



RL FUND MANAGEMENT, INC.

Performance Report for the Fourth Quarter of 2023

15 February 2024

This document was prepared by RL Fund Management, Inc. ("RLFMI") for **RL Commercial REIT, Inc.** ("RCR" or the "Company") in compliance with the reportorial requirements of the REIT Implementing Rules & Regulations under Republic Act No. 9856.



RL FUND MANAGEMENT, INC.

FORWARD-LOOKING STATEMENTS

This document contains forward-looking statements and forward-looking information that are, by their nature, subject to significant risks and uncertainties. These forward-looking statements include, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; RCR's overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; RCR's goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although RCR has extensive experience and that the forward-looking statements may be reasonable, nothing herein should be relied upon as a commitment as RCR cannot guarantee future events due to various risks and uncertainties.



RL FUND MANAGEMENT, INC.

TABLE OF CONTENTS

I.	Portfolio Review	1-2
II.	Financial Performance for the Period Ending 31 December 2023	3
III.	Operating Statistics as of 31 December 2023	3
IV.	Investment Return	4
V.	Key Performance Indicators	5
VI.	Asset Acquisition and Financing Strategy	5
VII.	Office Industry Benchmarks	5

RL FUND MANAGEMENT, INC.

I. PORTFOLIO OVERVIEW

RL Commercial REIT, Inc. ("RCR"), a company designated by Robinsons Land Corporation ("RLC") to operate as a Real Estate Investment Trust ("REIT"), leases to a diversified tenant base a high-quality portfolio (the "Portfolio") of 16 commercial real estate assets (the "Properties" and each, a "Property") across the Philippines with an aggregate Portfolio gross leasable area ("GLA") of 480,479 sqm as of 31 December 2023. The Portfolio consists of commercial spaces primarily leased for office purposes, with minimal retail spaces on some of the Properties to support the needs of office tenants.

Details of RCR's portfolio as of 31 December 2023 are as follows:

	Location	Year Completed	Registration/ Certification	Office Grade (1)	GLA (sqm)	% of Total Portfolio	Title to Asset	Title to Land
Metro Manila								
Assigned Properties								
Robinsons Equitable Tower	Ortigas CBD, Pasig City	1999	PEZA	A	14,365	3.00%	Freehold over 96 units ⁽²⁾	Subdivided interest in land
Robinsons Summit Center	Makati CBD, Makati City	2001	PEZA	A	31,394	6.53%	Freehold over 31 units ⁽³⁾	Subdivided interest in land
Cyberscape Alpha	Ortigas CBD, Pasig City	2014	PEZA, EDGE	A	49,902	10.39%	Building owned	Land leased from Sponsor for 99 years
Cyberscape Beta	Ortigas CBD, Pasig City	2014	PEZA, EDGE	A	42,245	8.79%	Building owned	Land leased from Sponsor for 98 years
Tera Tower	Bridgetowne Complex IT Park, Quezon City	2015	PEZA, LEED Gold	A / Prime	35,087	7.30%	Building owned	Land leased from Sponsor for 98 years
Cyber Sigma	McKinley West, Fort Bonifacio, Taguig City	2017	PEZA	A	49,970	10.40%	Building owned	Land leased from BCDA for 25 years ⁽⁴⁾
Exxa-Zeta Tower	Bridgetowne Complex IT Park, Quezon City	2018	PEZA, LEED Silver	A / Prime	74,584	15.52%	Building owned	Land leased from Sponsor for 99 years
Cyberscape Gamma	Pasig City	2018	PEZA, EDGE	A	44,797	9.32%	Building owned	Land leased from Sponsor for 50 years ⁽⁵⁾
Cybergate Center Building Leases								
Robinsons Cybergate Center 2	Cybergate Complex IT Park, Mandaluyong City	2007	PEZA	A	43,672	9.09%	Building leased from Sponsor	N/A
Robinsons Cybergate Center 3	Cybergate Complex IT Park, Mandaluyong City	2008	PEZA	A	44,614	9.29%	Building leased from Sponsor	N/A

RL FUND MANAGEMENT, INC.

Outside Metro Manila								
Assigned Properties								
Robinsons Cybergate Cebu	Cebu City	2011	PEZA	B	6,866	1.43%	5/F to 7/F owned	Land leased from Sponsor for 98 years
Galleria Cebu	Cebu City	2017	PEZA	A	8,851	1.84%	3/F to 4/F owned	Land leased from Sponsor for 99 years
Luisita BTS 1	Robinsons Luisita Complex, Tarlac City	2018	PEZA	B	5,786	1.20%	Building owned	Land leased from Sponsor for 99 years
Cybergate Naga	Robinsons Place Naga Complex, Naga City	2018	PEZA	B	6,069	1.26%	3/F to 5/F owned	Land leased from Sponsor for 99 years
Cybergate Delta 1	Robinsons Cyberpark Davao, Davao City	2018	PEZA	B	11,910	2.48%	Building owned	Land leased from Sponsor for 99 years
Robinsons Cybergate Bacolod	Robinsons Cybergate Bacolod, Bacolod City	2018	PEZA	B	10,367	2.16%	Building owned	Land leased from Sponsor for 50 years ⁽⁵⁾
Total					480,479	100.00%		

Notes:

- (1) According to the JLL Report, office buildings classified as "Grade A" or "Prime" are modern specification buildings with high quality finishes, typically located in prime locations while those classified as "Grade B" are medium quality buildings in prime locations or "Grade A" standard buildings, but in secondary locations.
- (2) The Company owns 96 units out of 353 units comprising the Robinsons Equitable Tower. Title over each unit is evidenced by a CCT which represents ownership over the unit and an undivided interest in the land on which the Robinsons Equitable Tower is located.
- (3) The Company owns 31 units out of 32 units comprising the Robinsons Summit Center. Title over each unit is evidenced by a CCT which represents ownership over the unit and an undivided interest in the land on which the Robinsons Summit Center is located.
- (4) The lease is renewable for another 25 years and includes an Option to Purchase the land and its improvements from BCDA on the 24th year of the initial lease period.
- (5) The lease is renewable for another 25 years upon terms and conditions mutually acceptable to both parties.

II. FINANCIAL PERFORMANCE FOR THE YEAR ENDING 31 DECEMBER 2023

RCR is still in the process of finalizing its audited financial statements for the year ending 31 December 2023. The Audited Financial Statements of the Company shall be reported to the SEC once available.

III. OPERATING STATISTICS AS OF 31 DECEMBER 2023

A. Occupancy Rate

Building	GLA (in sqm)	Occupied Area (in sqm)	Occupancy Rate
Robinsons Equitable Tower	14,365	14,036	98%
Robinsons Summit Center	31,394	27,434	87%
Cyberscape Alpha	49,902	49,902	100%
Cyberscape Beta	42,245	38,511	91%
Tera Tower	35,087	35,087	100%
Cyber Sigma	49,970	49,970	100%
Exxa-Zeta Tower	74,584	70,129	94%
Robinsons Cybergate Center 2	43,672	41,662	95%
Robinsons Cybergate Center 3	44,614	35,921	81%
Robinsons Cybergate Cebu	6,866	4,578	67%
Robinsons Galleria Cebu	8,851	8,851	100%
Luisita BTS 1	5,786	5,786	100%
Cybergate Naga	6,069	6,069	100%
Cybergate Delta 1	11,910	11,910	100%
Cybergate Bacolod 1	10,367	9,322	90%
Cyberscape Gamma	44,797	44,099	98%
Total	480,479	453,267	94%

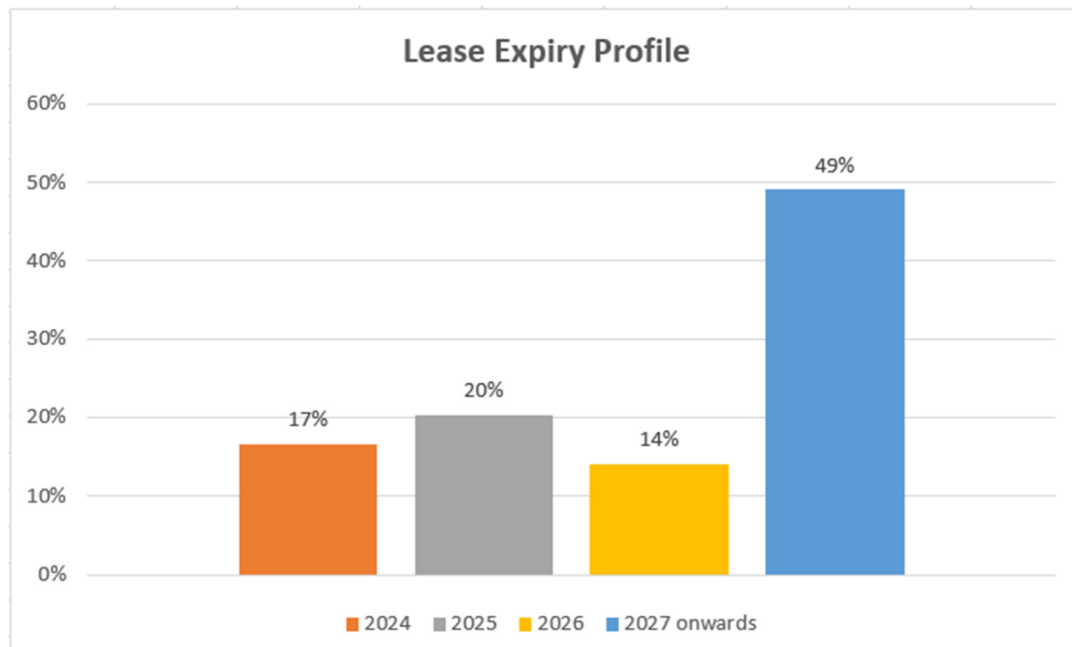
B. Tenant Mix

Tenant mix, excluding spaces occupied by affiliates as of 31 December 2023 is as follows:

	BPO	Traditional	Others
As a % of Total Occupied Area	77%	11%	12%

C. Weighted Average Lease Expiry

Weighted Average Lease Expiry as of 31 December 2023 is at 3.46 years as shown below:



IV. INVESTMENT RETURN

Following the listing of RCR's common stock in the Philippine Stock Exchange on 14 September 2021, RCR has adopted a dividend policy to maintain an annual cash dividend payout ratio of at least 90% of Distributable Income for the preceding fiscal year, subject to compliance with the requirements of the REIT Law and the Revised REIT IRR. RCR likewise intends to declare and pay out dividends on a quarterly basis each year as allowed under Rule 4 Section 4 of the Revised REIT IRR.

On 21 April 2023, RCR declared its first regular cash dividends for calendar year 2023 covering the period 01 January 2023 to 31 March 2023 at ₱0.0977 per outstanding common share, following the approval of the Board of Directors in their regular meeting held on the same date. The cash dividends were paid on 31 May 2023 to stockholders of record as of 22 May 2023.

On 09 August 2023, RCR declared its second regular cash dividends for calendar year 2023 covering the period 01 April 2023 to 30 June 2023 at ₱0.0978 per outstanding common share, following the approval of the Board of Directors in their regular meeting held on the same date. The cash dividends were paid on 31 August 2023 to stockholders of record as of 24 August 2023.

On 07 November 2023, RCR declared its third regular cash dividends for calendar year 2023 covering the period 01 July 2023 to 30 September 2023 at ₱0.0979 per outstanding common share, following the approval of the Board of Directors in their regular meeting held on the same date. The cash dividends were paid on 30 November 2023 to stockholders of record as of 21 November 2023.

On 05 February 2024, RCR declared its fourth regular cash dividends for calendar year 2023 covering the period 01 October 2023 to 31 December 2023 at ₱0.0980 per outstanding common share, following the approval of the Board of Directors in their regular meeting held on the same date. The cash dividends will be payable on 29 February 2024 to stockholders of record as of 20 February 2024.

RL FUND MANAGEMENT, INC.

	1Q 2023	2Q 2023	3Q 2023	4Q 2023	For the Period Ending January to December 2023
Dividend per Share	₱0.0977	₱0.0978	₱0.0979	₱0.0980	₱0.3914
Number of Shares Outstanding	10,726,804,330	10,726,804,330	10,726,804,330	10,726,804,330	10,726,804,330
Total Dividend Amount ^(a)	₱1,048,008,783	₱1,049,081,463	₱1,050,154,144	₱1,051,226,824	₱4,198,471,215
Adjusted Funds From Operations (AFFO) ^{1 (b)}	₱1,062,672,082	₱1,076,074,607	₱1,053,129,392	₱1,036,627,768	₱4,228,503,849
Distributable Income ^{3 (c)}	₱1,151,263,146	₱1,161,142,385	₱1,004,861,017	₱1,036,643,245	₱4,353,909,793
Dividend Payout Ratio:					
% of AFFO ^(a/b)	98.62%	97.49%	99.72%	101.41%	99.29%
% of Distributable Income ^(a/c)	91.03%	90.35%	104.51%	101.41%	96.43%
Dividend Yield:					
at Listing Price of ₱6.45/share	6.06%	6.07%	6.07%	6.08%	6.07%
at Latest Share Price of ₱5.47/share ²	7.14%	7.15%	7.16%	7.17%	7.16%
at 30-day VWAP of ₱5.03/share ²	7.77%	7.78%	7.79%	7.79%	7.78%

¹ AFFO is Net Income adjusted for maintenance capex, PAS/PFRS adjustments and deferred tax

² From pse.com.ph and Bloomberg, as at 26 January 2024

³ Unaudited balance

V. KEY PERFORMANCE INDICATORS

RCR is still in the process of finalizing its audited financial statements for the year ending 31 December 2023. The Audited Financial Statements of the Company and its Annual Report indicating the key performance indicators shall be reported to the SEC once available.

VI. ASSET ACQUISITION AND FINANCING STRATEGY

RCR will consider asset acquisitions via different financing methods as the case may be, including but not limited to a tax-free exchange via asset-for-share swap or cash with the Sponsor, equity and debt capital raising transactions, bank loans, among others, depending on what is in RCR's best interests. As of 31 December 2023, RCR has zero debt.

VII. Office Industry Benchmarks

All Metro Manila assets of RCR are in line with the market office rental rates⁽¹⁾.

	Quezon City	Ortigas Center	Mandaluyong	Makati ⁽²⁾	Taguig (BGC)
Rental rate/sqm/mo.	₱600-800	₱650-850	₱600-750	₱700-1,100	₱900-1,500

Notes

- (1) from 4Q2023 Office Market Report
- (2) Grade A Buildings
- (3) 4Q 2023 transacted

CERTIFICATION

This PERFORMANCE REPORT was prepared and assembled under our supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided herein are complete, true, and correct to the basis of our knowledge and/or based on authentic records.

By:

RL FUND MANAGEMENT, INC.

Fund Manager of RL Commercial REIT, Inc.

JAMES REYNARD M. ARCO

Attorney-in-fact

MICHELA MARIE C. CRUZ


Attorney-in-fact

FEB 15 2024

SUBSCRIBED AND SWORN to before me this ____ day of February 2024 at Pasig City, with the affiant/s exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issued
RL FUND MANAGEMENT, INC.	TIN: 010-622-265-000	
Represented by:		
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Michela Marie C. Cruz	DL No. N01-08-004828	

Doc. No. 339;
Page No. 69;
Book No. 1;
Series of 2024.


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IBP Receipt No. 362503; 10.06.2023; RSM
MCLE No. VII-0014843