

# COVER SHEET

6 2 8 9 3  
SEC Registration Number

ROCKWELL LAND CORPORATION  
AND SUBSIDIARY

(Company's Full Name)

THE GARAGE AT ROCKWELL CENTER  
ESTRELLA STREET MAKATI CITY

(Business Address: No. Street City/Town/Province)

**Ms. Ellen V. Almodiel**  
(Contact Person)

**793-0088**  
(Company Telephone Number)

1 2 3 1  
Month Day  
(Fiscal Year)

1 7 - C  
(Form Type)

0 5 2 9  
Month Day  
(Annual Meeting)

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

**49,356**  
Total No. of Stockholders

Total Amount of Borrowings  
**₱4,432.0 million** Domestic  
Dec 2012 Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

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**SECURITIES AND EXCHANGE COMMISSION**

**SEC FORM 17-C**

**CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATION CODE  
AND SRC RULE 17.2(c) THEREUNDER**

1. **March 11, 2013**  
Date of Report (Date of earliest event reported)
2. SEC Identification Number **62893**
3. BIR Tax Identification No. **004-710-062-000**
4. **ROCKWELL LAND CORPORATION**  
Exact name of issuer as specified in its charter
5. **N/A**  
Province, country or other jurisdiction of incorporation
6.  (SEC Use Only)  
Industry Classification Code:
7. **The Garage at Rockwell Center, Estrella St. Makati City**  
Address of principal office
- 1200**  
Postal Code
8. **(632) 7930888**  
Issuer's telephone number, including area code
9. **N/A**  
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<b>Common Shares</b>	<b>6,101,762,198 shares</b> (As of February 28, 2013)
11. Indicate the item numbers reported herein: **Item No. 9 – Other Events**

## Item 9 – Other Events

The Company's Board of Directors has, in its regular meeting held today, March 11, 2013, approved the ff.:

1. The Company's Consolidated Audited Financial Statements for the year ended December 31, 2012. Please refer to the attached report on the highlights.
2. The schedule of the Annual Stockholders' Meeting is on May 29, 2013 at 9:00 a.m. in the Rockwell Tent. The Board has also fixed March 25, 2013 as the record date for stockholders who will be entitled to notice of, and attend, the meeting.

## SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**ROCKWELL LAND CORPORATION**  
Issuer



**ELLEN V. ALMODIEL**  
Vice-President for Finance  
and Chief Finance Officer

March 11, 2013



### **Rockwell Land Corporation Registered 23% Net Income Growth**

Rockwell Land Corporation breached the ₱1 billion net income level in 2012 as it registered a net income of ₱1.1 Billion representing a 23% year-on-year growth from ₱914.9 Million in 2011. The substantial growth was primarily driven by strong sales, timely construction completion of existing projects and a solid recurring income business.

Reservation sales reached ₱9.2 billion in 2012, achieving an 87% year-on-year growth coming from the strong sales take-up of its Grove project as well as its newly launched projects, 205 Santolan and the first 2 towers of The Proscenium. 205 Santolan is the Company's first townhouse development launched in May 2012 and is set for delivery in September 2013. On the other hand, The Kirov and Sakura towers of The Proscenium were launched in November 2012, with 367 large-sized units and generated sales of ₱2.5 Billion on its first month.

Total revenues hit ₱6.7 Billion in 2012, up by 10% from last year's ₱6.2 Billion. Bulk of the total revenues are from residential development, which grew by 11% to ₱5.8 Billion. Construction of The Grove, Edades and 205 Santolan were in full swing, contributing to the growth in revenue recognition. A major milestone in 2012 is the completion of Towers A and B of The Grove which were handed-over to its 620 unit owners starting in the 3<sup>rd</sup> quarter. Meanwhile, Revenues from the Company's recurring income business consisting of retail leasing, office leasing and cinema operations, grew 3% to ₱965.3 million in 2012.

The Company spent ₱7.9 Billion for capital expenditures in 2012, up by 79% from 2011's ₱4.4 Billion. This included acquisition of lots in San Juan, Quezon City and Cebu City which are to be launched this year together with The Proscenium's third tower, The Lincoln.

Total assets as of end of 2012 was at ₱20.6 Billion while Total stockholders' equity was at ₱10.1 billion. Current ratio and Net debt to equity ratio remains healthy at 2.9x and 0.39x, respectively.