

# SECURITIES AND EXCHANGE COMMISSION

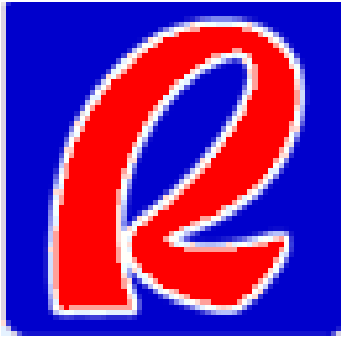
## SEC FORM 17-C

### CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)  
Jan 14, 2016
2. SEC Identification Number  
93269-A
3. BIR Tax Identification No.  
000361376000
4. Exact name of issuer as specified in its charter  
Robinsons Land Corporation
5. Province, country or other jurisdiction of incorporation  
Metro Manila
6. Industry Classification Code(SEC Use Only)
7. Address of principal office  
Level 2 Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro  
Manila  
Postal Code  
1100
8. Issuer's telephone number, including area code  
632 633-7631 to 40
9. Former name or former address, if changed since last report  
N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA
 

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common	4,093,830,685
11. Indicate the item numbers reported herein  
Others

*The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.*



# Robinsons Land Corporation RLC

**PSE Disclosure Form 4-31 - Press Release**  
*References: SRC Rule 17 (SEC Form 17-C)*  
*Section 4.4 of the Revised Disclosure Rules*

## Subject of the Disclosure

Press Release

## Background/Description of the Disclosure

Robinsons Land Corporation Reports Net Income Growth of 20% to PhP5.70 billion for the Fiscal Year ended September 30, 2015

## Other Relevant Information

Please see attached Disclosure Statement

## Filed on behalf by:

<b>Name</b>	Rosalinda Rivera
<b>Designation</b>	Corporate Secretary



43/F ROBINSONS EQUITABLE, ADB AVENUE CORNER POVEDA ROAD, ORTIGAS CENTER 1605 PASIG CITY, PHILIPPINES  
TELEPHONE NOS.: 395 2500 / 633 7631

13 January 2016

SECURITIES AND EXCHANGE COMMISSION

Attention: Corporation and Finance Department  
SEC Building, EDSA  
Mandaluyong City

PHILIPPINE STOCK EXCHANGE, INC.

Attention: Ms. Janet Encarnacion  
Head, Disclosure Department  
3<sup>rd</sup> Floor, Tower One and Exchange Plaza  
Ayala Triangle, Ayala Avenue  
Makati City

PHILIPPINE DEALING AND EXCHANGE CORPORATION

Attention: Ms. Vina Vanessa S. Salonga  
Head- Issuer Compliance and Disclosure Department  
37/F, Tower I, The Enterprise Center  
6766 Ayala Avenue corner Paseo de Roxas, Makati City

Subject: Robinsons Land Corporation Reports Net Income Growth of 20% to PhP5.70 billion for the Fiscal Year ended September 30, 2015

Robinsons Land Corporation's (RLC) audited consolidated net income for the fiscal year ended September 30, 2015 increased by 20% to PhP5.70 billion from PhP4.73 billion in FY2015. Revenues increased by 16% to PhP19.73 billion in FY2015 from PhP17.05 billion in FY2014 at the back of the double digit growth of all our business segments led by office buildings, residential, hotels and commercial centers divisions. Real estate cost went up by 11% to PhP7.84 billion mainly due to higher depreciation due to new malls, new office buildings and new cinemas in new malls. Hotel expenses rose by 10% to PhP1.29 billion mainly due to newly opened hotels. General and administrative expenses went up by 19% to PhP3.05 billion due to higher commission expense, salaries, advertising and promotions and rent expense, among others. As a result, EBITDA rose by 19% to PhP10.70 billion while EBIT by 21% to PhP7.55 billion in FY2015.

Our balanced mix of investment and development components ensures RLC of stable recurring revenue. RLC's investment portfolio, comprised by its commercial centers, offices and hotels divisions, accounted for 66% of the total company's revenues and 83% of the total company's EBITDA. RLC's development portfolio, comprised by its four residential brands, accounted for 34% of the total company's revenues and 17% of total company's EBITDA.

RLC's Commercial Centers division posted a 13% revenue growth to PhP9.12 billion in FY2015 from PhP8.10 billion in FY2014. The newly opened malls in 2014 and 2015 namely, Robinsons Malolos, Robinsons Butuan, Robinsons Santiago, Robinsons Roxas, Robinsons Antipolo and Robinsons Las Pinas contributed to the increase in revenues. In addition, the reopening of Robinsons Tacloban in June 2014, due to Typhoon Haiyan, contributed to the growth while most provincial malls also posted decent growth in rental revenues. The Division's EBIT and EBITDA grew by 10% and 12%, respectively. As of September 30, 2015, it has a total of 40 commercial centers with an average occupancy rate of 96%.

RLC's Office Buildings posted the highest growth of 45% in FY2015 to PhP2.24 billion from PhP1.54 billion in FY2014. This increase in lease income was due to new office buildings Cyberscape Alpha and Cyberscape Beta, both with occupancy rates of 100% as of September 30, 2015, respectively. The Division's EBIT and EBITDA showed positive variances of 50% and 43%, respectively. As of September 30, 2015, it has a total of 11 completed office buildings with an average leased out rate of 99%.

RLC's Hotels division registered revenues of PhP1.75 billion for the period, posting a 14% increase compared to the same period last year. The Division's EBIT and EBITDA grew by 26% and 18%, respectively. As of September 30, 2015, it has a total of 14 hotel properties with an average occupancy rate of 69%.

RLC's Residential Division realized revenues rose to PhP6.62 billion in FY2015 from PhP5.87 billion in FY2014, an increase of 13%, due to higher level of buyers meeting the equity requirement. Both EBIT and EBITDA have shown positive variances of 25% and 25%, respectively.

As of September 30, 2015, the company's balance sheet remains solid with consolidated assets of PhP99.07 billion, up from PhP85.37 billion as of September 30, 2014. Current ratio increased to 1.98:1 from last year's 1.41:1. Cash stood at PhP1.2 billion and PhP1.1 billion as of September 30, 2015 and September 30, 2014, respectively. The company's indebtedness remains manageable with a net debt to equity ratio of 42:1 and 32:1 as of September 30, 2015 and September 30, 2014, respectively. Earnings per share in FY2015 amounted to PhP1.39 per share. Net book value per share stood at PhP13.84 as of September 30, 2015 compared to PhP12.81 per share as of September 30, 2014.

  
Bach Johann Sebastian  
Senior Vice President