### Financial Highlights Q1 FY2012

<table>
<thead>
<tr>
<th>P millions</th>
<th>REVENUES</th>
<th>%TOTAL RLC</th>
<th>YOY</th>
<th>EBITDA</th>
<th>YOY</th>
<th>EBIT</th>
<th>YOY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>3,582</td>
<td>100%</td>
<td>13%</td>
<td>2,026</td>
<td>9%</td>
<td>1,505</td>
<td>10%</td>
</tr>
<tr>
<td>Malls</td>
<td>1,790</td>
<td>50%</td>
<td>14%</td>
<td>1,335</td>
<td>12%</td>
<td>960</td>
<td>17%</td>
</tr>
<tr>
<td>Office</td>
<td>348</td>
<td>10%</td>
<td>15%</td>
<td>336</td>
<td>9%</td>
<td>247</td>
<td>8%</td>
</tr>
<tr>
<td>Hotel</td>
<td>341</td>
<td>10%</td>
<td>7%</td>
<td>107</td>
<td>4%</td>
<td>59</td>
<td>8%</td>
</tr>
<tr>
<td>Residential</td>
<td>1,103</td>
<td>30%</td>
<td>11%</td>
<td>248</td>
<td>-6%</td>
<td>239</td>
<td>-7%</td>
</tr>
</tbody>
</table>
Balance Sheet

**Total Assets (PhP M)**

- FY10: 53,101
- FY11: 65,119
- 1Q12: 71,098

**Shareholder’s Equity (PhP M)**

- FY10: 27,737
- FY11: 39,037
- 1Q12: 44,965

**Return on Equity**

- FY10: 13.0%
- FY11: 10.2%
- 1Q12: 10.3%

**Current Net Debt to Equity**

- FY10: 34%
- FY11: 15%
- 1Q12: 5%
One of Philippine’s largest mall operator with 29 malls
- 820,000 sqm gross leasable space
- 94.5% latest occupancy
- Same mall revenue growth is 8%

FY11 FY12 Revenue
1,563 1,790 +14%

FY11 FY12 EBITDA
1,190 1,335 +12%

FY11 FY12 EBIT
822 960 +17%

Q1FY12
One of Philippine’s leading BPO office space provider with 194,000 sqm net leasable space

Total occupancy for 8 completed buildings is now 99%

We continue to be a leading provider of office spaces to BPOs in the Philippines, with 78% of our office building space allocated for BPOs
**Hotels Division**

**Q1FY12**

<table>
<thead>
<tr>
<th>FY11</th>
<th>FY12</th>
<th>FY11</th>
<th>FY12</th>
<th>FY11</th>
<th>FY12</th>
<th>FY11</th>
<th>FY12</th>
<th>FY11</th>
<th>FY12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>319</td>
<td>341</td>
<td>+7%</td>
<td>102</td>
<td>107</td>
<td>+4%</td>
<td>55</td>
<td>59</td>
<td>+8%</td>
</tr>
</tbody>
</table>

**Occupancy Rate**

- FY11 FY12: 52% 43%
- FY11 FY12: 44% 43%
- FY11 FY12: 72% 80%
- FY11 FY12: 71% 83%
- FY11 FY12: 85% 90%

**Hotels**

- Summit Circle
- Summit Ridge
- Holiday Inn
- Crowne Plaza

**gohotels.ph**
Sales Take Up

Net pre-sales 1QFY12 at **PhP 961 Million**, 23% lower than last year.

Launched **2 projects in Q1FY12**
- Communities - Escalades East Tower
- Homes - Grand Tierra Phase 3
Realized Revenues increased by 11% to PhP1.1B

- EBIT amounted to PhP239M
- EBITDA amounted to PhP248M
As of 31 December 2011

**SUMMARY**

<table>
<thead>
<tr>
<th>AREA (in has)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>MALLS</td>
<td>102.39</td>
</tr>
<tr>
<td>CONDOMINIUMS*</td>
<td>10.58</td>
</tr>
<tr>
<td>OFFICE*</td>
<td>1.46</td>
</tr>
<tr>
<td>HOMES*</td>
<td>353.28</td>
</tr>
<tr>
<td>HOTELS</td>
<td>6.08</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>473.80</strong></td>
</tr>
</tbody>
</table>

* Some properties with Joint Venture partner.

**LOCATION**

<table>
<thead>
<tr>
<th>EST. VALUE (000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>METRO MANILA</td>
</tr>
<tr>
<td>LUZON</td>
</tr>
<tr>
<td>VISAYAS</td>
</tr>
<tr>
<td>MINDANAO</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>
Moving forward
Future Plans & Strategies

Mall Division

3 New Malls
- Robinsons Magnolia
- Robinsons Place Pangasinan
- Robinsons Place Palawan

2 Expansion
- Robinsons Place Bacolod
- Robinsons Place Tacloban

Office Division

2 New Offices
- Cyberscape Alpha
- Cyberscape Beta

Hotel Division

- Palawan
- Dumaguete
- Tacloban
- Bacolod

Residential Division

Sustain current sales levels
- Luxuria
- Robinsons Residences
- Robinsons Communities
- Robinsons Homes
THANK YOU