BUSINESS PORTFOLIO

52 LIFESTYLE CENTERS
(from 52 as of end 1Q CY2020)

25 OFFICE DEVELOPMENTS
(from 23 as of end 1Q CY2020)

5 work.able CENTERS
(from 3 as of 1Q CY2020)

19 MIXED-USE DEVELOPMENTS
(from 19 as of end 1Q CY2020)

80 RESIDENTIAL BUILDINGS
(from 79 as of end 1Q CY2020)

39 HOUSING SUBDIVISIONS
(from 39 as of end 1Q CY2020)

20 HOTELS & LEISURE
(from 20 as of 1Q CY2020)

4 INDUSTRIAL FACILITIES
(from 4 as of 1Q CY2020)

RLC IR Team, (+632) 83370477
investor.relations@robinsonsland.com
DIVERSIFIED BUSINESS MODEL PROVIDES RESILIENT CASH FLOW

REVENUES (in Php Bn)

<table>
<thead>
<tr>
<th></th>
<th>CY18</th>
<th>CY19</th>
<th>CY20</th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY18</td>
<td>29.56</td>
<td>30.58</td>
<td>25.40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY19</td>
<td>38%</td>
<td>62%</td>
<td>69%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY20</td>
<td>31%</td>
<td>49%</td>
<td>51%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1Q CY20</td>
<td>12.33</td>
<td>47%</td>
<td>53%</td>
<td>16.67</td>
<td></td>
</tr>
<tr>
<td>1Q CY21</td>
<td>24%</td>
<td>76%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

EBITDA (in Php Bn)

<table>
<thead>
<tr>
<th></th>
<th>CY18</th>
<th>CY19</th>
<th>CY20</th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY18</td>
<td>16.35</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY19</td>
<td>74%</td>
<td>26%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY20</td>
<td>69%</td>
<td>18%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1Q CY20</td>
<td>5.80</td>
<td>31%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1Q CY21</td>
<td>4.17</td>
<td>57%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

EBIT (in Php Bn)

<table>
<thead>
<tr>
<th></th>
<th>CY18</th>
<th>CY19</th>
<th>CY20</th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY18</td>
<td>11.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY19</td>
<td>66%</td>
<td>75%</td>
<td>52%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY20</td>
<td>34%</td>
<td>25%</td>
<td>48%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1Q CY20</td>
<td>4.52</td>
<td>49%</td>
<td>29%</td>
<td>36%</td>
<td>2.91</td>
</tr>
<tr>
<td>1Q CY21</td>
<td>36%</td>
<td>40%</td>
<td>40%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NET INCOME (in Php Bn)

<table>
<thead>
<tr>
<th></th>
<th>CY18</th>
<th>CY19</th>
<th>CY20</th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>CY18</td>
<td>8.69</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CY19</td>
<td>8.22</td>
<td>63%</td>
<td>70%</td>
<td>40%</td>
<td>37%</td>
</tr>
<tr>
<td>CY20</td>
<td>5.26</td>
<td>60%</td>
<td>60%</td>
<td>40%</td>
<td>56%</td>
</tr>
<tr>
<td>1Q CY20</td>
<td>3.16</td>
<td>44%</td>
<td>44%</td>
<td>44%</td>
<td>56%</td>
</tr>
<tr>
<td>1Q CY21</td>
<td>2.90</td>
<td>35%</td>
<td>35%</td>
<td>35%</td>
<td>65%</td>
</tr>
</tbody>
</table>

Note: 1Q CY2021 unaudited financial numbers

Investment Portfolio

Development Portfolio

RLC IR Team, (+632) 83970334
investor.relations@robinsonsland.com
RLC has a sound financial position and capital base, and exhibits prudence in debt management.

### Total Assets (in Php Bn)

- **CY2019**: 189.7
- **CY2020**: 215.2
- **1Q CY2021**: 208.4

### Shareholders' Equity (in Php Bn)

- **CY2019**: 100.1
- **CY2020**: 102.7
- **1Q CY2021**: 105.6

### Earnings Per Share

- **CY2019**: ₱1.67
- **CY2020**: ₱1.01
- **1Q CY2021**: ₱0.56

### Net Debt to Equity

- **CY2019**: 36%
- **CY2020**: 39%
- **1Q CY2021**: 39%

*Note: 1Q CY2021 unaudited financial numbers*
### PER BU FINANCIAL PERFORMANCE HIGHLIGHTS

#### All BU’s registered positive in EBITDA

<table>
<thead>
<tr>
<th>(IN Php Mn)</th>
<th>REVENUE</th>
<th>EBITDA</th>
<th>EBIT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1QCY2021</td>
<td>% to RLC</td>
<td>YoY</td>
</tr>
<tr>
<td>TOTAL RLC</td>
<td>16,667</td>
<td>100%</td>
<td>+35%</td>
</tr>
<tr>
<td>MALLS</td>
<td>2,249</td>
<td>13%</td>
<td>-38%</td>
</tr>
<tr>
<td>OFFICES</td>
<td>1,520</td>
<td>9%</td>
<td>-4%</td>
</tr>
<tr>
<td>HOTELS</td>
<td>258</td>
<td>2%</td>
<td>-45%</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>2,035</td>
<td>12%</td>
<td>-69%</td>
</tr>
<tr>
<td>CHINA</td>
<td>10,451</td>
<td>63%</td>
<td>-</td>
</tr>
<tr>
<td>IID</td>
<td>154</td>
<td>1%</td>
<td>+38%</td>
</tr>
</tbody>
</table>

Net income decreased by 8% YoY to Php2.90 Bn

---

Note: Unaudited financial numbers
## PER BU FINANCIAL PERFORMANCE HIGHLIGHTS

### On a quarterly basis...
Revenue, EBITDA & EBIT recorded strong growths vs 4Q20

### Revenue Table

<table>
<thead>
<tr>
<th>(In PHP Mn)</th>
<th>1Q CY2021</th>
<th>% to RLC</th>
<th>QoQ</th>
<th>1Q CY2021</th>
<th>% to RLC</th>
<th>QoQ</th>
<th>1Q CY2021</th>
<th>% to RLC</th>
<th>QoQ</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL RLC</td>
<td>16,667</td>
<td>100%</td>
<td>+172%</td>
<td>4,172</td>
<td>100%</td>
<td>+44%</td>
<td>2,913</td>
<td>100%</td>
<td>+87%</td>
</tr>
<tr>
<td>MALLS</td>
<td>2,249</td>
<td>13%</td>
<td>+22%</td>
<td>1,126</td>
<td>26%</td>
<td>+65%</td>
<td>228</td>
<td>8%</td>
<td>+187%</td>
</tr>
<tr>
<td>OFFICES</td>
<td>1,520</td>
<td>9%</td>
<td>-1%</td>
<td>1,199</td>
<td>29%</td>
<td>-5%</td>
<td>979</td>
<td>34%</td>
<td>-5%</td>
</tr>
<tr>
<td>HOTELS</td>
<td>258</td>
<td>2%</td>
<td>+14%</td>
<td>56</td>
<td>1%</td>
<td>+96%</td>
<td>-51</td>
<td>-2%</td>
<td>+34%</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>2,035</td>
<td>12%</td>
<td>-14%</td>
<td>712</td>
<td>17%</td>
<td>-19%</td>
<td>691</td>
<td>24%</td>
<td>-17%</td>
</tr>
<tr>
<td>CHINA</td>
<td>10,451</td>
<td>63%</td>
<td>N/A</td>
<td>973</td>
<td>24%</td>
<td>N/A</td>
<td>973</td>
<td>33%</td>
<td>N/A</td>
</tr>
<tr>
<td>IID</td>
<td>154</td>
<td>1%</td>
<td>+6%</td>
<td>106</td>
<td>3%</td>
<td>+14%</td>
<td>93</td>
<td>3%</td>
<td>+17%</td>
</tr>
</tbody>
</table>

### Net Income

Net Income surged by 236% QoQ

*Note: Unaudited financial numbers*
COMMERCIAL CENTERS DIVISION

- 2nd largest mall operator in the Philippines with 52 malls nationwide, 9 within Metro Manila and 43 in other urban areas
- 1.56 M sqm in Gross Leasable Area
- 3.04 M sqm in Gross Floor Area
- 92% total lease percentage
- Over 8,000 retailers

### Partners

UNIQLO  H&M  Starbucks  McDonald's  Jollibee  COTTON:ON  Nike  OLD NAVY  Krispy Kreme  YABU  The House of Kitsch  J.CO  Crocodile  UCC  Coffee  Original Penguin  Mango  Adidas

<table>
<thead>
<tr>
<th>REVENUES (Php Mn)</th>
<th>RENTAL REVENUES (Php Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1Q CY20</td>
<td>1Q CY21</td>
</tr>
<tr>
<td>3,606</td>
<td>▼ -38%</td>
</tr>
<tr>
<td>▼ -43% w/o PFRS</td>
<td>2,557</td>
</tr>
<tr>
<td>3,572</td>
<td>▼ -37%</td>
</tr>
<tr>
<td>▼ -46% w/o PFRS</td>
<td>1,451</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EBITDA (Php Mn)</th>
<th>EBIT (Php Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1Q CY20</td>
<td>1Q CY21</td>
</tr>
<tr>
<td>2,118</td>
<td>▼ -47%</td>
</tr>
<tr>
<td>▼ -54% w/o PFRS</td>
<td>1,184</td>
</tr>
<tr>
<td>2,064</td>
<td>▼ -45%</td>
</tr>
<tr>
<td>▼ -51% w/o PFRS</td>
<td>1,140</td>
</tr>
<tr>
<td>1,126</td>
<td>▼ -81%</td>
</tr>
<tr>
<td>▼ -78% w/o PFRS</td>
<td>228</td>
</tr>
</tbody>
</table>

Note: 1Q20 with PFRS adjustments, 1Q21 w/o PFRS adjustments
MALL METRICS

**Operational Gross Leasable Area**

- 2Q20: 68%
- 3Q20: 72%
- 4Q20: 75%
- 1Q21: 72%

*versus 100% operational GLA

**Footfall**

- 2Q20: 20%
- 3Q20: 40%
- 4Q20: 40%
- 1Q21: 40%

**Number of Operational Tenants**

- 2Q20: 77%
- 3Q20: 82%
- 4Q20: 88%
- 1Q21: 87%

**Quarantine Classification per Quarter**

<table>
<thead>
<tr>
<th>Period</th>
<th>Metro Manila</th>
<th>Provincial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2Q CY2020</td>
<td>ECQ/MECQ</td>
<td>ECQ/MECQ</td>
</tr>
<tr>
<td>3Q CY2020</td>
<td>MECQ/GCQ</td>
<td>MECQ/GCQ</td>
</tr>
<tr>
<td>4Q CY2020</td>
<td>GCQ</td>
<td>GCQ/MGCQ</td>
</tr>
<tr>
<td>1Q CY2021</td>
<td>GCQ/ECQ</td>
<td>MGCQ/GCQ/ECQ</td>
</tr>
</tbody>
</table>

Source: IATF
MALL OPENING: RP TACLOBAN RELAUNCH

GLA: 37,700 sqm
Completion Date: March 2021

Opening Day
OFFICE BUILDINGS DIVISION

- A leading IT-BPM office space provider with 613,000 sqm net leasable space
- Total lease percentage of 25 office developments is 93%
- 5 work.able centers
- Dominant office landlord in the Ortigas Central Business District

### REVENUES (Php Mn)

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>PFRS</td>
<td>1,589</td>
<td>1,520</td>
</tr>
<tr>
<td>w/o PFRS</td>
<td>1,484</td>
<td>1,520</td>
</tr>
</tbody>
</table>

### EBITDA (Php Mn)

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>PFRS</td>
<td>1,276</td>
<td>1,199</td>
</tr>
<tr>
<td>w/o PFRS</td>
<td>1,196</td>
<td>1,199</td>
</tr>
</tbody>
</table>

### EBIT (Php Mn)

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>PFRS</td>
<td>1,060</td>
<td>979</td>
</tr>
<tr>
<td>w/o PFRS</td>
<td>985</td>
<td>979</td>
</tr>
</tbody>
</table>

Note: 1Q20 with PFRS adjustments, 1Q21 w/o PFRS adjustments
### HOTELS AND RESORTS DIVISION

- Multi-branded, continuously expanding hotel portfolio spanning 4 segments – essential service value hotels, mid-market boutique city and resort hotels, upscale international deluxe hotels and luxury hotels and resorts
- **20** hotel properties with **3,111 rooms operational** across all segments

<table>
<thead>
<tr>
<th></th>
<th>REVENUES (Php Mn)</th>
<th>EBITDA (Php Mn)</th>
<th>EBIT (Php Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1Q CY20</td>
<td>1Q CY21</td>
<td>1Q CY20</td>
</tr>
<tr>
<td></td>
<td>468</td>
<td>258</td>
<td>81</td>
</tr>
<tr>
<td></td>
<td>-45%</td>
<td>-31%</td>
<td>-113%</td>
</tr>
<tr>
<td></td>
<td>-24</td>
<td>-51</td>
<td></td>
</tr>
</tbody>
</table>

**International**
- Crowne Plaza
- Holiday Inn
- Dusit Thani

**Company-owned Brands**
- Fili Urban Resort
- Summit Hotels and Resorts
- Go Hotels
NET SALES TAKE-UP (Php Mn)

1Q CY20 : 3,898
1Q CY21 : 2,818 (-28%)

2,105

3,545

713

1,546 (-68%)

REALIZED REVENUES (Php Mn)

1Q CY20 : 6,703
1Q CY21 : 2,035 (-69%)

-149

PFRS

-70% w/o PFRS

EBITDA (Php Mn)

1Q CY20 : 2,268
1Q CY21 : 2,614 (-69%)

-346

PFRS

-73% w/o PFRS

EBIT (Php Mn)

1Q CY20 : 2,253
1Q CY21 : 2,599 (-69%)

-346

PFRS

-73% w/o PFRS

Note: 1Q20 with PFRS adjustments, 1Q21 w/o PFRS adjustments
1Q 2021  NEW RESIDENTIAL PROJECT

Forbes Estates Lipa

<table>
<thead>
<tr>
<th>Location:</th>
<th>Lipa, Batangas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Launch Date:</td>
<td>Mar. 2021</td>
</tr>
<tr>
<td>No. of Units:</td>
<td>221</td>
</tr>
<tr>
<td>Sales Value:</td>
<td>P3.2 Bn</td>
</tr>
</tbody>
</table>

Forbes Gate and Guardhouse

Forbes Clubhouse

Forbes Swimming Pool

Forbes Pocket Parks
Industrial Facility – RLX Calamba

Location: Calamba, Laguna
Size: 38,336 sqm.

**REVENUES (Php Mn)**

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>PFRS</td>
<td>66</td>
<td>51</td>
</tr>
<tr>
<td>w/o PFRS</td>
<td>15</td>
<td>10%</td>
</tr>
</tbody>
</table>

**EBITDA (Php Mn)**

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>PFRS</td>
<td>25</td>
<td>14</td>
</tr>
<tr>
<td>w/o PFRS</td>
<td>11</td>
<td>108%</td>
</tr>
</tbody>
</table>

**EBIT (Php Mn)**

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>PFRS</td>
<td>12</td>
<td>14</td>
</tr>
<tr>
<td>w/o PFRS</td>
<td>2</td>
<td>-19%</td>
</tr>
</tbody>
</table>

Note: 1Q20 with PFRS adjustments, 1Q21 w/o PFRS Adjustments
## IID – DEVELOPMENT PORTFOLIO

### Bridgetowne Estate

| Location: | Pasig City and Quezon City |
| Size:     | 30.62 Hectares |

### REVENUES (Php Mn)

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>+115%</td>
<td>45</td>
<td>97</td>
</tr>
</tbody>
</table>

### EBITDA (Php Mn)

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>+115%</td>
<td>39</td>
<td>83</td>
</tr>
</tbody>
</table>

### EBIT (Php Mn)

<table>
<thead>
<tr>
<th></th>
<th>1Q CY20</th>
<th>1Q CY21</th>
</tr>
</thead>
<tbody>
<tr>
<td>+115%</td>
<td>39</td>
<td>83</td>
</tr>
</tbody>
</table>

RLC IR Team, (+632) 83970334
investor.relations@robinsonsland.com
CHENGDU BAN BIAN JIE PROJECT

- Residential condominiums and townhouses are 100% sold
- Total Project is 93% sold
- US$200/US$225 Mn or 89% of capital repatriated

<table>
<thead>
<tr>
<th>REVENUES (Php Mn)</th>
<th>EBITDA (Php Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1Q CY20: 10,452</td>
<td>1Q CY21: -7</td>
</tr>
<tr>
<td>1Q CY20: 973</td>
<td>1Q CY21: 973</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EBIT (Php Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1Q CY20: -7</td>
</tr>
<tr>
<td>1Q CY21: 973</td>
</tr>
</tbody>
</table>
### CD BBJ Sales as of March 31, 2021

<table>
<thead>
<tr>
<th>Particulars</th>
<th>No. of Units</th>
<th>Sold Units</th>
<th>% Sold</th>
<th>Total Sold (in RMB Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condos</td>
<td>1,493</td>
<td>1,493</td>
<td>100.0%</td>
<td>2,423</td>
</tr>
<tr>
<td>Townhouses</td>
<td>168</td>
<td>168</td>
<td>100.0%</td>
<td>549</td>
</tr>
<tr>
<td>Shophouse</td>
<td>140</td>
<td>92</td>
<td>65.71%</td>
<td>118</td>
</tr>
<tr>
<td>Carparks</td>
<td>1,922</td>
<td>561</td>
<td>29.19%</td>
<td>57</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,147</strong></td>
<td></td>
<td></td>
<td><strong>3,147</strong></td>
</tr>
</tbody>
</table>

### Unsold Inventory

<table>
<thead>
<tr>
<th>Particulars</th>
<th>No. of Units</th>
<th>Total (in RMB Mn)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shophouse</td>
<td>48</td>
<td>73</td>
</tr>
<tr>
<td>Carpark</td>
<td>1,361</td>
<td>150</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,361</strong></td>
<td><strong>223</strong></td>
</tr>
</tbody>
</table>
CAPITAL AND LANDBANK

CAPITAL EXPENDITURE (Philippines) in Php Mn

Capital expenditure program *in line with overall corporate strategy*

<table>
<thead>
<tr>
<th>AREA</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>1Q 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metro Manila</td>
<td>16,984</td>
<td>22,507</td>
<td>23,376</td>
<td>25,398</td>
<td>22,150</td>
<td>4,979</td>
</tr>
<tr>
<td>Luzon</td>
<td>10,769</td>
<td>13,245</td>
<td>10,658</td>
<td>9,056</td>
<td>11,623</td>
<td>3,137</td>
</tr>
<tr>
<td>Visayas</td>
<td>4,244</td>
<td>3,528</td>
<td>9,467</td>
<td>5,574</td>
<td>7,253</td>
<td>1,625</td>
</tr>
<tr>
<td>Mindanao</td>
<td>1,971</td>
<td>5,734</td>
<td>5,021</td>
<td>3,274</td>
<td>217</td>
<td>217</td>
</tr>
<tr>
<td>TOTAL</td>
<td>22,150</td>
<td>25,398</td>
<td>23,376</td>
<td>20,227</td>
<td>20,227</td>
<td>4,979</td>
</tr>
</tbody>
</table>

LAND BANK as of 31 March 2021 (Philippines)

*RLC will continue to be on the lookout for strategic land bank across the country*
FUTURE PLANS AND STRATEGIES
FUTURE PLANS

GLA (thousand sqm)

<table>
<thead>
<tr>
<th>CY2019</th>
<th>CY2020</th>
<th>CY2021</th>
<th>CY2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,573</td>
<td>1,520</td>
<td>1,581</td>
<td>1,627</td>
</tr>
</tbody>
</table>

- RP Galleria South
- RP Magnolia Exp.
- Starmills Exp. Ph. 1
- Tacloban Rehab Ph. 1 & 2
- Dumaguete Exp. Ph. 1
- RP La Union
- Antipolo Expansion
- RP Gapan

NLA (thousand sqm)

<table>
<thead>
<tr>
<th>CY2019</th>
<th>CY2020</th>
<th>CY2021</th>
<th>CY2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>592</td>
<td>613</td>
<td>721</td>
<td>774</td>
</tr>
</tbody>
</table>

- Cybergate Magnolia
- Giga Tower
- Luisita 2
- Delta Tower 2
- Luisita 3
- Cyber Omega
- Cybergate Iloilo 1
- Cybergate Galleria Cebu
- Cybergate Bacolod 2
- Bridgetwone East Campus One
- GBF 1

RLC IR Team, (+632) 83970334
investor.relations@robinsonsland.com
FUTURE PLANS

ROBINSONS INDUSTRIAL & INTEGRATED DEVELOPMENTS

GLA (thousands sqm)

- CY2018: 33
  - RLX Sucat
- CY2019: 77
  - RLX Calamba
- CY2020: 99
  - RLX Calamba 1B
  - RLX Sierra
- CY2021: 173
  - RLX Sucat 2
  - RLX Mexico
  - RLX San Fernando

NET SALES TAKE-UP

- CY2016: 8,723
- CY2017: 10,255
- CY2018: 15,318
- CY2019: 20,055
- CY2020: 7,287

NO. OF HOTEL ROOMS

- CY2019: 3,129
  - Summit Hotels Greenhills
- CY2020: 3,188
  - Dusit Thani (remaining rooms)
- CY2021: 3,459
  - GOH Tuguegarao
  - Summit Gen San
  - GOH Naga
  - Summit Naga
- CY2022: 3,872
  - Westin Sonata
  - Fili Urban Resort Cebu

RLC IR Team, (+632) 83970334
investor.relations@robinsonsland.com
DIGITAL AND OTHER INITIATIVES

- Mall Dash
- Partners’ Portal
- Mall App – Version 2
- Virtual Directory
- Parking with Repair
- Station for bikers

- Just-Got-Home
- Digital Solutions
- WhyQueue

- myRLC Homeowners Portal
- Sellers Portal
- Buyers Portal
- Increase presence in social media platforms
- Strengthened partnership with online property listing sites (Lamudi, Carousell & Dotproperty)

RLC IR Team, (+632) 83970334
investor.relations@robinsonsland.com
### COVID-19 UPDATE: SEGMENT OPERATIONS

#### Malls
- RLC and Philippine Red Cross entered into a partnership agreement to set up 20 Saliva Drive-Through collection sites for RT-PCR Testing at various Robinsons Malls nationwide
- 17 of 52 malls will be use as vaccination sites (3 in Metro Manila, 3 in Luzon and 11 in Vismin)
- Set up alfresco dining areas in numerous malls in light of community quarantine restrictions

#### Offices
- 25 offices remain operational
- 5 work.able sites are operational

#### Hotels
- 5%-100% occupancy rate
- 14 to 18 out of 20 hotels are operational
- Medical City Partnership

#### Residential
- Launch of RLC Residences
- Continuous preparation for push-button launches

#### Industrial
- Three fully operational and fully leased industrial facilities

#### China
- RMB3.1Bn of RMB3.4Bn has been sold
- Completion of Phase 2 is on-going
- 89% of investment in CDXY had been repatriated

---

**RLC IR Team, (+632) 83970334**
investor.relations@robinsonsland.com
IN SUMMARY

1. Profitability:
   - Net income is modestly down by 8% YoY, but on quarterly, it expanded by 236% vs 4Q20
   - EBITDA of 1Q21 is down by 28% to Php4.17 Bn, but has seen sustained recovery for the last three quarters
   - Consolidated 1Q21 revenue surged by 35% YoY with China project revenue recognition

2. Financial position is strong and healthy with Php13 Bn of cash and a very low D/E of 0.39x

3. Investment Portfolio:
   - Mall revenues continues to improve as it registered a sustained ave growth of 40% QoQ in the last 3 quarters
   - Office Buildings Division revenue slightly declined on PFRS recognition SPLY, w/o it revenue should be up by 4%
   - IID's leasing business was down by 15% mainly on PFRS recognition SPLY, w/o it revenue should be up by10%
   - Hotels and Resorts revenues in 1Q21 increased by 14% vs 4Q20

4. Development Portfolio:
   - With resi new brand launched in 1Q21, sales reached 72% of Pre-COVID levels to PHP2.8 Bn. We believe our residential business will recover and is expecting better numbers this year as we build-up our sales force.
   - RLC's stand-by revenue is currently at Php28.5 Bn

5. China Business:
   - RLC recognized Php10.5 Bn of revenues in China project as turnover of units commenced in 1Q21
   - Last April, the Company repatriated US$124.5 Mn totaling to US$200 Mn

6. CAPEX spent in 1st quarter is at Php4.98 Bn. This was utilized for land acquisitions, development of malls, offices, hotels and warehouse facilities, and construction of residential projects for its local operations.
THANK YOU!
Q & A