



LEVEL 2 GALLERIA CORPORATE CENTER, EDSA CORNER ORTIGAS AVENUE, QUEZON CITY
TEL. NO.: (632) 8397-1888

October 8, 2025

SECURITIES AND EXCHANGE COMMISSION

17/F SEC Headquarters, 7907 Makati Avenue, Barangay Bel-Air, Makati City

Attention: **Atty. Oliver O. Leonardo**
Director, Market Regulation Department

PHILIPPINE STOCK EXCHANGE, INC.

6th Floor, PSE Tower, 5th Avenue corner 28th Street, Bonifacio Global City, Taguig City

Attention: **Atty. Johanne Daniel M. Negre**
Officer-in-Charge, Disclosure Department

**Subject: Second Quarterly Progress Report on the Application of Proceeds
from Block Placement of 1,043,404,900 RL Commercial REIT, Inc.
(RCR) Shares**

Gentlemen:

In compliance with the Philippine Stock Exchange disclosure requirements, we submit herewith our second quarterly progress report on the application of proceeds received from the block placement of RCR shares for the period covering July 1, 2025 to September 30, 2025. Further attached is the report of RLC's external auditor, Sycip Gorres Velayo & Co.

As of September 30, 2025, the remaining balance of the proceeds from the block placement of RCR shares amounted to Two Billion Three Hundred Seven Million Two Hundred Eighty Thousand Nine Hundred Seventy-Five Pesos and 86/100 (**₱2,307,280,975.86**).

The details are as follows:

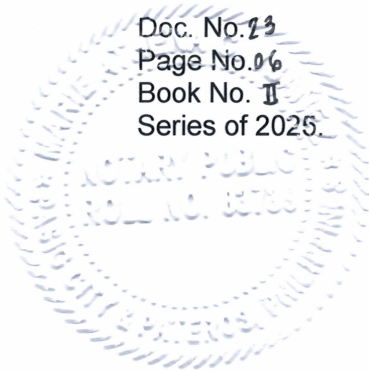
Balance of proceeds as of June 30, 2025	₱5,821,263,360.34
Less: Disbursements for capital expenditures:	
July 1, 2025 to September 30, 2025 (Annex A)	3,513,982,384.48
Balance of proceeds as of September 30, 2025	₱2,307,280,975.86

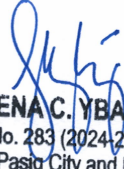
Thank you.

Very truly yours,


KERWIN MAX S. TAN
Chief Financial, Risk and
Compliance Officer

SUBSCRIBED AND SWORN to before me this OCT 08 2025 at Pasig City Philippines, affiant exhibiting to me as competent evidence of identity his Passport ID No. P6391979B valid until 25 February 2031.




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
Gamet 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

**Disbursements for Capital Expenditures
For the Period Covering July 01, 2025 to September 30, 2025**

Date	Project Name	Amount
7/8/2025 - 8/26/2025	Robinsons Antipolo	P13,151,426.28
7/8/2025 - 9/24/2025	Robinsons Manila	32,519,342.39
7/8/2025 - 9/29/2025	Cebu Hotels	247,837,182.81
7/8/2025 - 9/29/2025	Le Pont Residences	203,712,415.38
7/8/2025 - 9/29/2025	Forum - Redevelopment	183,235,777.48
7/8/2025 - 9/29/2025	Woodsville Crest	108,632,066.75
7/8/2025 - 9/29/2025	The Sapphire Bloc	102,028,744.59
7/8/2025 - 9/29/2025	Robinsons Bacolod	82,001,941.44
7/8/2025 - 9/29/2025	GBF Center	50,296,046.24
7/8/2025 - 9/29/2025	Amisa Private Residences	48,540,222.29
7/8/2025 - 9/29/2025	Robinsons Pagadian	37,984,748.09
7/8/2025 - 9/29/2025	Galleria Residences Cebu	22,457,791.41
7/9/2025 - 9/25/2025	Cybergate Iloilo Towers	13,145,013.54
7/9/2025 - 9/29/2025	Robinsons Dumaguete	103,119,036.21
7/31/2025 - 9/15/2025	Mantawi Residences	307,320,629.58
8/1/2025	Integrated Development (Land Acquisition - Taguig City)	1,958,000,000.00
TOTAL		P3,513,982,384.48

AGREED-UPON PROCEDURES REPORT ON THE QUARTERLY PROGRESS REPORT ON THE APPLICATION OF PROCEEDS FROM THE BLOCK SALE OF THE COMPANY'S SHARES IN RL COMMERCIAL REIT, INC.

Robinsons Land Corporation
Level 2, Galleria Corporate Center
EDSA corner Ortigas Avenue
Quezon City, Metro Manila

Purpose of this Agreed-Up On Procedures Report

We have performed the procedures enumerated below, which were agreed to by Robinsons Land Corporation (the "Company") with respect to the Quarterly Progress Report for the period ended September 30, 2025 on the application of proceeds from the block sale of the Company's shares in RL Commercial REIT, Inc. on April 8, 2025 ("Subject Matter"). Our report is solely for the purpose of assisting the Company in complying with the requirements of the Philippine Stock Exchange (PSE) in relation to the application of proceeds from the block sale of the Company's shares in RL Commercial REIT, Inc. and may not be suitable for another purpose.

Restriction on Use

This agreed-upon procedures report ("AUP Report") is intended solely for the information and use of the Company and PSE and is not intended to be and should not be used by anyone else.

Responsibilities of the Company

The Company has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.

The Company is responsible for the Subject Matter on which the agreed-upon procedures are performed. The sufficiency of these procedures is solely the responsibility of the Company.

Responsibilities of the Practitioner

We have conducted the agreed-upon procedures engagement in accordance with the Philippine Standard on Related Services (PSRS) 4400 (Revised), *Agreed-Up On Procedures Engagements*. An agreed-upon procedures engagement involves us performing the procedures that have been agreed with the Company, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness or the sufficiency of the agreed-upon procedures described below either for the purpose for which this AUP Report has been requested or for any other purpose.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Professional Ethics and Quality Management

In performing the Agreed-Upon Procedures engagement, we complied with the ethical requirements in the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics). We are not required to be independent for the purpose of this engagement. We are the independent auditor of the Company and complied with the independence requirements of the Code of Ethics that apply in context of the financial statement audit.

Our firm applies International Standard on Quality Management 1, *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements*, which requires us to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

We have performed the procedures described below, which were agreed upon with the Company in the terms of the engagement dated June 25, 2025, on the Subject Matter. We report our findings below:

1. We obtained the Quarterly Progress Report on the application of proceeds from the block sale of the Company's shares in RL Commercial REIT, Inc. for the period from July 1, 2025 to September 30, 2025 (the "Schedule") and mathematically checked the accuracy of the Schedule. No exceptions noted.
2. We compared the net proceeds received in the Schedule to the bank statement and journal voucher noting the date received and amount recorded. No exceptions noted.
3. We obtained the list of disbursements for the period from July 1, 2025 to September 30, 2025 (the "Disbursement Schedule") and checked its mathematical accuracy. No exceptions noted.
4. We compared the disbursements in the Schedule to the total amount of disbursements indicated in the Disbursement Schedule for the period from July 1, 2025 to September 30, 2025. We noted that the Company disbursed a total of ₱3,513,982,385 for the period from July 1, 2025 to September 30, 2025, both in the Schedule and the Disbursement Schedule. No exceptions noted.
5. On a sampling basis, we traced the amount and date of the disbursements amounting to ₱1.0 million and above to the supporting documents such as billing statements, invoices, official receipts and bank statements, and agree the amounts to the accounting records. No exceptions noted.
6. On a sampling basis, we inquired of the nature of disbursements amounting to ₱1.0 million and above in the Schedule for the period from July 1, 2025 to September 30, 2025. We inspected whether the disbursements reflected in the Schedule were classified consistently according to their nature based on the schedule of planned use of proceeds. No exceptions noted.

Explanatory Paragraph

The Company is responsible for the source documents that are described in the specified procedures and related findings section. We were not engaged to perform, and we have not performed any procedures other than those previously listed. We have not performed procedures to test the accuracy or completeness of the information provided to us except as indicated in our procedures. Furthermore, we have not performed any procedures with respect to the preparation of any of the source documents. We have no responsibility for the verification of any underlying information upon which we relied in forming our findings.

This AUP report relates only to the Quarterly Progress Report for the period ended September 30, 2025, as specified above and do not extend to the financial statements of the Company, taken as a whole.

We undertake no responsibility to update this AUP Report for events and circumstances occurring after the AUP Report is issued.

SYCIP GORRES VELAYO & CO.



Sherwin V. Yason

Partner

CPA Certificate No. 104921

Tax Identification No. 217-740-478

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

BIR Accreditation No. 08-001998-112-2023, September 12, 2023, valid until September 11, 2026

PTR No. 10465408, January 2, 2025, Makati City

October 8, 2025

ROBINSONS LAND CORPORATION
QUARTERLY PROGRESS REPORT AS OF SEPTEMBER 30, 2025
USE OF PROCEEDS
(Amounts in Philippine Peso)

Balance of Proceeds as of June 30, 2025		₱5,821,263,361
Less: Disbursements for capital expenditures		
Robinsons Antipolo	₱13,151,426	
Robinsons Manila	32,519,342	
Cebu Hotels	247,837,183	
Le Pont Residences	203,712,415	
Forum – Redevelopment	183,235,778	
Woodsville Crest	108,632,067	
The Sapphire Bloc	102,028,745	
Robinsons Bacolod	82,001,941	
GBF Center	50,296,046	
Amisa Private Residences	48,540,222	
Robinsons Pagadian	37,984,748	
Galleria Residences Cebu	22,457,792	
Cybergate Iloilo Towers	13,145,014	
Robinsons Dumaguete	103,119,036	
Mantawi Residences	307,320,630	
Integrated Development	1,958,000,000	3,513,982,385
Balance of Proceeds as of September 30, 2025		₱2,307,280,976

ACKNOWLEDGMENT

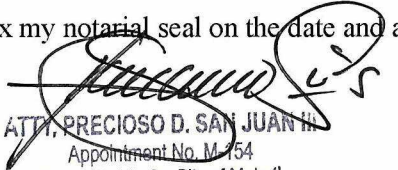
REPUBLIC OF THE PHILIPPINES)
MAKATI CITY) S.S.

I certify that on OCT 07 2025, before me a notary public duly authorized in the city named above to take acknowledgments, personally appeared:

<u>Name</u>	<u>Competent Evidence of Identity</u>	<u>Date / Place Issued</u>
Sherwin V. Yason	D09-08-004-028	May 5, 2022/LTO

who were identified by me through competent evidence of identity to be the same person described in the foregoing instrument, who acknowledged before me that their signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal on the date and at the place above written.


ATTY. PRECIOSO D. SAN JUAN III
Appointment No. M-154
Notary Public for City of Makati
Until 31 December 2026

Doc. No. 71 ;
Page No. 16 ;
Book No. XYIII ;
Series of 2025.

SyCip Gorres Velayo & Co, 6760 Ayala Avenue, Makati City
Roll of Attorneys No. 80429/ 19 May 2022
PTR No. 10468419/ 7 January 2025/ Makati City
IBP No. 511494/ 21 December 2024 / RSM Chapter