

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 25/F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Brgy. San Antonio, Ortigas Center, Pasig City, hereby 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 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 required pre-evaluation and/or processing fee shall be considered complete and officially received upon payment of a filing fee.

IN WITNESS WHEREOF, I have hereunto set my hands this AUG 08 2025 at Pasig City.




KERWIN MAX S. TAN
Treasurer

SUBSCRIBED AND SWORN to before me this AUG 08 2025 at Pasig City
affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.

Doc. No. 486;
Page No. 99;
Book No. 1;
Series of 2025.




MARIE ATHENA C. YBANEZ
Appointment No. 283 (2024-2025)
Notary Public for Pasig City and Pateros
Until December 31, 2025
Attorney's Roll No. 83739
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 3020452; 01.02.2025; Pasig City
IBP Receipt No. 492738; 01.02.2025; Iloilo
MCLE Compliance No. VIII-003817; 04.14.2028

COVER SHEET

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SEC Registration Number

[illegible]

(Company's Full Name)

[illegible]

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

Kerwin Max S. Tan
Treasurer

(Contact Person)

8397 1888

(Company Telephone Number)

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Month *Day*
(Fiscal Year)

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(Form Type)

Last Wednesday of May

Month *Day*
(Annual Meeting)

Issuer of Securities under
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

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

LCU

[illegible]

Document ID

Cashier

STAMPS

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. **August 8, 2025**
(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**
(Province, country or other jurisdiction of incorporation)
6. (SEC Use Only)
Industry Classification Code:

7. **25F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Brgy. San Antonio, Ortigas Center, Pasig City**
(Address of principal office)
- 1605**
(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

Common Stock**15,714,445,508**

SEC FORM 17-C

RL COMMERCIAL REIT, INC.**11. Item 9 – Other Matters****RCR’s massive infusion, continues to bear fruits**

Manila, Philippines (08 Aug 2025) - RL Commercial REIT, Inc. (RCR), Philippines’ largest REIT in terms of geographical reach, posted an unaudited PHP4.59 billion revenues for the first half of the year (excluding the effect of the change in fair market value of investment properties), 60% higher than same period last year driven by the 13 properties infused and improving occupancy rates at 97%.

For the 2Q of CY2025 alone, RCR recorded an unaudited PHP2.34 billion revenues (excluding the effect of the change in fair market value of investment properties), 62% higher than 2Q of CY2024.

RCR maintained its robust financial position with Assets totaling to PHP114.03 billion (unaudited), Shareholders’ Equity of PHP109.52 billion (unaudited), and remains debt-free.

“RCR has consistently declared increasing cash dividends quarter-on-quarter by steadily infusing high-quality, geographically diverse, and multi-asset class,” said Jericho P. Go, President and CEO of RCR.

2Q 2025 REGULAR CASH DIVIDENDS DECLARED

RCR Board has approved the declaration of its 2Q 2025 regular cash dividend amounting to PHP0.1049 per outstanding common share. RCR continues to declare increasing dividend (QoQ) since its first declaration. RCR has declared a total of PHP3.29 billion cash dividends for the 1H of CY2025, which is more than 90% of its distributable income (unaudited).

The cash dividends for the 2Q 2025 will be payable on 02 Sep 2025 to stockholders on record as of 26 Aug 2025. RCR’s dividend policy is to distribute at least 90% of its distributable income, in compliance with the REIT Law.

CONTINUED GROWTH AND INCREASE IN MARKET CAPITALIZATION

RCR will be conducting a Special Stockholder’s Meeting on August 13, 2025 for the stockholder approval of the property-for-share swap between Robinsons Land Corporation (RLC) and RCR. RLC will swap nine (9) malls with Gross Leasable Area (GLA) of about 324k sqm, valued at approximately P30.67 billion in exchange for around 3.83 billion RCR shares. The property-for-share swap remains subject to the approval of the stockholders of RCR and applicable regulatory bodies.

RCR remains actively targeting additional acquisitions—not just from RLC’s current pipeline (over 1.4 million sqm of malls GLA, more than 250k sqm of offices GLA, almost 300k sqm of logistics GLA, and approximately 4k hotel room keys that maybe infused into RCR in the future), but also from unrelated third-party sources.

RCR’s market cap as of July 31, 2025 is PHP123.36 billion based on the closing share price of PHP7.85.

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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
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 "Kerwin Max S. Tan", written over a horizontal line.

Kerwin Max S. Tan
Treasurer
(Signature and Title)

August 8, 2025
(Date)



A ROBINSONS LAND COMPANY

08 Aug 2025

Philippine Stock Exchange, Inc.

To: **Atty. Johanne Daniel M. Negre**

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 2Q CY2025 Earnings Results

Dear Gentlemen:

Please see attached press release on RL Commercial REIT, Inc.'s (RCR) 2Q CY2025 Earnings Results.

Thank you.

A handwritten signature in black ink, appearing to read 'Kerwin'.

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

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