PhilRatings PHILIPPINE RATING SERVICES CORPORATION *The Pioneer Domestic Credit Rating Agency*	**RATING NEWS** **January 5, 2026**

Rockwell Land Corporation's Proposed Bond Issuance Receives Highest Credit Rating

Philippine Rating Services Corporation (PhilRatings) has assigned an Issue Credit Rating of **PRS Aaa**, with a **Stable Outlook**, to Rockwell Land Corporation's (ROCK) proposed bond issuance amounting to ₱7.0 billion, with an Oversubscription Option of up to ₱3.0 billion. This will be the initial tranche of its ₱20.0 billion Shelf Registration.

Obligations rated **PRS Aaa** are of the highest quality with minimal credit risk. The obligor's capacity to meet its financial commitment on the obligation is extremely strong. **PRS Aaa** is the highest rating assigned by PhilRatings. A **Stable Outlook**, on the other hand, indicates that the rating is likely to be maintained or to remain unchanged in the next 12 months.

The assigned rating and corresponding Outlook take into account the following key considerations: (1) ROCK's established brand name, supported by the diversification of product offerings and geographical expansion; (2) its solid management team and support from its Parent Company; (3) sustained growth in profitability; (4) strong liquidity position; and (5) conservative capital structure, even amid its recent expansion.

PhilRatings based its assessment on available information and projections at the time that the rating review was performed. PhilRatings shall continuously monitor developments relating to ROCK and may change the rating and Outlook at any time, should circumstances warrant a change.

ROCK is a real estate company engaged in the development of residential and commercial projects that caters to the high-end and upper-mid markets. The Company has broadened its portfolio, expanding beyond its initial focus of high-rise condominium projects to offering mid-rise towers and horizontal projects. ROCK also launched its first provincial development in 2013, and has strategically shifted its focus to horizontal development projects outside Metro Manila, particularly in growing provincial areas, such as Pampanga, Laguna, Batangas, Cebu, and Bacolod. Additionally, ROCK ventured into the hospitality market with the launch of the Aruga Serviced Apartments.

With 30 years of developing real estate projects in the Philippines, ROCK has built a strong and reputable brand. Its growth over the past years was supported by product diversification, the strong take-up of its projects, and its ability to develop projects across numerous locations in Metro Manila and in growing provincial areas. From December 2024, ROCK launched three premium residential projects in provincial areas, banking on relatively more resilient demand for luxury projects and the residential sector outside the capital region. More residential units and leasable spaces are expected to be added to ROCK's mixed-use communities. In line with this strategy, ROCK recently acquired a majority stake in Alabang Commercial Corporation, the owner and operator of Alabang Town Center (ATC). ATC is a retail and office center in Alabang, Muntinlupa, which sits on a 17.5-hectare (ha) land area and reportedly has around 500 retail and office tenants. In addition to this, the Company is also preparing to start construction of its first full-service hotel in Cebu next year and launch its second Power Plant Mall in Pampanga in 2027. Future growth will be supported by ROCK's land bank of over 500 ha.

ROCK is led by a seasoned management team, many of whom have been with the Company for many years. Their leadership has steered Rockwell past global crises that disrupted global economies, such as the Asian Financial Crisis and the COVID-19 pandemic.

Nestor J. Padilla serves as ROCK's Chief Executive Officer (CEO) since 1995, and a Director since 1997. Mr. Padilla also served as the President from 1995 to 2023. He vacated the President position in February 2023 following the passing of Ambassador Manuel M. Lopez to assume the role of ROCK's Chairman. Succeeding Mr. Padilla as President is Valerie Jane L. Soliven. She has also been a Director and the Chief Operating Officer (COO) since 2023. Ms. Soliven has been with ROCK for more than 28 years. Prior to her appointment as President, she was the Company's Chief Revenue Officer (CRO) and headed the Sales and Marketing team for more than 20 years.

As of end-September 2025, First Philippine Holdings Corporation (FPH) owned 86.6% of ROCK. FPH is a Philippine holding company owned by the Lopez Family. FPH has interests in power generation through First Gen Corporation (FGen), energy solutions through First Philippine Electric Corporation (First Philec), and construction through First Balfour, Inc. (First Balfour), among others. ROCK is seen to benefit from the support, synergies and leadership that the FPH Group provides.

ROCK's profitability consistently improved in the past five years, with consolidated net income rising from ₱1.3 billion in 2020 to ₱4.1 billion in 2024. Such was equivalent to a compounded annual growth rate (CAGR) of 34.4%. Growth was driven by the sustained expansion of real estate sales which grew from ₱7.2 billion in 2020 to ₱14.6 billion in 2024. Lease income similarly grew over the period, backed by strong tenant sales and rental escalations. Its average share to total revenues from 2020 to 2024 was at 11.2%. ROCK's top line growth has generally outpaced the increase in its costs and expenses, resulting in improvements in margins. Earnings before interest, taxes, depreciation, and amortization (EBITDA) margin expanded from 33.6% to 39.3% over the same period. Net profit margin (NPM) notably grew from 11.3% in 2020 to 20.5% in 2024. Return on average assets (ROAA) likewise improved from 2.0% to 5.3%.

In the first nine months of 2025 (9M 2025), consolidated net income expanded by 13.1% year-on-year to ₱3.5 billion, backed by higher revenues from the Company's high-end residential projects and lease income from commercial developments. Margins and returns likewise improved in 9M 2025.

ROCK expects to sustain its earnings growth going forward, led by the anticipated revenue generation from its newly launched and upcoming projects. Lease income will also prop up the Company's top line. Margins and returns are likewise projected to remain at healthy levels.

The Company maintained sound liquidity levels, with its current ratio improving from 2.4x as of end-2020 to 3.2x as of end-2024. This was attributable to the Company's growing inventory levels and its ability to generate cash from its operations. As of end-September 2025, ROCK's current ratio remained more than ample at 3.0x. Furthermore, the Company's capital structure remained conservative throughout the historical period. Debt-to-equity (DE) ratio stood at 0.9x as of end-September 2025. Rockwell intends to sustain its healthy liquidity position and conservative capital structure.