

COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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E	S	T	R	E	L	L	A		S	T	R	E	E	T		M	A	K	A	T	I		C	I	T	Y																

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

Ms. Ellen V. Almodiel

(Contact Person)

793-0088

(Company Telephone Number)

1	2	3	1
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Month Day
(Fiscal Year)

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(Form Type)

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Month Day
(Annual Meeting)

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(Secondary License Type, If Applicable)

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Dept. Requiring this Doc.

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Amended Articles Number/Section

48,998

Total No. of Stockholders

Total Amount of Borrowings	
₱14,867.1 million Dec 2013	-
Domestic	Foreign

To be accomplished by SEC Personnel concerned

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File Number

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STAMPS

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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 27, 2014**
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
Common Shares	6,116,762,198 shares (As of February 28, 2014)
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 27, 2013, approved the ff.:

1. The Company's Consolidated Audited Financial Statements for the year ended December 31, 2013. Please refer to the attached report on the highlights.
2. The schedule of the Annual Stockholders' Meeting will be on Wednesday, May 28, 2014 at 9:00 a.m. at the Rockwell Tent. The Board has also fixed April 14, 2014 as the record date for stockholders who will be entitled to attend and vote at the meeting.
3. The determination of the qualification of the nominees for board membership for the ensuing year 2014-2015 pursuant to the guidelines set in the By-Laws and Manual on Corporate Governance. The nominees are as follows:
 1. Manuel M. Lopez
 2. Oscar M. Lopez
 3. Federico R. Lopez
 4. Eugenio L. Lopez III
 5. Nestor J. Padilla
 6. Miguel Ernesto L. Lopez
 7. Manuel L. Lopez, Jr.
 8. Francis Giles B. Puno
 9. Ferdinand Edwin S. CoSeteng
 10. Manuel N. Tordesillas (Independent Director)
 11. Vicente R. Ayllon (Independent Director)
4. Amendment of the THIRD Article of the Articles of Incorporation to reflect the complete address of the Principal Office of the Corporation.
5. The agenda for the Annual Stockholder's Meeting to be held on May 28, 2014 at 9:00am at the Rockwell Tent will be as follows:

AGENDA

1. Call to Order
2. Proof of Required Notice
3. Determination of Quorum
4. Approval of the Minutes of the Annual Stockholders' Meeting held on May 29, 2013
5. Report of Chairman & The President
6. Approval/Ratification of the December 31, 2013 Reports and the Audited Financial Statements
7. Ratification of the Acts of the Board of Directors and of Management
8. Election of Directors
9. Amendment of the THIRD Article of the Articles of Incorporation to reflect the complete address of the Principal Office of the Corporation
10. Appointment of External Auditors
11. Other Matters
12. Adjournment

6. Appointment of Mr. Divino M. Villanueva, Jr as Vice-President of Sales and Marketing for Broker Relations.

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

A handwritten signature in blue ink, appearing to read "E. Almodiel", is positioned above the printed name.

ELLEN V. ALMODIEL
Senior Vice-President for Finance &
Accounting and Chief Finance Officer

March 27, 2014



Rockwell Land Corporation Registered 25% Net Income Growth

2013 marked another successful year for Rockwell Land Corporation. Strong sales from new and existing projects, substantial construction completion of existing projects and a solid recurring income from Power Plant Mall and RBC have contributed to this year's net income after tax (NIAT) of ₱1.4 billion, a 25% increase from last year's ₱1.1 billion.

Strong demand for the 1st 3 Proscenium towers and sales of The Grove by Rockwell (or "The Grove") in Pasig City drove 2013's reservation sales of ₱12.6 billion. The Company's 37% growth in reservation sales was also fueled by the nearly 100% sales take-up of the 205 Santolan, the Edades Tower and Garden Villas, and the Alvendia projects.

The Company's total revenues grew by 14% to ₱7.8 Billion with residential development contributing ₱6.8 billion, representing 87% of total revenues. Residential development's 16% year on year growth can be attributed mainly to increased completion of The Grove and 205 Santolan and from the higher booking of sales for The Proscenium towers. Revenue from the Company's commercial business, consisting of retail leasing, office leasing and cinema operations, was at ₱1.0 billion, a 5% increase from 2012.

The Company's total EBITDA for 2013 was P2.6 billion, 68% of which came from residential development and 32% from commercial leasing. The 23% growth in EBITDA was driven primarily by the increased contribution of Residential Development due to higher sales and construction accomplishment of 205 Santolan and The Grove. EBITDA from the Company's recurring income business grew to P831 million coming from increases in rental rates, improved retail mix in the Power Plant Mall and an increase in Rockwell Business Center's occupancy of 99% from last year's 97%.

The Company spent ₱7.9 billion for capital expenditures in 2013. This includes Capex for new office projects, RBC Tower 3 and Lopez Tower. Total assets as of end of 2013 reached ₱34.5 billion while Total stockholders' equity was at ₱11.4 billion. Current ratio and Net debt to equity ratio remains healthy at 4.06x and 0.52x, respectively.