

**CERTIFICATION**

I, **KERWIN MAX S. TAN**, Treasurer of RL Commercial REIT, Inc., (the "Corporation") with SEC registration number 151309 and with principal office address at 25F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Brgy. San Antonio, Ortigas Center, Pasig City, hereby state under oath that:

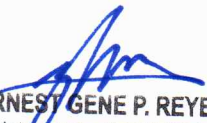
1. On behalf of the Corporation, I have caused this SEC Form 17-C to be prepared;
2. I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
3. The Corporation will comply with the requirements set forth in SEC Notice dated June 24, 2020 for the complete and official submission of reports and/or documents through electronic mail; and
4. I am fully aware that documents filed online which requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.

IN WITNESS WHEREOF, I have hereunto set my hand this NOV 06 2024 at Pasig City.

  
**KERWIN MAX S. TAN**  
Treasurer

SUBSCRIBED AND SWORN to before me this NOV 06 2024 day of NOV, 2022 at \_\_\_\_\_ affiant exhibiting to me his Passport No. P631999B valid until 25 Feb 2031.

Doc No. 223 ;  
Page No. 46 ;  
Book No. II ;  
Series of 2022.

  
**ERNEST GENE P. REYES**  
Appointment No. 197 (2023-2024)  
Notary Public for Pasig City, Pateros and San Juan  
Until December 31, 2024  
Attorney's Roll No. 73507  
15th Floor, Robinsons Cyberscape Alpha, Sapphire and  
Garnet Roads, Ortigas Center, Pasig City  
PTR Receipt No. 1650477; 01.02.2024; Pasig City  
IBP Receipt No. 362503; 10.06.2023; RSM  
MCLE No. VII-0014843

# COVER SHEET

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SEC Registration Number

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(Company's Full Name)

2	5	F		R	o	b	i	n	s	o	n	s		C	y	b	e	r	s	c	a	p	e		A	l	p	h	a	,						
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S	a	n		A	n	t	o	n	i	o	,		O	r	t	i	g	a	s		C	e	n	t	e	r	,									
P	a	s	i	g		C	i	t	y																											

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

<b>Kerwin Max S. Tan</b> <b>Treasurer</b>
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(Contact Person)

<b>8397 1888</b>
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(Company Telephone Number)

1	2	3	1
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*Month Day*  
(Fiscal Year)

1	7	-	C	
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(Form Type)

<b>Last Wednesday of May</b>
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*Month Day*  
(Annual Meeting)

<b>Issuer of Securities under</b> SEC-BED Order No.125, Series of 1989; SEC-BED Order No.435, Series of 1989; SEC-BED Order No.523, Series of 1993; SEC-BED Order No.524 Series of 1993; SEC-BED Order No. 572, Series of 1995; SEC-BED Order No. 057, Series of 1997; and SEC-CFD Order No. 128, Series of 2006
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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

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Total No. of Stockholders

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

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File Number

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Document ID

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Cashier

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. **November 6, 2024**  
(Date of Report)
2. SEC Identification No. **151309**                      3. BIR TIN: **004-707-597-000**
4. **RL COMMERCIAL REIT, INC. (Formerly: Robinsons Realty and Management Corporation)**  
(Exact name of issuer as specified in its charter)
5. **Metro Manila, Philippines**                      6.  (SEC Use Only)  
(Province, country or other jurisdiction of      Industry Classification Code:  
incorporation)
7. **25F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Brgy. San Antonio, Ortigas Center, Pasig City**                      **1605**  
(Address of principal office)                      (Postal Code)
8. **(632) 8397-1888**  
(Issuer's Tel. No., including area code)
9. **NA**  
(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 Stock</b>	<b>15,714,445,508</b>

## SEC FORM 17-C

**RL COMMERCIAL REIT, INC.****11. Item 9 – Other Matters****RCR’s Massive Asset Infusion Bears Fruit, Declares Special Cash Dividends**

*Manila, Philippines* (6 November 2024) - RL Commercial REIT, Inc. (RCR), Philippines’ largest REIT in terms of geographical reach, posted revenues of PHP5.74 billion for the first 9 months of the year, 41% higher than the same period last year driven by its huge asset infusion and steady occupancy rates.

For 3Q 2024 alone, the revenues of RCR grew by PHP1.55 billion or 111% (vs 2Q 2024) as a result of the completed transfer of thirteen (13) properties via property-for-share swap with its sponsor, Robinsons Land Corporation (RLC) which was approved by Securities and Exchange Commission (SEC) last 19 September 2024. Revenues and expenses of the 13 properties were accrued to RCR beginning 01 April 2024. This is the 3<sup>rd</sup> batch of Asset Infusion done by RCR since its Initial Public Offering.

RCR maintained its strong financial position with Assets totaling to PHP103.20 billion, Shareholders’ Equity of PHP98.69 billion, and remains debt-free.

“The 13 multi-asset infusion valued at PHP33.92 billion has been the largest single infusion done by any Philippine REIT company so far. The injection of mall assets complimented by 2 office assets elevated RCR’s position to become a multi-asset REIT. In addition, the variable rent structure of our malls bodes potential upside to its current revenue. We had almost doubled our Gross Leasable Area and expanded our geographical reach from 9 areas to 18 areas when we went public 3 years ago. This is a testament to our commitment to grow the company.” said Jericho P. Go, President and CEO of RCR.

**3Q 2024 REGULAR CASH DIVIDENDS AND SPECIAL CASH DIVIDENDS DECLARED**

RCR Board has approved the declaration of its 3Q 2024 regular cash dividends amounting to PHP0.1009 per outstanding common share. RCR continues to declare increasing quarterly dividends since its first declaration. Furthermore, reaping the fruits from its recent massive multi-asset infusion, the RCR Board has also approved the declaration of special cash dividends amounting to PHP0.0260 per outstanding common share. For the first 3 quarters of CY 2024, RCR had declared a total of PHP4.12 billion in cash dividends.

The cash dividends for the 3Q 2024 will be payable on 29 November 2024 to RCR stockholders on record as of 20 November 2024. RCR’s dividend policy is to distribute at least 90% of its distributable income, in compliance with the REIT Law.

**CONTINUED INCREASE IN MARKET CAPITALIZATION**

RCR continues to have an increasing market capitalization amounting to PHP92.72 billion based on the closing price of PHP5.90 per share as of 30 September 2024 with 15,714,445,508 outstanding shares. This already includes the 4,987,641,178 shares issued by the company to RLC in exchange for the 13 assets.

**INCREASED GROSS LEASABLE AREA (GLA), WIDENED REACH, DIVERSIFIED PORTFOLIO**

RCR’s GLA is now at ~828,000 sqm. This is an addition of 403,000 sqm of GLA or 95% more than when it listed last 2021 (at ~425,000 sqm). RCR recently infused 347,000 sqm of GLA (11 Malls and 2 Offices). The mall assets that were infused include Robinsons Luisita, Robinsons Cabanatuan, Robinsons Novaliches, Robinsons Cainta, Robinsons Imus, Robinsons Sta. Rosa, Robinsons Los Baños, Robinsons Lipa, Robinsons Palawan, Robinsons Ormoc, and Cybergate Davao. The office assets that were infused are

Giga Tower and Cybergate Delta 2. Including this infusion, the GLA of RCR's assets are composed of ~289,000 sqm malls and ~539,000 sqm offices.

RCR is now present in 18 key cities and locations (from 9 cities and locations in 2021). RCR is present in Quezon City, Pasig City (Ortigas Center), Mandaluyong City, Makati City, Taguig City (BGC), Tarlac City, Cabanatuan City, Cainta, Imus City, Sta. Rosa City, Los Baños, Lipa City, Puerto Princesa City, Naga City, Bacolod City, Cebu City, Ormoc City, and Davao City.

Post infusion, RLC still has over 1.3 million sqm of mall GLA, more than 250k sqm of office GLA, around 280k sqm of logistics GLA, and approximately 4k hotel room keys that may be infused into RCR in the future. Aside from these, RCR continues to be on the look-out for potential assets for acquisition from third parties.

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For further information, please contact:

Rommel L. Rodrigo  
Head of Investor Relations  
RL Commercial REIT, Inc.  
Email: [investor.relations@rlcommercialreit.com.ph](mailto:investor.relations@rlcommercialreit.com.ph)  
Tel. No.: +632 8397 1888 local 31536

### ***Forward-looking Statement***

*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; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our 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 the disclosure should be relied upon as a commitment as we cannot guarantee future events due to various risks and uncertainties.*

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.

**RL Commercial REIT, Inc.**  
(Registrant)

A handwritten signature in black ink, appearing to read "K. Tan", written over a horizontal line.

**Kerwin Max S. Tan**  
Treasurer  
(Signature and Title)

**November 6, 2024**  
(Date)

# RCREIT

A ROBINSONS LAND COMPANY

06 November 2024

**Philippine Stock Exchange, Inc.**

To: **Atty. Stefanie Ann B. Go**

Officer-in-Charge, Disclosure Department  
6th Floor, PSE Tower, 28th St. corner 5th Avenue  
Bonifacio Global City, Taguig City

**Securities and Exchange Commission**

To: **Atty. Oliver O. Leonardo**

Director, Market & Securities Regulation Department  
17/F SEC Headquarters, 7907 Makati Avenue  
Barangay Bel-Air, Makati City

**Re: RCR's Nine Months CY2024 Earnings Results**

Dear Mesdames and Gentleman:

Please see attached press release on RL Commercial REIT, Inc.'s (RCR) 9M CY2024 Earnings Results.

Thank you.



**KERWIN MAX S. TAN**

*Director and Treasurer*

RL Commercial REIT, Inc.

RL Commercial REIT, Inc.

25F Robinsons Cyberscape Alpha, Sapphire Garnet Roads, Ortigas Center, Pasig City 1605

[www.rlcommercialreit.com.ph](http://www.rlcommercialreit.com.ph)

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