, and performance relative to the Internal Audit Plan as approved by the Audit Committee. The annual report should include significant risk exposures, control issues, and such other matters as may be needed or requested by the Board and Management. The Corporate Internal Audit Head should certify that he conducts his activities in accordance with the International Standards on the Professional Practice of Internal Auditing. If he does not, the Corporate Internal Audit Head shall disclose to the Board and Management the reasons why he has not fully complied with the said documents; and
- 6.The Board, after consultations with the Audit Committee shall recommend to the Shareholders an External Auditor duly accredited by the SEC who shall undertake an independent audit of the Company, and shall provide an objective assurance on the matter by which the financial statements shall be prepared and presented to the Shareholders.

Internal Audit

The Corporate Internal Audit is focused on delivering its mandate of determining whether the governance, risk management and control processes, as designed and represented by Management, are adequate and functioning in a manner that provides a reasonable level of confidence that:

- 1.Employees' actions are compliant with policies, standards, procedures, and applicable laws and regulations;
- 2.Quality and continuous improvement are fostered in the control processes;
- 3.Programs, plans, and objectives are achieved;
- 4.Resources are acquired economically, used efficiently, and protected adequately;
- 5.Significant financial, managerial, and operating information is accurate, reliable, and timely;
- 6.Significant key risks are appropriately identified and managed; and
- 7.Significant legislative or regulatory issues impacting the Company are recognized and properly addressed.

Opportunities for improving management control, profitability, and the Company's reputation may be identified during audits.

Other Matters

Audit and Audit-related Fees

Name of Auditor	Audit Fee	All Other Fees ^a
SyCip, Gorres, Velayo & Co.	PHP 10,219,702	PHP 662,900

^a All Other Fees pertain to fees on review engagement and agreed upon procedures per SGV Engagement Letters.

Shareholder Structure

Holding 5% shareholding or more (as of December 31, 2025):

Shareholder	No. of shares	Percent	Beneficial owner
JG Summit Holdings, Inc.	3,166,806,886	65.91%	Same as record owner
PCD Nominee Corporation (Non-Filipino)	851,982,828	17.73%	PCD Participants & their clients
PCD Nominee Corporation (Filipino)	771,547,456	16.06%	PCD Participants & their clients

Dealing in Securities (Changes in Shareholdings of Directors and Key Officers)

A. Elected Directors for CY 2025

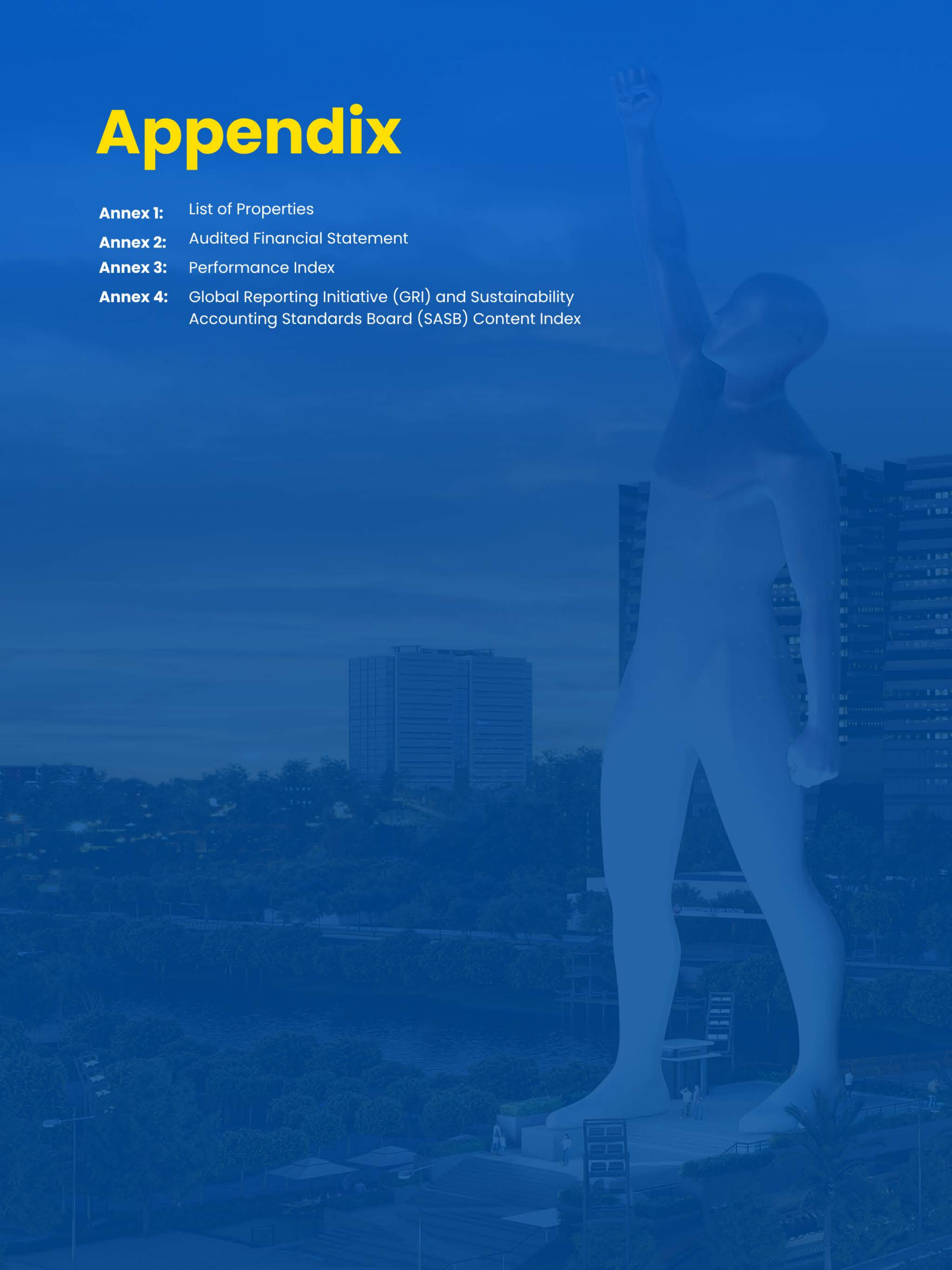
Directors	Position/ Designation	Balance as of December 31, 2024		Addition		Disposal		Balance as of December 31, 2025	
		Direct	Indirect	Direct	Indirect	Direct	Indirect	Direct	Indirect
James L. Go	Chairman Emeritus	13,247,144	–	–	–	–	–	13,247,144	–
Lance Y. Gokongwei	Chairman	2,471,494	–	–	–	–	–	2,471,494	–
Maria Socorro Isabelle V. Aragon-GoBio	Director	–	–	–	100	–	–	–	100
Patrick Henry C. Go	Director	10,067	–	–	–	–	–	10,067	–
Johnson Robert G. Go, Jr.	Director	85	–	–	–	–	–	85	–
Robina Y. Gokongwei-Pe	Director	2,351,587	–	–	–	–	–	2,351,587	–
Bienvenido S. Bautista	Lead Independent Director	1	–	–	–	–	–	1	–
Jose T. Pardo	Independent Director	1	–	–	–	–	–	1	–
Mary Grace Poe Llamanzares	Independent Director	–	–	1	–	–	–	1	–

B. Elected Officers for CY 2025

Directors	Position/ Designation	Balance as of December 31, 2024		Addition		Disposal		Balance as of December 31, 2025	
		Direct	Indirect	Direct	Indirect	Direct	Indirect	Direct	Indirect
James L. Go	Chairman Emeritus	13,247,144	-	-	-	-	-	13,247,144	-
Lance Y. Gokongwei	Chairman	2,471,494	-	-	-	-	-	2,471,494	-
Maria Socorro Isabelle V. Aragon- GoBio	President and CEO	-	-	-	100	-	-	-	100
Faraday D. Go	Executive Vice President	253,738	-	-	-	-	-	253,738	-
Kerwin Max S. Tan	Chief Financial, Risk, and Compliance Officer	550,000	-	-	-	-	-	550,000	-
Jericho P. Go	Senior Vice President and Business Unit General Manager	-	-	-	-	-	-	-	-
Barun Jolly	Senior Vice President and Business Unit General Manager	-	-	-	-	-	-	-	-
Ronald D. Paulo	Senior Vice President and Head of Corporate Construction Management	-	-	-	-	-	-	-	-
Corazon L. Ang Ley	Senior Vice President and Corporate Land Acquisition Head	-	-	-	-	-	-	-	-
Eileen B. Fernandez	Vice President - Treasurer	-	-	-	-	-	-	-	-
Sheila Jean S. Francisco	Vice President - Controller	-	-	-	-	-	-	-	-
Liza R. Gerella	Vice President and Deputy Compliance Officer	-	-	-	-	-	-	-	-
Anne Mae E. Mangaser	Vice President - Accounting	-	-	-	-	-	-	-	-
Dennis R. Llarena	Data Privacy Officer	-	-	-	-	-	-	-	-
Juan Antonio M. Evangelista	Corporate Secretary	-	-	-	-	-	-	-	-
Iris Fatima V. Cero	Assistant Corporate Secretary	-	-	-	-	-	-	-	-

Appendix

- Annex 1:** List of Properties
- Annex 2:** Audited Financial Statement
- Annex 3:** Performance Index
- Annex 4:** Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board (SASB) Content Index



Annex 1: List of Properties

Robinsons Malls (57)

Property	Address	Year Opened
Metro Manila (10)		
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1990
Robinsons Manila	M. Adriatico Street, Ermita, Manila	1997
Robinsons Novaliches	Quirino Highway, Novaliches, Quezon City	2001
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2001
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2007
Robinsons Magnolia	Aurora Blvd. corner Doña Hemady St., Quezon City	2012
Magnolia Expansion	Aurora Blvd. corner Doña Hemady St., Quezon City	2019
Robinsons Town Mall Malabon	Gov. Pascual Ave. cor. Crispin St., Tinajeros, Malabon	2013
Robinsons Las Piñas	Alabang-Zapote Road, Brgy. Talon, Las Piñas City	2014
Opus	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	2024
The Plaza Bagong Silang	Phase 1, Barangay 176-A, Bagong Silang, Caloocan City	2025
Outside of Metro Manila (47)		
Robinsons Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1998
Robinsons Town Mall Los Baños	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000
Robinsons Starmills Pampanga	San Jose, San Fernando, Pampanga	2002
Robinsons Santa Rosa	Old Nat'l Hi-way, Brgy Tagapo, Sta. Rosa, Laguna	2002
Robinsons Dasmariñas	Pala-Pala, Dasmariñas, Cavite	2003
Robinsons Lipa	Mataas Na Lupa, Lipa City, Batangas	2003
Robinsons Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004
Robinsons Angeles	McArthur Highway, Balibago, Angeles City, Pampanga	2004
Robinsons Luisita	McArthur Highway, Brgy. San Miguel, Tarlac City	2007
Robinsons Cabanatuan	Km. 3, Maharlika Highway, Cabanatuan City	2008
Robinsons Pulilan	Trinidad Highway, Brgy. Cutcot, Pulilan, Bulacan	2008
Robinsons Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2008
Robinsons Ilocos Norte	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2009
Robinsons Pangasinan	McArthur Highway, Brgy. San Miguel, Calasiao, Pangasinan	2012
Robinsons Palawan	National Highway, Brgy. San Miguel, Puerto Princesa City	2012
Robinsons Malolos	MacArthur Highway, Brgy. Sumapang Matanda, Malolos City, Bulacan	2013

Property	Address	Year Opened
Robinsons Santiago	Maharlika Highway, Brgy Mabini, Santiago City, Isabela	2014
Robinsons Antipolo	Sumulong Highway, cor. Circumferential Road, Antipolo City	2014
Robinsons Antipolo Expansion	Sumulong Highway, Antipolo City	2022
Robinsons General Trias	Governor's Drive, General Trias, Cavite	2016
Robinsons Naga	Roxas Ave., cor. Almeda Highway, Brgy. Triangulo, Naga City, Camarines Sur	2017
Robinsons Tuguegarao	Brgy. Tanza, Tuguegarao City, Cagayan	2018
Robinsons Galleria South	San Pedro, Laguna	2019
Robinsons La Union	MacArthur Highway, Brgy. Sevilla, San Fernando City, La Union	2020
Robinsons Gapan	Pan-Philippine Highway, Gapan City, Nueva Ecija	2022
Robinsons Bacolod	Lacson Street, Mandalagan, Bacolod City	1997
Robinsons Fuente Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000
Robinsons Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2001
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2004
Robinsons Tacloban	National Highway, Marasbaras, Tacloban City	2009
Robinsons Dumaguete	Calindagan Business Park, Dumaguete City	2009
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol, Cebu City	2009
Robinsons Roxas	Immaculate Heart of Mary Avenue, Pueblo de Panay, Brgy. Lawa-an, Roxas City, Capiz	2014
Robinsons Antique	Brgy. Maybato, San Jose, Antique	2015
Robinsons Galleria Cebu	Gen. Maxilom Ave. Ext., Cebu City, Cebu	2015
Robinsons Jaro	E. Lopez St. Jaro, Iloilo City, Iloilo	2016
Robinsons North Tacloban	Brgy. Abucay, Tacloban City, Leyte	2017
Robinsons Ormoc	Brgy. Cogon, Ormoc City, Leyte	2018
Robinsons Pavia	Brgy. Ungka 2, Pavia, Iloilo	2018
The Mall at NUSTAR Cebu	Kawit Island, South Road Property, Cebu City, Cebu	2023
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2002
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009
Robinsons General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009
Robinsons Butuan	J.C. Aquino Avenue, Brgy Libertad, Butuan City	2013
Robinsons Tagum	Tagum City, Davao del Norte	2016
Robinsons Iligan	Macapagal Ave., Brgy. Tubod, Iligan City, Lanao del Norte	2017
Robinsons Valencia	Sayre Highway, Brgy. Hagkol, Bagontaas Valencia, Bukidnon	2018
Robinsons Pagadian	F.S. Pajares Ave. cor. P.L. Urro St. cor Vicencio Sagun St. San Francisco District, Pagadian City, Zamboanga del Sur	2025

Office Buildings (34)

Property	Address	# of Storeys
Metro Manila (20)		
Galleria Corporate Center	Along EDSA corner Ortigas Ave., Quezon City	30-storey
Robinsons Equitable Tower	Corner of ADB Ave. and Poveda St., Ortigas Center, Pasig City	45-storey
Robinsons Summit Center	Ayala Avenue, Makati City	37-storey
Robinsons Cybergate Center Tower 1	Pioneer St., Mandaluyong City	18-storey
Robinsons Cybergate Center Tower 2	Pioneer St., Mandaluyong City	27-storey
Robinsons Cybergate Center Tower 3	Pioneer St., Mandaluyong City	27-storey
Robinsons Cybergate Plaza	EDSA, Mandaluyong City	12-storey
Robinsons Cyberscape Alpha	Sapphire and Garnet Roads, Ortigas Center, Pasig City	26-storey
Robinsons Cyberscape Beta	Ruby and Topaz Roads, Pasig City	37-storey
Tera Tower	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Cyber Zigma	Lawton Avenue, McKinley West, Fort Bonifacio, Taguig City	21-storey
Robinsons Cyberscape Gamma	Ruby and Topaz Roads, Pasig City	37-storey
Exxa Tower	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Zeta Tower	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Giga Tower	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Cybergate Magnolia	Aurora Blvd. corner Doña Hemady St., Quezon City	10-storey
Campus One	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	3-storey
Cyber Omega	Pearl Dr., Ortigas Center, Pasig, Metro Manila	32-storey
GBF Center 1	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	30-storey
GBF Center 2	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	29-storey
Provincial (14)		
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol Site, Cebu City	3-storey
Robinsons Galleria Cebu Office	Gen. Maxilom Avenue cor. Sergio Osmena, Cebu City	4-storey
Cybergate Galleria Cebu	Gen. Maxilom Avenue cor. Sergio Osmena, Cebu City	14-storey
Robinsons Place Ilocos Office	San Nicolas, Ilocos Norte	4-storey
Robinsons Luisita BTS	McArthur Highway Bo. Tarlac City, Tarlac	3-storey
Robinsons Luisita BTS 2	McArthur Highway Bo. Tarlac, City, Tarlac	3-storey
Cybergate Delta Tower 1	JP. Laurel Ave., Davao City	5-storey
Cybergate Naga	Almeda Highway, cor Roxas Avenue, Naga, Camarines Sur	4-storey
Cybergate Delta Tower 2	JP. Laurel Ave., Davao City	5-storey
Robinsons Luisita 3 BTS 3	McArthur Highway Bo. Tarlac City, Tarlac	3-storey
Cybergate Iloilo 1	Bgry. Ungka 2, Pavia, Iloilo	7-storey
Cybergate Iloilo 2	Bgry. Ungka 2, Pavia, Iloilo	10-storey
Cybergate Bacolod 2	Lacson St., Mandalagan, Bacolod City	9-storey
Cybergate Iloilo 3	Brgy. Ungka 2, Pavia, Iloilo	14-storey

work.able Centers (16)

Property	Address	Size in m2
work.able Cyberscape Gamma 1	Cyberscape Gamma Topaz & Ruby Roads, Ortigas Center, Pasig City	1,837
work.able Cyberscape Gamma 2		
work.able Exxa-Zeta	Exxa & Zeta Towers, Bridgetowne E. Rodriguez Jr. Ave., C5 Road Ugong Norte Quezon City	1,430
work.able Giga (BTS)	Giga Tower, Bridgetowne E. Rodriguez Jr. Ave., C5 Road, Ugong Norte, Quezon City	730
work.able Giga 2 (GoTyme)		1,117
work.able Omega (1) (BTS)	Cyber Omega, Pearl Drive, Ortigas Center, Pasig City	390
work.able Omega (2) (BTS)		112
work.able Omega (3) (BTS)		2,083
work.able RSC	6783 Ayala Avenue, Makati, Philippines	1,058
work.able RSC 2		1,058
work.able RSC 3		1,025
work.able RSC 4		1,058
work.able GBF 1	GBF 1, Bridgetowne, C5 Road Ugong Norte, Quezon City	2,450
work.able RSC 5	6783 Ayala Avenue, Makati, Philippines	1,058
work.able RSC 6		1,058
work.able GBF 2	GBF 2, Bridgetowne, C5 Road Ugong Norte, Quezon City	2,843

Industrial Facilities (15)

Property	Address
RLX Sucat 1	East Service Road, Brgy. Sucat, Muntinlupa City, Metro Manila
RLX Sucat 2	Meralco Road, Brgy. Sucat, Muntinlupa City
RLX Calamba 1A	Brgy. Maunong and Samsim, Calamba City, Laguna
RLX Calamba 1B	Brgy. Maunong and Samsim, Calamba City, Laguna
RLX Sierra Valley	Ortigas Extension Ave., Cainta, Rizal
RLX San Fernando	Tourism Road, Brgy. Malpitic, San Fernando City, Pampanga
RLX Mexico	Brgy. Lagundi, Mexico, Pampanga
RLX Calamba 2A	Brgy. Maunong and Samsim, Calamba City, Laguna
RLX Calamba 2B	Brgy. Maunong and Samsim, Calamba City, Laguna
RLX Sierra Valley 2	Ortigas Extension Ave, Cainta, Rizal
RLX Calamba 2C	Brgy. Paciano Rizal, Calamba City, Laguna
RLX Calamba 2D	Brgy. Paciano Rizal, Calamba City, Laguna
RLX San Fernando 2	Brgy. Maimpis, San Fernando City, Pampanga
RLX Taytay	Brgy. San Juan, Taytay, Rizal, Philippines
RLX Calamba 2E	Brgy. Paciano Rizal, Calamba City, Laguna

Destination Estates (4)

Property	Address
Bridgetowne West	Brgy. Ugong Norte, Quezon City, Metro Manila
Bridgetowne East	Brgy. Rosario, Pasig City
Sierra Valley	Ortigas Extension Ave., Cainta, Rizal
Montclair	Brgy. Manuali, Porac, Pampanga

Hotels and Resorts (27)

Property	Address	No. of Rooms
GO HOTELS (11)		
Go Hotels Mandaluyong	UG/F, Robinsons Cybergate Plaza, EDSA cor. Pioneer Street, Mandaluyong City, 1550	223
Go Hotels Otis	5F Robinsons Otis 1536 Paz Guazon St. 831 Zone 90 Paco Manila, 1007	118
Go Hotels Ortigas Center	Robinsons Cyberscape Alpha, Garnet Road, Ortigas Center, Pasig City, 1605	198
Go Hotels Puerto Princesa	North Road, Brgy. San Manuel, Puerto Princesa City, Palawan, 5300	108
Go Hotels Dumaguete	Calindagan corner South Road, Dumaguete Central Business District, Dumaguete City, 6200 Negros Oriental, 6200	
		102
Go Hotels Tacloban	Tabuan National Highway, Marasbaras, Tacloban City, Leyte, 6500	98
Go Hotels Bacolod	Lacson Street, Mandalagan, Bacolod City 6100, Negros Occidental	108
Go Hotels Iloilo	Ledesma Street Corner Quezon Street, Iloilo City, Iloilo 5000	167
Go Hotels Butuan	JC Aquino Ave., Brgy. Bayanihan, Butuan City, Agusan Del Norte, 8600	104
Go Hotels Lanang Davao (JV)	Phoenix Mega Service Station, J.P Laurel Ave., cor. Arroyo St., Lanang, Davao City, 8000	183
Go Hotels Iligan	Robinsons Place Iligan, Brgy. Tubod, Iligan City, Lanao Del Norte	100
GO HOTELS PLUS (2)		
Go Hotels Plus Naga	Naga Diversion Road corner Almeda Highway, Bgy. Triangulo, Naga City	68
Go Hotels Plus Tuguegarao	Pan-Philippine Highway, Brgy. Tanza, Tuguegarao City, Cagayan Province	136
SUMMIT HOTEL (8)		
Summit Ridge	Km. 58 Gen. Aguinaldo Highway, Maharlika West, Tagaytay City, Philippines	108
Summit Magnolia	Robinsons Magnolia, Dona M. Hemady Avenue corner Aurora Boulevard, New Manila, Quezon City 111	82
Summit Greenhills	13 Annapolis, San Juan, 1504 Metro Manila	100
Summit Naga	Naga Diversion Road corner Almeda Highway, Bgy. Triangulo, Naga City	60
SCC Fuente	Fuente Osmeña Corner F. Ramos St. Cebu City	211
SGC Maxilom	Gen. Maxilom Ave cor. Benedicto St. Cebu City	220
SHT Tacloban	Brgy. Marasbaras, Tacloban City, Leyte	138
Grand Summit General Santos	Honorio Arriola St., General Santos City, South Cotabato	104
INTERNATIONAL (6)		
Holiday Inn	ADB Avenue, Ortigas Center, Pasig	289
Dusit Thani	Punta Engano Rd., Mactan Island, Lapu-Lapu City, 6015, Cebu	272
Crowne Plaza	Ortigas Ave., corner ADB Ave., Ortigas Center, Quezon City	264
The Westin Manila	San Miguel Ave, Ortigas Center, Mandaluyong	303
Fili Urban Resort Hotel	Cebu City, Cebu	379
NUSTAR Hotel	Cebu City, Cebu	223

Residential Buildings (94)

Property	Address
Acacia Escalades Bldg. A	Amang Rodriguez Ave corner Calle Industria, Brgy. Manggahan, Pasig City
Acacia Escalades Bldg. B	
Adriatico Place - Tower 1	Adriatico Street corner Pedro Gil, Ermita, Manila City
Adriatico Place - Tower 2	
Adriatico Place - Tower 3	
Amisa Private Residences - Tower A	Brgy. Punta Engaño, Lapu-Lapu City, Cebu
Amisa Private Residences - Tower B	
Amisa Private Residences - Tower C	
Amisa Private Residences - Tower D	
Aurora Escalades Tower	20th Ave, Aurora Blvd, Cubao, Quezon City, 1109 Metro Manila
Axis Residences Tower A	Pioneer St., Brgy. Barangka Ilaya, Mandaluyong City
Axis Residences Tower B	
Azalea Place Cebu	Gorordo Ave., Brgy. Lahug, Cebu City
Bloomfields Novaliches	Novaliches, Quezon City, Metro Manila
Centennial Place	Benitez St., Brgy Horseshoe, Quezon City
Chimes Greenhills	13 Annapolis, San Juan, 1502 Metro Manila
Cirrus	Bridgetowne C5 Road, Brgy. Rosario Pasig City
East of Galleria	Topaz Road corner Ruby Road, Ortigas Center, Pasig City
Escalades @ 20th Ave - East Tower	20th Avenue, San Roque, Cubao, Quezon City
Escalades @ 20th Ave - Tower 1	Corner 20th Ave and Aurora Blvd Cubao, Quezon City
Escalades @ 20th Ave - Tower 2	
Escalades @ 20th Ave - Tower 3	
Escalades @ 20th Ave - Tower 4	
Escalades @ 20th Ave - Tower 5	
Escalades @ 20th Ave - Tower 6	
Escalades South Metro A	Meralco Road, corner Dr. A Santos, Brgy Sucat, Muntinlupa City
Escalades South Metro B	
Fifth Avenue Place	5th Ave. corner 21st Drive, Bonifacio Global City, Taguig
Galleria Regency	Ortigas Ave. corner ADB Ave., Quezon City
Galleria Residences Cebu Tower 1	Gen. Maxilom Avenue, Cebu City
Galleria Residences Cebu Tower 2	
Galleria Residences Cebu Tower 3	
Gateway Garden Heights	Pioneer Street, Mandaluyong City
Gateway Garden Ridge	
Gateway Regency	
Gateway Regency Studios	
Le Pont Residences	Bridgetowne C5 Road, Brgy. Rosario , Pasig City
MIRA	Mirasol St., Brgy. San Roque, Cubao, Quezon City
Mantawi Residences	Ouano Ave., Mandaue City, Cebu
McKinley Park Residences	3rd Avenue corner 31st Street, Crescent Park West, Fort Bonifacio, Taguig City
One Gateway Place	Pioneer Street, Mandaluyong City
Otis 888 Residences	PM Guazon Street, Otis Paco, Manila City
Residences at Westin Sonata Place	San Miguel Avenue corner Lourdes St., Mandaluyong City
Robinsons Place Residences II	Padre Faura St., Ermita, Manila
Sierra Valley Gardens 1	Ortigas Avenue, Extension, Cainta, Rizal

Property	Address
Sierra Valley Gardens 2	Ortigas Avenue, Extension, Cainta, Rizal
Sierra Valley Gardens 3	
Sierra Valley Gardens 4	
Signa Designer Residences - Tower 1	Valero Street corner Rufino Street, Salcedo Village, Makati City
Signa Designer Residences - Tower 2	
Sonata Private Residences - Tower 1	San Miguel Avenue corner Lourdes St., Mandaluyong City
Sonata Private Residences - Tower 2	
SYNC - S Tower	C5 Road, Brgy. Bagong Ilog, Pasig City
SYNC - Y Tower	
SYNC - N Tower	
The Fort Residences	8th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City
The Magnolia Residences - Tower A	The Magnolia Residences, Aurora Blvd. corner Doña Hemady and N. Domingo Streets, New Manila Quezon City
The Magnolia Residences - Tower B	
The Magnolia Residences - Tower C	
The Magnolia Residences - Tower D	
The Pearl Place - Tower A	Gold Loop corner Pearl Drive, Brgy. San Antonio, Pasig City
The Pearl Place - Tower B	
The Radiance Manila Bay - North Tower	Roxas Boulevard corner Maytubig Street, Pasay City
The Radiance Manila Bay - South Tower	
The Robinsons Place Residences	Padre Faura St., Ermita, Manila
The Sapphire Bloc - North Tower	Sapphire, Garnet, and Onyx Roads, Ortigas Center, Pasig City
The Sapphire Bloc - South Tower	
The Sapphire Bloc - East Tower	
The Sapphire Bloc - West Tower	
The Trion Towers - Tower 1	8th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City
The Trion Towers - Tower 2	9th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City
The Trion Towers - Tower 3	10th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City
The Wellington Courtyard - Bldg. A	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City
The Wellington Courtyard - Bldg. B	
The Wellington Courtyard - Bldg. C	
The Wellington Courtyard - Bldg. D	
The Wellington Courtyard - Bldg. E	
Vimana Verde Residences - Bldg. A	St. Martin, Brgy. Oranbo, Pasig City
Vimana Verde Residences - Bldg. B	
Vimana Verde Residences - Bldg. C	
Woodsville Crest – Olive Bldg.	West Service Road, Brgy. Merville, Parañaque City
Woodsville Crest - Oak Bldg.	West Service Road, Brgy. Merville, Parañaque City
Woodsville Crest - Pine Bldg.	
Woodsville Mansions Bldg. 1	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City
Woodsville Mansions Bldg. 2	
Woodsville Mansions Bldg. 3	
Woodsville Mansions Bldg. 4	
Woodsville Mansions Bldg. 5	
Woodsville Mansions Bldg. 6	
Woodsville Mansions Bldg. 8	
Woodsville Residences	West Service Road, Brgy. Merville, Parañaque City

Horizontal Developments (40)

Property	Address
Aspen Heights	Brgy. Consolacion Cebu City, Cebu
Bloomfields Cagayan De Oro	Brgy. Lumbia Cagayan De Oro City, Misamis Oriental
Bloomfields Davao	Lanang Davao City, Davao
Bloomfields General Santos	Brgy. Labangal General Santos City, South Cotabato
Bloomfields Heights Lipa	Brgy. Tibig Lipa City, Batangas
Bloomfields Tagaytay	Tagaytay-Nasugbu Highway Maharlika West Tagaytay City, Cavite
Blue Coast Residences	Brgy. Punta Engaño Mactan, Cebu
Brighton at Pueblo Angono	Brgy. Mahabang Parang Angono, Rizal
Brighton Bacolod	Brgy. Estefania Bacolod City, Negros Occidental
Brighton Baliwag	Calle Rizal Brgy. Sta. Barbara Baliwag, Bulacan
Brighton Parkplace	Brgy. Araniw Laoag City, Ilocos Norte
Brighton Parkplace North	Brgy. Cavit Laoag City, Ilocos Norte
Brighton Puerto Princesa	Brgy. Sta. Lourdes Puerto Princesa City, Palawan
Fernwood Parkhomes	Brgy. Sta. Maria Mabalacat, Pampanga
Forbes Estates Lipa	Jose P. Laurel Highway, Lipa City Batangas
Forest Parkhomes	Brgy. Pampang Angeles City, Pampanga
Forest Parkhomes North	Brgy. Pampang Angeles City, Pampanga
Fresno Parkview	Brgy. Lumbia Cagayan De Oro City, Misamis Oriental
Grand Tierra	Brgy. Sto. Domingo Capas, Tarlac
Grosvenor Place	Governors Drive Brgy. Tanauan Tanza, Cavite
Hanalei Heights	Brgy. Balacad Laoag City, Ilocos Norte
Hillsborough Pointe	Pueblo De Oro Brgy. Upper Carmen Cagayan De Oro City, Misamis Oriental
Mirada Dos	Brgy. Sindalan San Fernando City, Pampanga
Montclair Highlands	Brgy. Buhangin Davao City, Davao
Nizanta @ Ciudades	Brgy. Mandug Davao City, Davao
Residenza Milano	Brgy. San Isidro Batangas City, Batangas
Richmond Hills	Brgy. Camaman-an Cagayan De Oro City, Misamis Oriental
Robinsons Highlands	Brgy. Buhangin Davao City, Davao
Robinsons Homes East	Brgy. San Jose Antipolo City, Rizal
Robinsons Vineyard	Brgy. San Agustin Dasmariñas, Cavite
Rosewood Parkhomes	Brgy. Cutcut Angeles City, Pampanga
San Jose Estates	Brgy. San Jose Antipolo City, Rizal
San Lorenzo Homes	Brgy. San Jose Antipolo City, Rizal
Southsquare Village	Brgy. Pasong Kawayan General Trias, Cavite
Springdale Baliwag	Brgy. Sta. Barbara, Baliwag
Springdale at Pueblo Angono Phase 1	Brgy. Mahabang Parang, Angono, Rizal
Springdale at Pueblo Angono Phase 2	Brgy. Mahabang Parang, Angono, Rizal
St. Bernice Estates	Brgy. San Jose, Antipolo City, Rizal
St. Judith Hills	Brgy. San Jose, Antipolo City, Rizal
Terrazo At Robinsons Vineyard	Brgy. San Agustin Dasmariñas, Cavite
Springdale Batangas	Brgy. San Isidro, Batangas City, Batangas

Annex 2: Audited Financial Statement



15F, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads Ortigas Center, Pasig City Philippines
Telephone Numbers: (632) 397-1888 / 397-0101

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR CONSOLIDATED FINANCIAL STATEMENTS

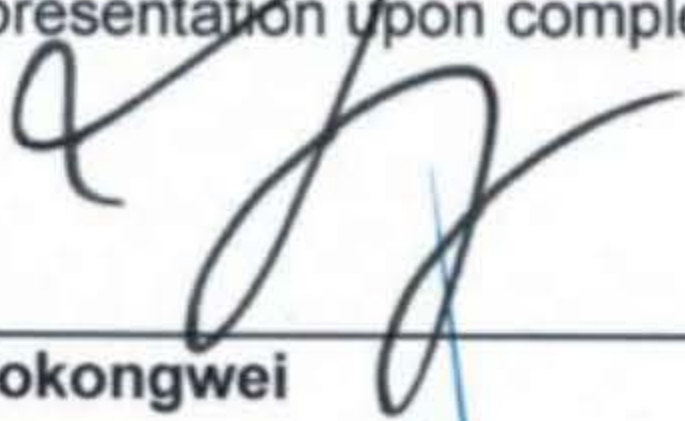
The management of Robinsons Land Corporation and Subsidiaries ("the Group") is responsible for the preparation and fair presentation of the consolidated financial statements including the schedules attached therein, for the years ended December 31, 2025, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

The Board of Directors reviews and approves the consolidated financial statements, including the schedules attached therein, and submits the same to the stockholders.

Sycip Gorres Velayo & Co. (SGV), the independent auditor appointed by the stockholders, has audited the consolidated financial statements of the Group in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.



Lance Y. Gokongwei
Chairman



Maria Socorro Isabelle V. Aragon - GoBio
President and Chief Executive Officer



Kerwin Max S. Tan
Chief Financial, Risk and Compliance Officer


MARIE ATHENA C. YEÑEZ
Appointment No. 025 (2026-2027)
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; 04.14.2025

Signed this 4th day of April
Doc. No. 47
Page No. 14
Book No. 1
Series of 2026.

SUBSCRIBED AND SWORN to before me this **MAR 26 2026** at Pasig City, Philippines, affiants exhibiting to me their competent evidence of identity, as follows:

Lance Y. Gokongwei

Passport ID No. P6235422B issued on February 5, 2021
at DFA NCR Central

Maria Socorro Isabelle V. Aragon - GoBio

Passport ID No. P6273310A issued on March 3, 2018
at DFA NCR Central

Kerwin Max S. Tan

Passport ID No. P6391979B issued on Feb. 26, 2021

INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors
Robinsons Land Corporation
Mall Admin Office, Lower West Lane, Robinsons Galleria
EDSA corner Ortigas Avenue, Ugong Norte
Quezon City, Metro Manila

Opinion

We have audited the accompanying consolidated financial statements of Robinsons Land Corporation and its subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2025 and 2024, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2025, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2025 and 2024, and its consolidated financial performance and its consolidated cash flows for each of the three years in the period ended December 31, 2025 in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics), as applicable to the audits of the financial statements of public interest entities, together with the ethical requirements that are relevant to the audits of financial statements of public interest entities in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For the matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.



Revenue Recognition from Real Estate Sales

The Group's revenue recognition process, policies and procedures are significant to our audit because these involve application of significant judgment and estimation in the following areas: (1) assessment of the probability that the entity will collect the consideration from the buyer; (2) determination of the transaction price; (3) application of the input method as the measure of progress in determining real estate revenue; and (4) estimation of the total project cost.

In evaluating whether collectability of the amount of consideration is probable, the Group considers the significance of the buyer's initial payments in relation to the total contract price (or buyer's equity). Collectability is also assessed by considering factors such as history with the buyer, and age and pricing of the property. Management regularly evaluates the historical sales cancellations and back-outs if it would still support its current threshold of buyer's equity before commencing revenue recognition.

In determining the transaction price, the Group considers whether the selling price of the real estate property includes significant financing component.

In measuring the progress of its performance obligation over time, the Group uses the input method. Under this method, progress is measured based on actual costs incurred relative to the estimated total project costs. In the estimation of total project costs, the Group requires technical determination by the Group's specialists (project engineers) to estimate all the inputs involved in the construction and development of the projects to include materials, labor and other costs directly related to the construction of the projects.

The disclosures related to the real estate revenue are included in Note 21 to the consolidated financial statements.

Audit Response

We obtained an understanding of the Group's real estate revenue recognition process, policies and procedures.

For the buyer's equity, we evaluated management's basis of the buyer's equity by comparing this to the historical analysis of sales cancellations from buyers with accumulated payments above the collection threshold.

For the determination of the transaction price, we obtained an understanding of the Group's process in the determination of the population of contracts with customers related to real estate sale and election of available practical expedient. We obtained the financing component calculation of the management which includes an analysis whether the financing component of the Group's contract with customers is significant. We selected sample contracts from the sales contract database and traced these selected contracts to the calculation prepared by management. For selected contracts, we traced the underlying data and assumptions used in the financing component calculation such as contract price, cash discount, payment scheme, payment amortization table and percentage of completion to the contract provision and the actual and projected percentage of completion schedule. We also recomputed the financing component for each sample selected.



For the application of the input method in determining real estate revenue, we obtained an understanding of the Group's processes for determining the percentage of completion (POC), including the cost accumulation process, and determining and updating the total estimated costs, and performed tests of the relevant controls on these processes. We assessed the competence, capabilities and objectivity of the project engineers by reference to their qualifications, experience and reporting responsibilities. For selected projects, we traced the accumulated costs to the supporting documents such as purchase order, billings and invoices of contractors and other documents evidencing receipt of materials and services from suppliers and contractors. For the estimation of total project costs, we obtained an understanding of the Group's budgeting and project close-out process and, on a sampling basis, performed test of details (price and quantity) for the inputs for each of the major project development workstream. We also performed tests of subsequent changes to the budget by tracing to the relevant documents such as capital fulfillment plan, capital expenditure requests and related executive committee approvals. We performed look-back analysis for both ongoing and fully completed projects in current and prior years and performed inquiries with the project engineers to understand the basis of the revisions to the budget. We visited selected project sites, made relevant inquiries with project engineers and correlated our observations with reported project accomplishment. We performed test computation of the POC calculation of management.

Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20 IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025, but does not include the consolidated financial statements and our auditor's report thereon. The SEC Form 20 IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025 are expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with PFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



- 5 -

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Sherwin V. Yason.

SYCIP GORRES VELAYO & CO.



Sherwin V. Yason

Partner

CPA Certificate No. 104921

Tax Identification No. 217-740-478

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

SEC Partner Accreditation No. 104921-SEC (Group A)

Valid to cover audit of 2020 to 2024 financial statements,

with extension up to audit of 2025 financial statements

SEC Firm Accreditation No. 0001-SEC (Group A)

Valid to cover audit of 2021 to 2025 financial statements

BIR Accreditation No. 08-001998-112-2023, September 12, 2023, valid until September 11, 2026

PTR No. 10765155, January 2, 2026, Makati City

March 26, 2026



ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31	
	2025	2024
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 7, 20, 32 and 33)	₱10,972,728,756	₱10,535,280,367
Receivables (Notes 8, 20, 32, 33 and 34)	16,445,074,636	16,829,581,352
Subdivision land, condominium and residential units for sale (Note 9)	40,301,369,188	40,555,030,889
Other current assets (Notes 10, 31, 32 and 33)	3,606,577,685	4,549,847,783
Total Current Assets	71,325,750,265	72,469,740,391
Noncurrent Assets		
Noncurrent receivables (Notes 8, 20, 32, 33 and 34)	13,543,278,025	9,695,344,142
Investment properties (Note 11)	143,427,865,325	144,088,354,539
Property and equipment (Note 12)	23,966,987,065	19,707,188,002
Investments in joint ventures (Note 31)	11,207,305,020	9,327,866,785
Right-of-use assets (Note 34)	2,215,369,499	2,288,981,119
Other noncurrent assets (Notes 13, 20, 32 and 33)	9,316,771,384	4,254,409,366
Total Noncurrent Assets	203,677,576,318	189,362,143,953
	₱275,003,326,583	₱261,831,884,344
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and accrued expenses (Notes 14, 32, 33 and 34)	₱23,807,354,836	₱21,751,295,189
Contract liabilities, deposits and other current liabilities (Notes 15, 19, 20, 32, 33 and 34)	11,128,492,596	10,491,248,838
Current portion of loans payable (Notes 16, 19, 32 and 33)	5,925,427,235	13,686,135,008
Income tax payable	70,750,244	96,371,117
Total Current Liabilities	40,932,024,911	46,025,050,152
Noncurrent Liabilities		
Loans payable - net of current portion (Notes 16, 19, 32 and 33)	33,604,958,017	39,530,385,252
Contract liabilities, deposits and other noncurrent liabilities (Notes 17, 20, 29, 32, 33 and 34)	12,293,494,003	11,440,371,192
Deferred tax liabilities - net (Note 27)	3,534,937,735	3,321,221,344
Total Noncurrent Liabilities	49,433,389,755	54,291,977,788
Total Liabilities	90,365,414,666	100,317,027,940

(Forward)



	December 31	
	2025	2024
Equity		
Equity attributable to equity holders of the Parent Company		
Capital stock (Note 19)	₱5,193,830,685	₱5,193,830,685
Additional paid-in capital (Note 19)	39,034,651,633	39,034,651,633
Treasury stock (Notes 18 and 19)	(6,234,292,348)	(5,933,511,472)
Equity reserves (Notes 2 and 19)	36,050,352,064	25,973,087,739
Other comprehensive income (loss):		
Remeasurements of net defined benefit liability - net of tax (Note 30)	(146,446,851)	(143,455,883)
Fair value reserve of financial assets at FVOCI - net of tax (Notes 8, 13 and 33)	(1,221,273)	(1,709,782)
Cumulative translation adjustment	7,737,259	(20,768,959)
Retained earnings (Note 18)		
Unappropriated	56,627,328,299	69,761,037,043
Appropriated	45,000,000,000	22,000,000,000
	175,531,939,468	155,863,161,004
Non-controlling interests (Notes 2 and 19)	9,105,972,449	5,651,695,400
	184,637,911,917	161,514,856,404
	₱275,003,326,583	₱261,831,884,344

See accompanying Notes to Consolidated Financial Statements.



ROBINSONS LAND CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2025	2024	2023
REVENUE (Notes 6 and 21)			
Real Estate Operations			
Rental income (Notes 11, 15, 17, 21 and 34)	₱22,708,943,205	₱20,663,638,447	₱18,689,953,342
Real estate sales (Notes 5, 6, 21 and 25)	10,330,057,205	6,512,881,755	9,839,687,793
Amusement income (Note 21)	1,037,874,223	1,080,030,065	781,793,106
Others (Notes 21 and 31)	7,947,345,940	8,626,995,632	8,143,574,507
	42,024,220,573	36,883,545,899	37,455,008,748
Hotel Operations (Note 21)	6,500,490,253	5,998,177,554	4,563,167,683
	48,524,710,826	42,881,723,453	42,018,176,431
COSTS (Notes 6 and 22)			
Real Estate Operations			
Cost of rental services (Notes 22 and 26)	6,097,524,251	5,744,188,492	5,508,537,277
Cost of real estate sales (Notes 9 and 22)	5,190,101,322	3,172,040,645	4,751,380,786
Cost of amusement services (Note 22)	440,733,774	457,913,523	340,526,439
Others (Note 22)	5,641,186,459	5,023,368,667	4,793,971,612
	17,369,545,806	14,397,511,327	15,394,416,114
Hotel Operations (Note 22)	5,490,557,804	5,013,260,387	4,128,367,845
	22,860,103,610	19,410,771,714	19,522,783,959
	25,664,607,216	23,470,951,739	22,495,392,472
GENERAL AND ADMINISTRATIVE EXPENSES (Notes 6 and 23)	6,044,470,491	5,859,129,390	5,159,645,390
INCOME BEFORE OTHER INCOME (LOSSES)	19,620,136,725	17,611,822,349	17,335,747,082
OTHER INCOME (LOSSES)			
Interest expense (Notes 16, 25 and 34)	(2,204,212,452)	(2,226,850,323)	(1,905,765,841)
Interest income (Notes 7 and 25)	348,947,983	366,164,957	156,766,546
Foreign exchange gain (loss) (Note 32)	(4,962,452)	27,821,482	1,451,683
Gain from insurance (Note 8)	—	170,055,238	136,677,321
Fair value gain on investment in associate reclassified to FVOCI (Notes 10 and 31)	—	729,554,395	—
Others - net (Note 12)	1,236,585	956,552	(503,350,882)
	(1,858,990,336)	(932,297,699)	(2,114,221,173)
INCOME BEFORE INCOME TAX	17,761,146,389	16,679,524,650	15,221,525,909
PROVISION FOR INCOME TAX (Note 27)	1,594,049,798	1,338,845,476	1,849,202,090
NET INCOME	16,167,096,591	15,340,679,174	13,372,323,819
OTHER COMPREHENSIVE INCOME (LOSS)			
<i>Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods</i>			
Cumulative translation adjustment	28,506,218	(2,340,075)	(16,697,160)
<i>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods</i>			
Remeasurements of net defined benefit liability (Note 30)	(3,987,957)	(27,161,983)	(132,955,501)
Fair value reserve of financial assets at FVOCI (Note 13)	488,509	38,862,121	(17,481,427)
Income tax effect (Note 27)	996,989	6,790,496	33,238,875
	(2,502,459)	18,490,634	(117,198,053)
Total Other Comprehensive Income (Loss)	26,003,759	16,150,559	(133,895,213)
TOTAL COMPREHENSIVE INCOME	₱16,193,100,350	₱15,356,829,733	₱13,238,428,606



	Years Ended December 31		
	2025	2024	2023
Net Income Attributable to (Note 29):			
Equity holders of the Parent Company	₱13,470,652,721	₱13,212,484,926	₱12,062,323,399
Non-controlling interests	2,696,443,870	2,128,194,248	1,310,000,420
	₱16,167,096,591	₱15,340,679,174	₱13,372,323,819
Total Comprehensive Income Attributable to:			
Equity holders of the Parent Company	₱13,496,656,480	₱13,228,635,485	₱11,928,428,186
Non-controlling interests	2,696,443,870	2,128,194,248	1,310,000,420
	₱16,193,100,350	₱15,356,829,733	₱13,238,428,606
Basic/Diluted Earnings Per Share (Note 29)	₱2.80	₱2.73	₱2.46
Dividend Declared Per Share (Note 18)	₱0.75	₱0.65	₱0.52

See accompanying Notes to Consolidated Financial Statements.



ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the Year Ended December 31, 2025												
	Attributable to Equity Holders of the Parent Company					Fair Value						
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Note 19)	Equity Reserves (Notes 2 and 19)	Remeasurements of Net Defined Benefit Liability (Note 30)	Cumulative Translation Adjustment (Notes 8, 13 and 33)	Financial Assets at FVOCI (Notes 8, 13 and 33)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interests	Total Equity
Balances at January 1, 2025	P5,193,830,685	P39,034,651,633	(P5,933,511,472)	P25,973,087,739	(P143,455,883)	(P20,768,959)	(P1,709,782)	P69,761,037,043	P22,000,000,000	P155,863,161,004	P5,651,695,400	P161,514,856,404
Comprehensive income (loss)												
Net income	-	-	-	-	-	-	-	13,470,652,721	-	13,470,652,721	2,696,443,870	16,167,096,591
Other comprehensive income (loss), net of tax	-	-	-	-	(2,990,968)	28,506,218	488,509	-	-	26,003,759	-	26,003,759
Total comprehensive income (loss)	-	-	-	-	(2,990,968)	28,506,218	488,509	13,470,652,721	(22,000,000,000)	13,496,656,480	2,696,443,870	16,193,100,350
Reversal of appropriation (Note 18)	-	-	-	-	-	-	-	22,000,000,000	45,000,000,000	-	-	-
Appropriation (Note 18)	-	-	-	-	-	-	-	(45,000,000,000)	-	-	-	-
Sale of shares and transfer of assets to a subsidiary (Notes 2 and 19)	-	-	-	10,077,264,325	-	-	-	-	-	10,077,264,325	3,570,402,288	13,647,666,613
Cash dividends (Note 18)	-	-	-	-	-	-	-	(3,604,361,465)	-	(3,604,361,465)	(2,812,569,109)	(6,416,930,574)
Acquisition of treasury stock (Note 19)	-	-	(300,780,876)	-	-	-	-	-	-	(300,780,876)	-	(300,780,876)
Balances at December 31, 2025	P5,193,830,685	P39,034,651,633	(P6,234,292,348)	P36,050,352,064	(P146,446,851)	P7,737,259	(P1,221,273)	P56,627,328,299	P45,000,000,000	P175,531,939,468	P9,105,972,449	P184,637,911,917
For the Year Ended December 31, 2024												
	Attributable to Equity Holders of the Parent Company					Fair Value						
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Note 19)	Equity Reserves (Notes 2 and 19)	Remeasurements of Net Defined Benefit Liability (Note 30)	Cumulative Translation Adjustment (Notes 8, 13 and 33)	Financial Assets at FVOCI (Notes 8, 13 and 33)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interests	Total Equity
Balances at January 1, 2024	P5,193,830,685	P39,034,651,633	(P5,794,807,244)	P15,976,614,438	(P123,084,396)	(P18,428,884)	(P40,571,903)	P59,283,466,485	P22,000,000,000	P135,511,670,814	P5,963,138,553	P141,474,809,367
Impact of adoption of PFRS 15 covered by PIC Q&A 2018-12-D	-	-	-	-	-	-	-	410,527,598	-	410,527,598	-	410,527,598
Balances at January 1, 2024, as restated	5,193,830,685	39,034,651,633	(5,794,807,244)	15,976,614,438	(123,084,396)	(18,428,884)	(40,571,903)	59,693,994,083	22,000,000,000	135,922,198,412	5,963,138,553	141,885,336,965
Comprehensive income (loss)												
Net income	-	-	-	-	-	-	-	13,212,484,926	-	13,212,484,926	2,128,194,248	15,340,679,174
Other comprehensive income (loss), net of tax	-	-	-	-	(20,371,487)	(2,340,075)	38,862,121	-	-	16,150,559	-	16,150,559
Total comprehensive income (loss)	-	-	-	-	(20,371,487)	(2,340,075)	38,862,121	13,212,484,926	-	13,228,635,485	2,128,194,248	15,356,829,733
Reversal of appropriation (Note 18)	-	-	-	-	-	-	-	22,000,000,000	(22,000,000,000)	-	-	-
Appropriation (Note 18)	-	-	-	-	-	-	-	(22,000,000,000)	22,000,000,000	-	-	-
Sale of shares and transfer of assets to a subsidiary (Notes 2 and 19)	-	-	-	9,996,473,301	-	-	-	-	-	9,996,473,301	(277,898,885)	9,718,574,416
Cash dividends (Note 18)	-	-	-	-	-	-	-	(3,145,441,966)	-	(3,145,441,966)	(2,161,738,516)	(5,307,180,482)
Acquisition of treasury stock (Note 18)	-	-	(138,704,228)	-	-	-	-	-	-	(138,704,228)	-	(138,704,228)
Balances at December 31, 2024	P5,193,830,685	P39,034,651,633	(P5,933,511,472)	P25,973,087,739	(P143,455,883)	(P20,768,959)	(P1,709,782)	P69,761,037,043	P22,000,000,000	P155,863,161,004	P5,651,695,400	P161,514,856,404



See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended December 31		
	2025	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	₱17,761,146,389	₱16,679,524,650	₱15,221,525,909
Adjustments for:			
Depreciation (Notes 11, 12, 22 and 26)	6,003,745,143	5,629,729,174	5,425,449,313
Interest expense (Notes 16 and 25)	1,907,050,120	2,047,759,140	1,731,186,788
Interest expense on lease liabilities (Notes 25 and 34)	297,162,332	179,091,183	174,579,053
Accretion expense on security deposits (Notes 15, 22 and 25)	174,318,604	160,241,715	89,770,986
Provision for (reversal of) impairment losses - net (Note 8)	28,923,035	(102,661,050)	—
Amortization of ROU assets (Notes 26 and 34)	73,611,620	77,430,137	59,798,739
Gain on sale of property and equipment (Note 12)	(1,236,585)	(956,552)	(7,933,875)
Fair value gain on investment in associate reclassified to FVOCI (Notes 10 and 31)	—	(729,554,395)	—
Equity in net earnings of joint ventures (Notes 21 and 31)	(1,460,885,315)	(2,627,846,920)	(2,200,900,114)
Realization of deferred gain (Note 31)	(418,552,920)	(768,435,233)	(752,786,202)
Interest income (Notes 7 and 25)	(480,743,074)	(473,076,480)	(882,931,132)
Operating income before working capital changes	23,884,539,349	20,071,245,369	18,857,759,465
Decrease (increase) in:			
Receivables	(5,035,745,672)	(1,819,658,014)	(3,411,028,708)
Subdivision land, condominium and residential units for sale	307,557,714	(4,572,323,290)	(2,389,471,175)
Other current assets (Notes 10 and 35)	(185,612,587)	398,487,874	(63,516,502)
Increase (decrease) in:			
Accounts payable and accrued expenses and other noncurrent liabilities	2,314,582,877	2,760,924,583	340,720,780
Customers' deposits	910,442,363	3,148,389,688	2,829,162,999
Cash generated from operations	22,195,764,044	19,987,066,210	16,163,626,859
Interest received from cash and short-term investments	393,371,484	387,530,614	168,888,181
Interest received from installment contract receivables (Notes 21 and 25)	87,908,121	74,521,505	726,164,586
Income tax paid	(1,404,957,291)	(1,322,343,322)	(1,509,317,298)
Retirement contribution, net of benefits paid (Note 30)	(27,853,398)	(209,998,711)	(29,240,540)
Net cash flows provided by operating activities	21,244,232,960	18,916,776,296	15,520,121,788
CASH FLOWS FROM INVESTING ACTIVITIES			
Decrease (increase) in:			
Receivables from affiliated companies (Notes 8 and 20)	1,542,858,939	(232,438,958)	662,379,944
Advances to suppliers and contractors (Notes 10 and 13)	178,439,611	(157,764,162)	236,144,280
Other noncurrent assets	(184,418,087)	(89,283,481)	(69,983,400)
Advances to land owners	(5,055,895,033)	(2,201,190)	319,039,374
Additions to:			
Investment properties, including capitalized interest (Notes 11 and 35)	(4,071,248,546)	(11,484,319,649)	(9,802,899,691)
Property and equipment, including capitalized interest (Notes 11, 12 and 35)	(5,493,973,957)	(3,643,216,802)	(2,166,937,501)
Investments in joint ventures and associates (Notes 31 and 35)	—	—	(566,025,957)
Proceeds from:			
Disposal of property and equipment (Note 12)	1,236,585	956,552	7,933,875
Disposal of assets held for sale (Note 10)	1,122,556,290	—	—
Net cash flows used in investing activities	(11,960,444,198)	(15,608,267,690)	(11,380,349,076)

(Forward)



	Years Ended December 31		
	2025	2024	2023
CASH FLOWS FROM FINANCING ACTIVITIES (Note 35)			
Proceeds from:			
Block sale of shares in a subsidiary (Notes 2 and 19)	P13,647,666,613	P10,004,811,047	P-
Availment of loans payable (Note 16)	-	6,300,000,000	19,940,000,000
Availment of short-term loans (Note 16)	-	700,000,000	800,000,000
Payments of:			
Cash dividends (Notes 14 and 18)	(6,403,263,763)	(5,305,241,350)	(3,982,779,310)
Loans payable (Note 16)	(13,796,710,000)	(6,305,000,000)	(17,848,070,000)
Interest on loans payable	(1,984,616,624)	(2,042,405,598)	(1,903,586,296)
Lease liabilities (Note 34)	(105,047,093)	(114,975,770)	(112,299,348)
Debt issue cost (Note 16)	-	(47,500,000)	(221,258,686)
Acquisition of treasury stock (Note 19)	(300,780,876)	(138,704,228)	(3,227,969,730)
Short-term loans (Note 16)	-	(1,500,000,000)	-
Increase (decrease) in payable to affiliated companies and other noncurrent liabilities (Notes 15 and 17)	96,411,370	(48,595,599)	(137,425,263)
Net cash flows provided by (used in) financing activities	(8,846,340,373)	1,502,388,502	(6,693,388,633)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	437,448,389	4,810,897,108	(2,553,615,921)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	10,535,280,367	5,724,383,259	8,277,999,180
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 7)	P10,972,728,756	P10,535,280,367	P5,724,383,259

See accompanying Notes to Consolidated Financial Statements.



Annex 3: Performance Index

Economic

Direct Economic Value Generated and Distributed (in million PHP)

Disclosure	2023	2024	2025
Direct economic value generated	42,018.18	42,881.72	48,524.71
Direct economic value distributed:	32,793.93	34,651.76	39,558.43
a. Operating costs	21,503.68	21,554.91	24,766.10
b. Employee wages and benefits	2,411.84	2,763.21	3,114.83
c. Dividends given to stockholders and interest payments to loan providers	6,671.50	8,073.26	9,274.52
d. Taxes given to government	2,205.92	2,253.37	2,392.79
e. Investments to community (e.g. donations, CSR)	0.99	7.01	10.17

Proportion of Spending on Local Suppliers (in %)

Disclosure	2023	2024	2025
Procurement budget used for significant locations of operations that is spent on local suppliers ^a	N/A	N/A	N/A

^a We strive to procure locally in areas where our properties are present. However, we do not currently track this metric. Our records of payments made to suppliers do not include whether they are local to the operation.

Training on Anti-corruption Policies and Procedures (in #)

Disclosure	2023	2024	2025
Employees to whom the organization's anti-corruption policies and procedures have been communicated to	3299	3514	3627
Business partners to whom the organization's anti-corruption policies & procedures have been communicated to	40	40	40
Directors and management that have received anti-corruption training ^a	641	641	641
Employees that have received anti-corruption training	3299	3514	3627

^a Upon boarding, the Board of Directors receives orientation on RLC's Code of Conduct which includes an anti-graft/corruption policy. The Company is committed to promoting transparency and fairness to all stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting an anti-corruption policy and program.

Incidents of Corruption (in #)

Disclosure	2023	2024	2025
Incidents in which directors were removed or disciplined for corruption	0	0	0
Incidents in which employees were dismissed or disciplined for corruption	0	0	0
Incidents when contracts with business partners were terminated due to incidents of corruption	0	0	0

Environment

Energy Consumption within the Organization (in GJ)

Disclosure	2023 ^a	2024 ^a	2025
Energy consumption (RE)	122,632.32	166,609.96	275,495.09
Energy consumption (Diesel)	44,708.95	51,227.38	72,301.65
Energy consumption (Gasoline)	17.33	11.44	12.48
Energy consumption (LPG)	34,432.44	136,537.20	221,864.53
Energy consumption (Electricity)	1,710,024.44	1,822,715.61	1,898,812.39

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

Total GHG Emissions Produced (in tCO₂e)

Disclosure	2023 ^a	2024 ^a	2025
Direct (Scope 1) GHG Emissions ^b	5,124.19	11,563.77	18,029.53
Energy indirect (Scope 2) GHG Emissions ^c	317,266.86	327,841.40	320,217.01
Indirect (Scope 3) GHG Emissions ^d	264,238.07	317,245.82	287,748.83

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

^b Scope 1 only includes emissions from diesel, gas, and LPG consumption of our operations.

^c Scope 2 only includes emissions from the electricity consumption of our properties, excluding tenants.

^d Scope 3 emissions are only from the electricity consumption of our tenants.

Water Consumption within the Organization (in m³)

Disclosure	2023 ^a	2024 ^a	2025
Water withdrawal ^b	4,658,137.77	5,344,574.63	5,595,355.21
Water consumption ^b	1,705,466.12	2,080,576.49	2,135,699.29
Water recycled and reused ^b	32,544.00	56,142.00	65,493.25

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

^b Figures for water withdrawal, water consumption, and water recycled comprise data from across our investment portfolio (Hotels, Malls, Offices, and Logistics)

Air Pollutants

Disclosure	2,023.00	2024	2025
ODS ^a	0.52	0.51	0.50
NOx	174.38	195.10	194.53
SOx	11.98	40.86	46.26
Persistent organic pollutants (POPs)	-	-	-
Volatile organic compounds (VOCs)	-	3.38	13.08
Hazardous air pollutants (HAPs)	-	-	-
Particulate matter (PM)	25.86	5.76	7.01

^a Refers to ODS produced from generator sets

Effluents

Disclosure	2023 ^a	2024 ^a	2025
Total volume of water discharges	2,952,671.65	3,263,998.14	3,459,655.92
Percent of wastewater recycled	1.10%	1.72%	1.89%

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

Materials Used by the Organization (in kg)

Disclosure	2023 ^a	2024 ^a	2025
Total renewable	-	-	-
Total non-renewable ^b	45,994,466.12	24,313,383.30	16,145,663.76
Cement	32,834,124.00	15,808,224.00	6,393,935.00
Concrete	1,153,847.00	12,597.00	2,451,014.00
Glass	57,412.00	457.00	36,277.15
Rebars	11,949,026.12	8,482,832.30	7,231,531.50
Other finishing materials	57.00	9,273.00	32,906.11

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy.

^b Data only includes materials used for repairs and renovation of existing properties, not materials used for the construction of new buildings. RLC aims to improve data collection for materials to facilitate comparison and analysis in the future. We aim to report data on construction materials for all business segments starting 2025.

Ecosystems and Biodiversity (whether in upland/watershed or coastal/marine)

Disclosure	2023	2024	2025
Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	None	None	None
Habitats protected or restored ^a (hectares)	N/A	N/A	N/A
IUCN Red List species and national conservation list species with habitats in areas affected by operations ^b	N/A	N/A	N/A

^a RLC does not engage in the restoration or maintenance of habitats outside of landscapes within our property spaces.

^b Assessments to determine this data have not been conducted, as it has not been deemed relevant for RLC.

Social

Employee Data

Disclosure	2023	2024	2025
Total number of employees	3,299.00	3,514.00	3,627.00
a. Number of female employees	1,796.00	1,889.00	1,955.00
b. Number of male employees	1,503.00	1,625.00	1,672.00
Attrition rate ^a	18%	6%	2%
Ratio of lowest paid employee against minimum wage	1:1	1:1	1:1

^a 2023 and 2024 data have been restated as a result of improved tracking and calculation for better accuracy. Attrition computation: Total new hires – Turn-over / Average Total number of employees last year and current year

Employee Benefits

List of Benefits	Y/N	Female employees who availed for the year (2025)	Male employees who availed for the year (2025)
SSS	Y	558	336
PhilHealth	Y	32	13
Pag-ibig	Y	54	208
Parental leaves	Y	96	32
Vacation leaves	Y	1,840	1,392
Sick leaves	Y	1,846	1,313
Medical benefits (aside from PhilHealth)	Y	1,955	1,480
Housing assistance (aside from Pag-ibig)	N	0	0
Retirement fund (aside from SSS)	Y	0	0
Further education support	Y	0	0
Company stock options	N	0	0
Telecommuting	Y	0	0
Flexible-working Hours	Y	0	0
Rice Subsidy	Y	1,955	1,672

Diversity and Equal Opportunity

Disclosure	2023	2024	2025
% of female workers in the workforce	54%	54%	54%
% of male workers in the workforce	46%	46%	46%
Number of employees from indigenous communities and/or vulnerable sector ^a	0.00	0.00	0.00

^a Vulnerable sector includes, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, and the poor or the base of the pyramid (BOP; Class D and E).

Employee Training and Development

Disclosure	2023	2024	2025
Total training hours provided to employees	36,215	64,336	30,776
Female (hours)	25,610	34,560	17,384
Male (hours)	10,605	29,776	13,392
Average training hours provided to employees	14	16	9
Female (hours/employee)	18	16	7
Male (hours/employee)	9	16	9

Labor-Management Relations

Disclosure	2023	2024	2025
% of employees covered with Collective Bargaining Agreements ^a	0%	0%	0%
Number of consultations conducted with employees concerning employee-related policies ^a	100	200	250

^a In general, we consult our employees on any new policy that affects them. Based on our corporate governance policies, we afford ample time for employees to provide input and feedback before we put policies in effect. In 2025, the topics of our consultations included Early Retirement, Leave Entitlement, Dependents' HMO (policy on Hierarchy), Uniform, and Non-Regularization of Probationary Employees.

Occupational Health and Safety^a

Disclosure	2023	2024	2025
Safe Man-Hours	7,709,516	30,750,840	32,158,709
Work-related injuries	0	11	0
Work-related fatalities	1	0	0
Work-related ill-health	3	0	20
Safety drills	286	211	246

^aThis disclosure includes the Robinsons Construction Management unit.

Labor Laws and Human Rights

Disclosure	2023	2024	2025
Legal actions or employee grievances involving forced or child labor	0%	0%	0%

Customer Satisfaction and Net Promoter Score

Disclosure	2023	2024	2025	Did a third-party conduct the study (Y/N)?
Customer Satisfaction Score ^a & Net Promoter Score	72%	46%	48%	N

^a In 2024, we migrated our primary metric from Customer Satisfaction Score (CSAT) to Net Promoter Score (NPS). The difference between the 2023 CSAT (72%) and 2024 CSAT (46%) reflects the adoption of a new measurement system, not a change in performance.

Customer Health and Safety

Disclosure	2023	2024	2025
Substantiated complaints on product or service health and safety	1,560	1,909 ^a	2,038 ^b
Complaints addressed	1,503	1,909 ^a	1,983 ^c

^a Malls - 1591 / Residences - 318

^b Malls - 1559 / Residences - 479

^c Malls - 1,559 / Residences - 424

Customer Privacy

Disclosure	2023	2024	2025
Substantiated complaints on customer privacy ^a	0	0	0
Complaints addressed	0	0	0
Customers, users, and account holders whose information is used for secondary purposes	0	0	0

^a Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms, as well as complaints that were lodged with and acted upon by government agencies.

Data Security

Disclosure	2023	2024	2025
Data breaches, including leaks, thefts, and losses of data	0	1	0

Annex 4: Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board (SASB) Context Index

Statement of use	Robinsons Land Corporation has reported the information cited in this GRI content index for the period January 01, 2025 to December 31, 2025 with reference to the GRI Standards.	
GRI 1 used	GRI 1: Foundation 2021	
GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
GRI 2: General Disclosures 2021	2-1 Organizational details	2, 9, 10
	2-2 Entities included in the organization's sustainability reporting	2, 5, 6
	2-3 Reporting period, frequency and contact point	2
	2-4 Restatements of information	71-73, 85-89, 100, 117, 163, 164
	2-5 External assurance	This report has not undergone external assurance. While RLC does not currently engage third-party assurance, we continue to enhance our reporting practices and may consider assurance in the future to strengthen transparency.
	2-6 Activities, value chain and other business relationships	5, 6, 14-20, 26-51
	2-7 Employees	58, 94, 165
	2-8 Workers who are not employees	<i>Data not available.</i>
	2-9 Governance structure and composition	120-123, 127, 128
	2-10 Nomination and selection of the highest governance body	120, 124 The Board Nomination and Election Policy is available on the corporate website: (https://robinsonsland.com/company-policies)
	2-11 Chair of the highest governance body	122, 123
	2-12 Role of the highest governance body in overseeing the management of impacts	125, 135
	2-13 Delegation of responsibility for managing impacts	124, 125, 131, 135
	2-14 Role of the highest governance body in sustainability reporting	The highest governance body is responsible for reviewing and approving the reported information.
	2-15 Conflicts of interest	120
	2-16 Communication of critical concerns	129, 130

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
GRI 2: General Disclosures 2021	2-17 Collective knowledge of the highest governance body	124, 126
	2-18 Evaluation of the performance of the highest governance body	126
	2-19 Remuneration policies	120
	2-20 Process to determine remuneration	
	2-21 Annual total compensation ratio	<i>Data is not available due to confidentiality constraints.</i>
	2-22 Statement on sustainable development strategy	12-21, 52-56, 64
	2-23 Policy commitments	132, 133
	2-24 Embedding policy commitments	132, 133
	2-25 Processes to remediate negative impacts	135
	2-26 Mechanisms for seeking advice and raising concerns	131
	2-27 Compliance with laws and regulations	69, 120, 132, 133, 135, 136
	2-28 Membership associations	RLC is not formally affiliated with any industry associations, local or international advocacy organizations, or any other membership associations.
	2-29 Approach to stakeholder engagement	131
	2-30 Collective bargaining agreements	102, 166
GRI 3: Material Topics 2021	3-1 Process to determine material topics	59
	3-2 List of material topics	60-62
	3-3 Management of material topics	24, 68-76, 78, 79, 82, 83, 86, 88, 90, 92-94, 97-99, 101-104, 110-118, 133, 134

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Energy and Emissions Management		
GRI 302: Energy 2016	302-1 Energy consumption within the organization	71, 163
	302-3 Energy intensity	57, 72
	302-4 Reduction of energy consumption	Data not available.
SASB SV-HL-130a/IF-RE-130a/IF-RE-130a: Energy Management	(1) Total energy consumed, (2) percentage grid electricity and (3) percentage renewable	57, 71
	Energy consumption data coverage as a percentage of total floor area, by property sector	57, 71
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	57
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	<i>Data not available.</i>
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	<i>Data not available.</i>
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	57
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	72, 163
	305-2 Energy indirect (Scope 2) GHG emissions	72, 163
	305-3 Other indirect (Scope 3) GHG emissions	72, 163
	305-4 GHG emissions intensity	57, 73
	305-5 Reduction of GHG emissions	<i>Data not available.</i>
	305-6 Emissions of ozone-depleting substances (ODS)	74, 164
	305-7 Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	74, 164

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Green Buildings		
SASB IF-HB-410a: Design for Resource Efficiency	(1) Number of homes that obtained a certified residential energy efficiency rating and (2) average rating	<i>Data not available.</i>
	Percentage of installed water fixtures certified to a water efficiency standard	
	Number of homes delivered certified to a third-party multi-attribute green building standard	67, 70, 82
	Description of risks and opportunities related to incorporating resource efficiency into home design, and how benefits are communicated to customers	<i>Data not available.</i>
SASB IF-HB-420a/SV-HL-450a/IF-RE-450a: Climate Change Adaptation	Number of lots located in 100-year flood zones	69
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	75, 76
Land Conversion and Development		
GRI 101: Biodiversity 2024	101-1 Policies to halt and reverse biodiversity loss	69
	101-2 Management of biodiversity impacts	69
	101-3 Access and benefit-sharing	<i>Data not available.</i>
	101-4 Identification of biodiversity impacts	<i>Data not available.</i>
	101-5 Locations with biodiversity impacts	164
	101-6 Direct drivers of biodiversity loss	<i>Data not available.</i>
	101-7 Changes to the state of biodiversity	<i>Data not available.</i>
	101-8 Ecosystem services	<i>Data not available.</i>
SASB IF-HB-160a: Land Use & Ecological Impacts	Number of (1) lots and (2) homes delivered on redevelopment sites	<i>Data not available</i>
	Number of (1) lots and (2) homes delivered in regions with High or Extremely High Baseline Water Stress	
	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	<i>Data not available.</i>
	Discussion of process to integrate environmental considerations into site selection, site design and site development and construction	69
SASB SV-HL-160a: Ecological Impacts	Number of lodging facilities located in or near areas of protected conservation status or endangered species habitat	<i>Data not available</i>
	Description of environmental management policies and practices to preserve ecosystem services	69

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Property Management		
SASB IF-RE-410a: Management of Tenant Sustainability Impacts	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	<i>Data not available</i>
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	
	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	<i>Data not available</i>
Repurposing Spaces		
GRI 3: Material Topics 2021	3-3 Management of material topics	79
Innovative Design and Technology		
GRI 3: Material Topics 2021	3-3 Management of material topics	82
Water Consumption and Water Withdrawal		
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	83, 86
	303-2 Management of water discharge-related impacts	83, 86
	303-3 Water withdrawal	84, 85, 163
	303-4 Water discharge	85, 163-164
	303-5 Water consumption	85, 163
SASB SV-HL-140a/IF-RE- 140a: Water Management	(1) Total water withdrawn, (2) total water consumed; percentage of each in regions with High or Extremely High Baseline Water Stress	57, 84, 85
	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	<i>Data not available.</i>
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	57, 86
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	<i>Data not available.</i>
	Description of water management risks and discussion of strategies and practices to mitigate those risks	86

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Waste Management		
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	88
	306-2 Management of significant waste-related impacts	88, 90
	306-3 Waste generated	88 - 89
	306-4 Waste diverted from disposal	89
	306-5 Waste directed to disposal	89
Diversity and Inclusion		
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	58, 97, 122, 166
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	<i>Data not available.</i>
Training and Development		
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	58, 98, 166
	404-2 Programs for upgrading employee skills and transition assistance programs	98
Labor Management		
GRI 402: Labor/Management Relations 2016	402-1 Minimum notice periods regarding operational changes	102
SASB SV-HL-310a: Labour Practices	(1) Voluntary and (2) involuntary turnover rate for lodging facility employees	<i>Data not available.</i>
	Total amount of monetary losses as a result of legal proceedings associated with labour law violations	<i>Data not available.</i>
	(1) Average hourly wage and (2) percentage of lodging facility employees earning minimum wage, by region	<i>Data not available.</i>
	Description of policies and programmes to prevent worker harassment	102

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Workplace		
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	101
	403-2 Hazard identification, risk assessment, and incident investigation	<i>Data not available.</i>
	403-3 Occupational health services	<i>Data not available.</i>
	403-4 Worker participation, consultation, and communication on occupational health and safety	<i>Data not available.</i>
	403-5 Worker training on occupational health and safety	<i>Data not available.</i>
	403-6 Promotion of worker health	<i>Data not available.</i>
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	101
	403-8 Workers covered by an occupational health and safety management system	<i>Data not available.</i>
	403-9 Work-related injuries	101, 166
	403-10 Work-related ill health	101, 166
SASB IF-HB-320a: Workforce Health & Safety	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	<i>Data not available.</i>
Sourcing and Retention		
GRI 202: Market Presence 2016	202-1 Ratios of standard entry level wage by gender compared to local minimum wage	165
	202-2 Proportion of senior management hired from the local community	<i>Data not available.</i>
Non-statutory Benefits		
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	100
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	95, 165
	401-3 Parental leave	95, 165

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Community Relations		
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	106 - 109
	203-2 Significant indirect economic impacts	106 - 109
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	106 - 109
	413-2 Operations with significant actual and potential negative impacts on local communities	106 - 109
SASB IF-HB-410b: Community Impacts of New Developments	Description of how proximity and access to infrastructure, services, and economic centres affect site selection and development decisions	Data not available.
	Number of (1) lots and (2) homes delivered on infill sites	Data not available.
	(1) Number of homes delivered in compact developments and (2) average density	
Economic Performance and Development		
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	13-19, 23-24, 57, 162
	201-2 Financial implications and other risks and opportunities due to climate change	75
Health and Safety		
GRI 416: Customer Health and Safety 2016	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	111, 167
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	111 - 112, 167
Customer Experience and Satisfaction		
GRI 3: Material Topics 2021	3-3 Management of material topics	110

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
Business Ethics and Anti-corruption and Anti-bribery		
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	<i>Data not available.</i>
	205-2 Communication and training about anti-corruption policies and procedures	114-115, 133, 162
	205-3 Confirmed incidents of corruption and actions taken	114-115, 163
GRI 408: Child Labor 2016	408-1 Operations and suppliers at significant risk for incidents of child labor	103, 167
GRI 409: Forced or Compulsory Labor 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	103, 167
Materials		
GRI 301: Materials 2016	301-1 Materials used by weight or volume	117, 164
Supply Chain Management		
GRI 204: Procurement Practices 2016	204-1 Proportion of spending on local suppliers	162
GRI 308: Supplier Environmental Assessment 2016	308-1 New suppliers that were screened using environmental criteria	<i>Data not available.</i>
	308-2 Negative environmental impacts in the supply chain and actions taken	<i>Data not available.</i>
GRI 414: Supplier Social Assessment 2016	414-1 New suppliers that were screened using social criteria	<i>Data not available.</i>
	414-2 Negative social impacts in the supply chain and actions taken	<i>Data not available.</i>

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION/DIRECT ANSWER/REASON FOR OMISSION
SASB Activity Metrics		
SASB IF-HB-000	Number of controlled lots	<i>Data not available.</i>
	Number of homes delivered	145 - 147
	Number of active selling communities	<i>Data not available.</i>
SASB SV-HL-000	Number of available room-nights	144
	Average occupancy rate	<i>Data not available.</i>
	Total area of lodging facilities	<i>Data not available.</i>
	Number of lodging facilities and the percentage that are: (1) managed, (2) owned and leased, (3) franchised	144
SASB IF-RE-000	Number of assets, by property sector	140 - 147
	Leasable floor area, by property sector	57
	Percentage of indirectly managed assets, by property sector	<i>Data not available.</i>
	Average occupancy rate, by property sector	<i>Data not available.</i>

Dividends

The Board of Directors of the Company approved on May 11, 2026 the declaration of cash dividends in the amount of ONE PESO (Php1.00) per share from the unappropriated retained earnings of the Corporation as of December 31, 2025, to all stockholders of record as of May 26, 2026 and will be paid on June 8, 2026.

Company Website

The Company updates the public with operating and financial results through timely disclosures filed with SEC and PSE. These are available on the company's website: <https://www.robinsonsland.com/>.

Complete Audited Financial Statements

Please visit: https://robinsonsland.com/sites/default/files/2026-04/RLC_SEC%2017-A_December%2031%202025.pdf



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