

# Building the Future: Robinsons Land's Year of Strategic Growth

In 2025, Robinsons Land Corp. (RLC) marked a defining milestone — its 45<sup>th</sup> year in Philippine real estate — by setting its sights firmly on what comes next. True to its philosophy of “Building Better Lives,” the company completed a diverse lineup of developments, cementing its position as a leading force in Philippine property.

From next-generation office towers and first-in-city malls to ultra-luxury hospitality and logistics facilities built for the future, 2025 underscored what Robinsons Land does best: build where it matters, build to last, and build with purpose.

“As a company, we don’t measure success only by scale,” said Mybelle V. Aragon-GoBio, president and CEO of RLC. “We measure it by relevance, how our developments respond to real needs, uplift local economies, and continue to create value long after opening day.”

## RAISING THE BAR IN HOSPITALITY NUSTAR Hotel Cebu

At the pinnacle of RLC’s diverse hospitality offerings is NUSTAR Hotel Cebu, a five-star property within the NUSTAR Resort & Casino complex on Cebu’s Kawit Island. Designed for the ultra-luxury traveler, the hotel features oversized rooms with panoramic sea views, private butler service, deep soaking tubs, and exclusive access to a Private Club Lounge. It is also officially part of the Michelin Guide’s curated list of recommended hotels, having earned recognition in the 2025 Michelin Guide for its excellence in design, service, and exceptional guest experience.

Integrated seamlessly with NUSTAR’s wider entertainment ecosystem — casino, curated dining, mall, and pool villas — the hotel positions Cebu as a serious contender in the global luxury travel circuit.

“NUSTAR Hotel Cebu reflects Robinsons Hotels & Resorts’ pride as the Philippines’ first and only five-star Filipino hospitality brand. It captures the ambition of global luxury while honoring the signature warmth and world-class service Filipinos are known for,” said Aragon-GoBio.

## REDEFINING BUSINESS DISTRICTS Cybergate Iloilo Tower 3

Standing as the newest and tallest structure within the 10-hectare destination estate in Iloilo by



**NUSTAR Hotel Cebu stands as the five-star pinnacle of RLC’s hospitality, offering a world-class escape that feels both grand and intimate.**



Robinsons Land, Cybergate Iloilo Tower 3 signals Iloilo’s steady rise as a regional business hub. The estate, which also includes a lifestyle mall, has grown into a destination that brings together work, convenience, and everyday experiences. Purpose-built for modern enterprises, the tower offers sustainable, BPO-grade office spaces framed by sweeping countryside views.

Already recognized as the first LEED-certified office development in Western Visayas (with Towers 1 and 2 certified and Tower 3 pursuing LEED certification), the project integrates VRF air-conditioning systems, LED lighting, and a sewage treatment plant, marrying efficiency with environmental responsibility. Its aluminum-accented facade and interiors, inspired by the Dinagyang Festival, lend the tower a distinctly local soul.

Strategically positioned as the closest BPO-grade complex to Iloilo International Airport, the development has also garnered industry recognition, including Best BPO Office Development at the 2024 PropertyGuru Philippines Awards.

“Cybergate Iloilo shows how world-class workspaces can thrive outside Metro Manila,” said Aragon-GoBio.

## GBF Center 2

RLC’s Bridgetowne Destination Estate is home to GBF Center 2, the largest LEED v4 Gold-certified



**Cybergate Iloilo Tower 3: A BPO-grade, sustainable office that is redefining workspaces in Western Visayas**

office tower in the Philippines, which includes touchless access (facial recognition systems) with seamless integration into the destination-oriented allocation system (DOAS) elevators. This ensures optimal vertical transport utilization that reduces energy consumption and maintenance expense. On health and safety, high-efficiency air filtration systems, 100% backup power that boasts of N+1 redundancy, and multiple telco facilities have been deployed in the building. Its prime location along the C5 corridor ensures superior access to Ortigas, Pasig, Quezon City, and Taguig.

The 30-storey, PEZA-accredited Grade A building boasts expansive 2,800-square-meter floor plates designed for IT-BPM firms and multinational tenants. Together with GBF Center 1, the development clinched multiple honors at the 2025 PropertyGuru Philippines Awards, including Best Green Commercial Development, Best Office Architectural Design, and Best Office Interior Design.

## RETAIL THAT BUILDS COMMUNITIES Robinsons Pagadian

Marking RLC’s 56<sup>th</sup> mall nationwide and its 8<sup>th</sup> in Mindanao, Robinsons Pagadian made an immediate impact, posting record-breaking foot traffic on opening day and bringing modern retail to the heart of the Zamboanga Peninsula.

The mall introduced first-in-city brands and attractions including Movieworld cinemas equipped with laser projection and Dolby 7.1 sound. Its design draws inspiration from the vibrant vinta boats of Zamboanga, grounding the mall firmly in local culture.

Strategically located across City Hall and major civic landmarks, Robinsons Pagadian reinforces RLC’s long-held belief in going where others do not dare — and succeeding.

“We’ve always believed that growth shouldn’t be exclusive to already-saturated cities,” Aragon-GoBio said. “Robinsons Pagadian is proof that there are still underserved markets, and those are the areas we wish to focus on.”



**GBF Center 2 delivers future-ready, sustainable workspaces in Bridgetowne**



**RLX Taytay 2 — shaping smarter, more sustainable logistics in the East.**

## Robinsons Caloocan (The Plaza Bagong Silang)

As RLC’s 57<sup>th</sup> mall, The Plaza Bagong Silang stands out for purpose. Developed through a public-private partnership with the Caloocan City government, the mall functions as an integrated civic hub, housing a health center, multi-purpose hall, and basketball court, a first for Robinsons Malls.

Launched at 100% occupancy, the development serves one of Metro Manila’s densest districts with a thoughtfully curated mix of essential retail and dining options, reinforcing RLC’s role as both developer and community partner.

## POWERING THE FUTURE OF LOGISTICS RLX Taytay 2

RLC’s logistics arm, RLX, also had a strong showing in 2025, one of which was the completion of RLX Taytay 2, its 14<sup>th</sup> warehouse facility. Spanning four hectares with a 27,000-square-meter covered area, the Grade A development features high ceilings, reinforced flooring, energy-efficient lighting, and advanced fire protection systems.

Built to support the evolving needs of 3PL, eCommerce, and FMCG sectors, the facility also contributes to local job creation, underscoring the company’s commitment to inclusive growth. RLX Taytay sets a new benchmark in efficient and sustainable warehousing and is poised to transform the logistics landscape in Taytay and beyond.

## RLX Calamba 2E

Strategically located near the SLEX Canlubang Toll Plaza, RLX Calamba 2E forms part of the fast-



**Located in the capital of Zamboanga del Sur, Robinsons Pagadian redefines retail, community gathering and family entertainment—bringing local and international brands closer to Pagadianons.**



**Designed as a community mall and a civic hub, The Plaza at Bagong Silang gives North Caloocan residents convenient access to essential services, retail, and dining options.**

growing RLX Calamba 2 compound. Designed for modern, scalable logistics operations, the warehouse offers seamless access to major transport routes and is engineered for efficient storage, distribution, and fulfillment.

“RLX logistics facilities reflects our commitment to strengthening the country’s supply chain backbone. By building facilities that enable faster, smarter, and more resilient logistics operations, we empower businesses to scale with confidence and position whole regions for sustained economic growth,” said Aragon-GoBio.

## STABILITY YOU CAN INVEST IN

Beyond brick and mortar, Robinsons Land’s strong fundamentals were reflected in its market performance. RLC’s stock performed notably well in 2025, the best among its peers, with momentum continuing into 2026 — underscoring investor confidence in the company’s stability and long-term value.

With a diversified portfolio spanning offices, residences, malls, hotels, and logistics facilities, RLC remains a stable and lucrative investment, one that continues to appreciate as its developments mature and communities grow around them.

In every sense, 2025 was not just a productive year for Robinsons Land, it was a defining one. And with projects completed and under way, the outlook for 2026 looks even more promising.

## SM expects stable foot traffic this year after 1.4 billion visits in 2025

SM PRIME Holdings, Inc. said foot traffic is expected to remain resilient this year, after its mall unit SM Supermalls averaged 115 million monthly visits in 2025, totaling 1.4 billion for the year.

Foot traffic reached 153 million in December, with daily averages of 5.5 million on weekends and 4.6 million on weekdays, the company said in a statement on Thursday.

It said figures held steady despite economic headwinds and weather disruptions.

“With our customer as our North Star, we are evolving all for them, transforming their most loved SM Supermalls not just to respond to needs, but to proactively anticipate them,” SM Supermalls President Steven T. Tan said.

In 2025, SM opened MOA Sky and ScreenX — both firsts in the Philippines — and launched SM Active Hub.

Other additions included expanded Book Nook reading spaces, sustainability initiatives, and community events. New brands entered the Philippine market through SM, including Chatterbox Café, Christy Ng, Funko, JD, Läderach, Mak’s Noodle, Oysho, and Vivaia.

SM said it plans to open one flagship mall per year through 2030, alongside network-wide redevelopments.

Foot traffic is projected to remain resilient this year, the company added.

Looking to 2026, upcoming attractions include Southeast Asia’s first adidas Football Park and adidas Football Specialty Store, plus Pop Mart’s first permanent Philippine store at SM Megamall, both launched in late December.

“This year, we are bringing in new concepts that reflect how customers live, so every SM mall continues to feel personal, meaningful, and worth returning to,” Mr. Tan said. —**Alexandria Grace C. Magno**

### FULL STORY



Read the full story by scanning the QR code or by typing the link [tinyurl.com/435uevza](https://tinyurl.com/435uevza)

## Megaworld earnings grow 11% in 2025 to P24 billion

LISTED property developer Megaworld Corp. reported an 11% increase in net income for 2025 to P24 billion, supported by sustained growth across its key business segments.

“Our full-year results highlight the growing strength of our diversified township portfolio and the steady expansion of our recurring income base,” Megaworld President and Chief Executive Officer Lourdes T. Gutierrez-Alfonso said in a statement on Thursday.

Total revenue rose 5.3% to about P86 billion from P81.7 billion in 2024, according to the company.

“With our leasing businesses continuing to gain momentum and a strong pipeline of residential launches ahead, we are entering 2026 with confidence as we see meaningful opportunities to scale further, expand in key growth markets, and build on the

solid foundation we have established, especially on our pioneering township concept,” Ms. Gutierrez-Alfonso said.

Leasing revenue grew 11% to P22 billion, accounting for a significant portion of the company’s topline.

Megaworld Premier Offices’ leasing revenues increased 11% to P14.9 billion, supported by new assets, rental adjustments, renewals, and demand from business process outsourcing (BPO) firms and multinational companies across its townships, the company said.

In 2025, Megaworld recorded more than 330,000 square meters (sq.m.) of office transactions, of which roughly 180,000 sq.m. came from new leases, with the balance from renewals, it added.

Megaworld Lifestyle Malls’ leasing revenues rose 9% to P6.9 billion.

The company said average daily foot traffic reached 297,000, up 18% year on year and above pre-pandemic levels.

The company opened 64,000 sq.m. of new retail space in 2025, including 27,000 sq.m. in the fourth quarter, alongside tenant mix upgrades across food, fashion, home, and experiential retail categories.

Megaworld Hotels & Resorts posted a 9% increase in revenues to P5.6 billion, supported by higher room rates and the addition of new properties, including the Grand Westside Hotel, set to become the world’s largest Mövenpick hotel as Mövenpick Manila Bay Westside Hotel.

Real estate sales reached P51.8 billion, backed by steady demand in Metro Manila and expansion in provincial growth centers, the company said.

“Among the strong contributors during the year were projects in Uptown Bonifacio, McKinley West, Westside City, ArcoVia City, Northwin Global City, and Iloilo Business Park,” the company said.

For 2026, Megaworld plans to launch P65 billion worth of residential projects across Metro Manila and high-growth provincial locations to support its development pipeline and future revenue.

In January 2026, Megaworld launched its 37<sup>th</sup> township, The Sugar-town, a 97-hectare mixed-use development in Talisay City, Negros Occidental, marking its third development in the Negros Island Region.

“Megaworld continues to pursue its long-term leasing expansion strategy, targeting two million square meters of office gross leasable area (GLA) and one million square meters of retail GLA by 2030, bringing total leasing GLA to three million square meters,” the company said.

Megaworld shares rose 1.31% to P2.32 each. —**Alexandria Grace C. Magno**

## Robinsons Offices secures green certification for Cybergate Iloilo Tower 3

ROBINSONS OFFICES, the office development and leasing arm of Robinsons Land Corp. (RLC), said Cybergate Iloilo Tower 3 has earned LEED v4 Silver Certification, aligning with its strategy to deliver environmentally responsible office spaces in key growth areas outside Metro Manila.

LEED (leadership in energy and environmental design) is a globally recognized green building certification system.

“We see Iloilo and Western Visayas as an important part of the country’s long-term growth story,” Robinsons Land Senior Vice-President and Business Unit General Manager for Robinsons Offices Jericho P. Go said in a statement on Thursday.

“By developing premium office spaces in regional centers, we enable businesses to expand with confidence while helping professionals stay closer to their families, improve daily quality of life, and grow with their communities,” he added.

The complex sits within Robinsons Land’s 10-hectare destination estate in Iloilo and serves business pro-

### CYBERGATE ILOILO TOWERS 1-3



ROBINSONS OFFICES

cess outsourcing (BPO) firms, information technology companies, and other enterprises requiring premium office space in a strategic provincial location.

Tower 3 adds 12 floors of modern office space to the development, which already includes Tower 1 (five floors) and Tower 2 (eight floors).

Cybergate Iloilo Tower 3 incorporates energy-efficient building systems, upgraded fixtures, shared spaces, and open areas. It also provides bike racks, landscaped outdoor spaces, and views of Iloilo’s countryside.

The property is pre-provisioned for future electric vehicle charging to support tenants transitioning to greener transport.

“Tower 3 also features LED lighting and an on-site sewage treatment plant, while habitat restoration across more than 25% of the site supports ecological balance, greener urban spaces, and compliance with LEED Restoration and Protection credit requirements,” the company said.

“Recycled-content materials were also used during construction to help minimize waste, reduce environmental impact, and support circular-economy practices,” it added. —**Alexandria Grace C. Magno**