# P7.75-B REIT share sale seen to give RLC flexibility for capex, asset growth

By Beatriz Marie D. Cruz
*Reporter*

GOKONGWEI-LED developer Robinsons Land Corp. (RLC) raised P7.75 billion from an overnight block sale of one billion shares in its real estate investment trust (REIT) unit RL Commercial REIT, Inc. (RCR), which, according to analysts, will provide capital for long-term expansion and could enable RLC to inject additional assets into the REIT.

"The P7.75 billion raised from the overnight block placement in RCR gives RLC more room to drive growth, reduce debt, and fuel long-term expansions," Regina Capital Development Corp. Head of Sales Luis A. Limlingan said in a Viber message.

"It also opens up market opportunities in residential, commercial, and mixed-use developments, as consumer behavior shifts and new trends emerge," he added.

RLC told the stock exchange on Tuesday that the shares were sold at P7.75 each, at the top end of the marketed range, and that the offering was oversubscribed by 3.7 times.

"The transaction saw strong participation from both local institutional investors and fresh foreign accounts," the company said.

COL Financial Group, Inc. Chief Equity Strategist April Lynn Lee-Tan said the proceeds will fund RLC's capital expenditures (capex) and enable further asset injections into RCR, which could be dividend accretive.

"It's also good for RCR, since it will open the door for more asset injections for RLC, which is dividend accretive," she said.

Following the sale, RCR's public float rose to 39.34%, equivalent to 7.69 billion shares.

Its current portfolio includes 828,000 sq.m. of gross leasable area (GLA), comprising 12 malls with 289,000 sq.m. GLA and 17 offices with 539,000 sq.m. GLA.

RLC's sale follows a P30.67-billion property-for-share swap that infused nine commercial projects with a combined 324,107.75 sq.m. GLA into RCR.

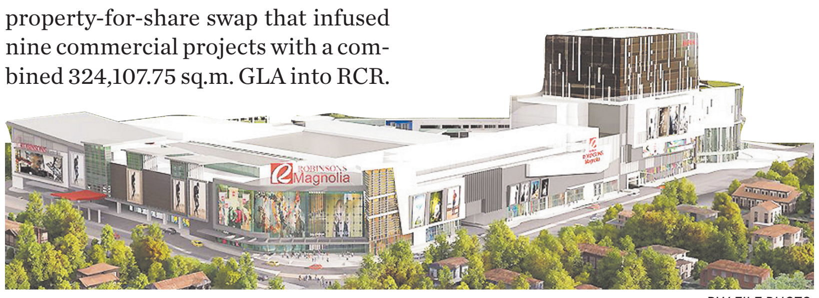
Analysts, however, cautioned that RLC must carefully manage capital allocation and market timing to sustain earnings growth.

The transaction was exempt from registration under the Philippine Securities Regulation Code and offered offshore under Regulation S of the US Securities Act of 1933.

BPI Capital Corp. acted as sole global coordinator, joint bookrunner, and domestic placement agent, while J.P. Morgan Securities Plc and Maybank Securities Pte. Ltd. were joint bookrunners and international placement agents.

Proceeds are scheduled for settlement on Sept. 25.

RLC said it will submit a reinvestment plan detailing the use of proceeds, in line with regulatory requirements.


BW FILE PHOTO

# PAL starts rollout of refurbished aircraft

PHILIPPINE AIRLINES (PAL) has begun deploying its first refurbished aircraft as part of a retrofitting program that will see 18 planes operating across Asia through 2027, the flag carrier said on Tuesday.

In a media release, PAL said the retrofitted aircraft were upgraded at Lufthansa Technik Philippines' (LTP) facility in Manila.

The program covers 18 Airbus A321ceo aircraft, which will operate on routes to Tokyo (Haneda and Narita), Osaka, Jakarta, Bali, and Guam starting this year, and on other key markets in PAL's Asian network by 2026–2027.

"This cabin retrofit program reflects PAL's vision of world-class excellence and heartfelt care. At the core of this undertaking is the dedicated craftsmanship showcased by Filipino workers in the manufacture of aircraft seats and the reconfiguration of the cabin in the Philippines," said PAL Vice-President for Marketing Alvin Miranda.

PAL said the rollout is part of its fleet modernization program, with three refurbished aircraft scheduled this year, nine by 2026, and six in 2027.

"The retrofit project is the first aircraft program done by any local airline utilizing Filipino skilled workers for seat production and installation, and various aspects of cabin upgrading," PAL added.

The upgraded cabin accommodates up to 194 passengers in a dual-class layout, with 12 Business Class and 182 Economy Class seats.

PAL said the cabin offers more space and privacy while enhancing overall passenger comfort.

PAL is also preparing for the delivery of nine Airbus A350-1000s and 13 A321 New Engine Option (NEO) aircraft, which will be deployed on nonstop flights to North America and other international destinations.

The first batch of these aircraft will arrive this year.

For the second quarter, PAL Holdings, Inc., the airline's operator, reported attributable net income of P3.33 billion, up 40.51%, driven by higher passenger volumes.

Total revenue reached P46.39 billion, up 2.81% from P45.12 billion in the same period a year ago, mainly supported by a 1.11% rise in passenger revenue to P39.94 billion from P39.5 billion.

On the local bourse on Tuesday, PAL Holdings shares closed one centavo higher, or 0.25%, at P3.98 apiece. — **Ashley Erika O. Jose**

# Keyland Corp. to open first boutique hotel in November

PROPERTY developer Keyland Corp. is set to open its 128-room boutique hotel in New Manila, Quezon City, by November.

The 20-storey Alino Hotel is located along E. Rodriguez Sr. Avenue in New Manila, a growing business hub in northern Metro Manila.

The hotel is expected to cater to business travelers, medical guests, and families in the area, the company said in a statement on Tuesday.

"Keyland's entry into hospitality through Alino Hotel marks a diversification for the developer, which has until now focused primarily on residential and office projects," it said.

"The Quezon City property, scheduled to open in November 2025, is positioned to capture business travelers, medical guests, and families in one of the city's busiest commercial districts," the statement added.

The property will offer 27-square-meter (sq.m.) Essential Twin rooms and 31-sq.m. Deluxe Twin rooms, according to Keyland's website. Deluxe Queen and Premier Queen rooms are sized up to 32 sq.m. and 36 sq.m., respectively.

Key facilities include on-site parking, restaurants, room service, an indoor pool, self-service laundry facilities, a 24-hour front desk, a gym, an elevator, interconnecting rooms, and conference/meeting rooms.

Keyland appointed veteran hotelier Lady May Elegado as general manager for the property.

Ms. Elegado has held senior roles at The Taaras Beach & Spa Resort in Malaysia, Berjaya Makati Hotel, and City Garden Grand Hotel in Makati City.

"Over the course of her career, Elegado has overseen hotel functions ranging from pre-opening to day-to-day operations in both luxury and standard-class properties, giving her broad exposure to multiple areas of management," Keyland said.

Rexsan Abarquez, with over 20 years of experience in the culinary industry, will lead the hotel's food and beverage program, including its all-day dining outlet, Kutchara.

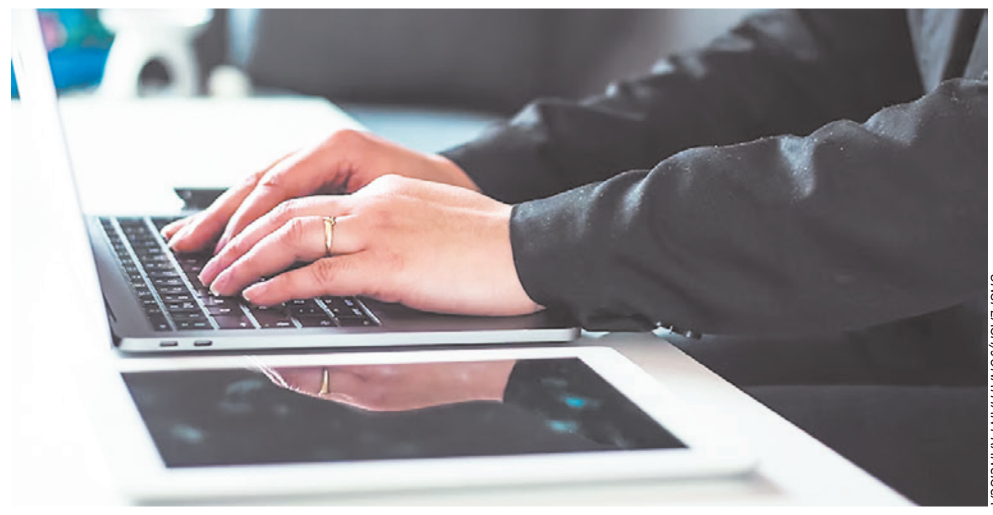
Mr. Abarquez previously served as executive sous chef and Acting Executive Chef at Marco Polo Ortigas in Mandaluyong City.

He also worked with Conrad Manila's pre-opening team and held positions at Sofitel Philippine Plaza, Mandarin Oriental Manila, and Makati Shangri-La.

"His experience in international kitchens and high-end hotels allows him to blend global techniques with Filipino flavors," Keyland said.

Keyland's real estate portfolio includes townhouses such as Vermira in Batangas and condominium towers including 110 Benavidez in Makati, Southkey Place in Muntinlupa City, and Casa de Sequoia in Las Piñas City.

Its office and retail developments include Southkey Hubs 1 and 2 and Southkey Place (retail) in Muntinlupa City; Casa de Sequoia (retail) in Las Piñas City; Keyland Plaza in San Juan City; and Keyland Arnaiz, Keyland Valero, and Keyland Ayala in Makati City. — **Beatriz Marie D. Cruz**


UNSPLASH/JONATHAN FRANCISCA

# Lodestar stockholders approve digital asset venture, capital hike

LISTED Lodestar Investment Holdings Corp. said on Tuesday that its stockholders had approved amendments to its articles of incorporation to allow investments in digital assets and to raise its authorized capital stock to P3 billion.

In a disclosure to the exchange, the company said shareholders ratified the board's earlier decision to revise its primary purpose clause to include investing in and dealing with digital assets, while excluding activities as a crypto asset service provider or virtual asset service provider.

The stockholders also approved a tenfold increase in the company's authorized capital stock to P3 billion from P300 million, by raising the number of shares to 30 billion from three billion, with a par value of P0.10 apiece.

The company said the capital hike would give it flexibility to issue new shares in the future since its current authorized capital is already fully subscribed.

It noted, however, that "the persons who will subscribe to the shares to be issued out of such increase in authorized capital stock are not yet identified as of this time."

The amendments will take effect once cleared by the Securities and Exchange Commission, the company added.

Formerly Lodestar Mining Corp., the company was incorporated in 1974 and shifted to an investment holding company in 2003.

At the local bourse on Tuesday, Lodestar shares rose by 2.94% to close at P0.70 each. — **Alexandria Grace C. Magno**

# Globe Telecom says industry cooperation needed to advance Philippine digital network

GLOBE TELECOM, INC., through its corporate arm Globe Business, said the industry must work together to co-create the Philippines' digital backbone to position the country as a regional hub for connectivity, cloud, and content.

"Infrastructure is more than physical assets, it's about trust, alignment, and the will to build beyond our individual interests... If we want real digital progress in the Philippines, we need to co-create the grid that will carry it," KD D. Dizon, head of Globe Business, said in a media release on Tuesday.

According to the Ayala-led telecommunications company, the growing demand for reliable and secure connectivity highlights the need for coordination among industry stakeholders.

"The problem isn't ambition; it's coordination. The very networks meant to connect people and ideas are often built in silos, but solo runs won't win the future. It will be shaped by ecosystems that share, scale, and build together," Globe said.

The company also said that the managed optical fiber network (MOFN) would be an effective strategy to advance and address challenges in the Philippines' connectivity ambition.

"The MOFN is a model that allows hyperscalers and carriers to tailor their connections without losing the benefits of a managed service. ProAssure, a proactive platform designed to preempt issues before they affect customers, was also discussed as part of this shift toward more intelligent and accountable infrastructure," Globe said.

Further, the company said that the Philippines is becoming an attractive location for hyperscalers.

"Philippine infrastructure is no longer aspirational, it's operational. The question now is how we scale that responsibly and fast enough to meet demand," ST Telemedia Global Data Centres (STT GDC) Philippines President and CEO Carlomagno E. Malana said.

STT GDC Philippines, a joint venture between Globe, Ayala Corp., and ST Telemedia Global Data Centres, operates seven data centers in the country.

At the stock exchange on Tuesday, Globe shares fell by P44, or 2.8%, to close at P1,530 each. — **Ashley Erika O. Jose**

**First Gen,**
*from S1/2*

Mr. Puno described Sinar Mas as a "very established" conglomerate, calling the venture a strong platform for geothermal development in the region.

"Globally, Indonesia has the largest potential for geothermal... the decarbonization journey of Indonesia is really just starting because basically, they are very reliant on coal," he said.

"If a company like First Gen can help champion Sinar Mas and the Indonesian government to develop more renewable energy sources that's cost-competitive, then that's a good start as far as enlarging renewable energy footprint in a country like Indonesia."

The Philippines' installed geothermal energy capacity stands at 1,952 MW, making it the third-biggest producer in the world after Indonesia and the United States.

EDC, the renewable energy arm of First Gen, has an installed capacity of 1,480.19 MW, representing around 20% of the country's total renewable energy capacity. Since 1976, it has led the exploration, development, and operation of geothermal power facilities in Bicol, Leyte, Negros Island, and Mindanao.

Outside the Philippines, EDC has secured rights to explore and drill two greenfield geothermal projects from Indonesia's Ministry of Energy and Mineral Resources.

Although the company is not currently pursuing other foreign markets, Mr. Puno said it remains open to opportunities abroad.

"Essentially, as long as there's opportunity to look at geothermal in any country, we will look at it, because we want to have a very strong footprint in geothermal, not only in the Philippines, but in other countries as well," he said.

**Budget,**
*from S1/1*

Lawmakers also hiked the Health department's budget by P29.28 billion, with P26.73 billion going towards the agency's medical assistance program for poor patients and P2.4 billion to fund the construction of key government hospitals nationwide.

Around 1.27 million Filipinos could benefit from the increased budget for the Health department's medical assistance for indigent patients, Ms. Suansing said.

About P60 billion was also channeled to the Philippine Health Insurance Corp. (PhilHealth), serving as the government's subsidy for the state health insurer.

Ms. Suansing said the additional funds could expand the government's zero-balance billing policy in public hospitals but warned the health insurer to not use these funds for "income-generating initiatives."

Congressmen added P35.91 billion to the budget of the Social Welfare department. Broken down, P32.06 billion will go to the emergency cash aid program for indigent Filipinos and P3 billion for its sustainable livelihood program.

Lawmakers also rechanneled P39.36 billion to the Agriculture department's proposed budget, including P8.89 billion for farm-to-market roads, P8.69 billion for post-harvest facilities and P7 billion for P7,000 cash aid to farmers and fisherfolk.

The decision to reallocate the entire P255 billion originally earmarked for flood control projects is a "knee-jerk reaction" that could delay the implementation of critical flood infrastructure in Metro Manila, Senior Deputy Minority Leader and Caloocan Rep. Edgar R. Erice told lawmakers, explaining his vote against the budget bill at the committee level.

"The removal of the P255 billion from the Public Works department is a knee-jerk reaction that will forego well-studied projects that have been awaited by our people," he said.

Meanwhile, civil society groups on Tuesday accused the House sub-committee of budget maneuvering, alleging it convened without prior notice to reallocate billions of pesos in public funds in the budget.

"What happened yesterday (on Monday) is not an oversight. It is betrayal," a joint statement by civil organizations, including IBON Foundation GoodGovPH and FOI Youth Initiative stated.

The reallocation of DPWH funds follows allegations of irregularities in flood control projects, including substandard, incomplete or nonexistent infrastructure.

"The BARC, meant to scrutinize realignments, has become a rubber stamp," the civic groups said. "Amendments are texted to Congress members at the last minute, realignments are rushed and the committee proceeds to plenary deliberations without giving anyone adequate time to study the full picture."

Ms. Suansing said lawmakers have been "very, very transparent in every step of the way."

Lawmakers are expected to approve the budget bill on second reading in October, and by final reading after sessions resume in November.

The House plans to deliberate on the proposed national budget until Oct. 1, with the remaining session days until Oct. 10 reserved for finalizing amendments, according to a copy of the chamber's schedule shared with reporters. — **Kenneth Christiane L. Basilio**