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 NOV 07 2025 at Pasig City.

KTan

KERWIN MAX S. TAN
Treasurer

SUBSCRIBED AND SWORN to before me this NOV 07 2025 at Pasig City affiant exhibiting to me his Passport No.

Doc. No. 29 ;
Page No. 7 ;
Book No. I ;
Series of 2025.

MARIE ATHENA C. YBAÑEZ
NOTARY PUBLIC
ROLL NO. 83739
PASIG CITY & PATEROS, PHILIPPINES

MARIE ATHENA C. YBAÑEZ
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

1 5 1 3 0 9

SEC Registration Number

R L C O M M E R C I A L R E I T , I N C .

(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 ,
S a p p h i r e a n d G a r n e t R o a d s , B r g y .
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)

Kerwin Max S. Tan
Treasurer

(Contact Person)

8397 1888

(Company Telephone Number)

1 2 3 1

Month *Day*
(Fiscal Year)

1 7 - C

(Form Type)

Any business day in 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 Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

S T A M P S

Remarks: Please use BLACK ink for scanning purposes.

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 7, 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** **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
Common Stock	**19,548,803,008**

SEC FORM 17-C

RL COMMERCIAL REIT, INC.

11. **Item 9 – Other Matters**

RCR Fuels Growth Momentum with Recent Large-Scale Infusion of Nine Malls

Manila, Philippines (07 November 2025) - RL Commercial REIT, Inc. (RCR), the Philippines' largest REIT in terms of geographical reach, reported unaudited revenues of ₱7.66 billion for the first 9 months of the year (excluding the effect of the change in fair market value of investment properties). This reflects a robust 30% increase compared to the same period last year, driven by the recent infusion of 9 lifestyle malls into its portfolio and a sustained overall occupancy rate of 96%.

For 3Q CY2025, RCR posted unaudited revenues of ₱3.07 billion (excluding the effect of the change in fair market value of investment properties), representing a ₱728 million or 31% quarter-on-quarter increase, following the transfer of 9 properties from its Sponsor, Robinsons Land Corporation (RLC), through a property-for-share swap duly approved by the Securities and Exchange Commission (SEC) on 05 September 2025. The revenues and expenses of these properties were accrued to RCR effective 01 August 2025. This transaction marks RCR's fourth asset infusion to date.

RCR maintains its strong financial position with unaudited total assets of ₱145.71 billion and unaudited shareholders' equity of ₱140.64 billion, and remains debt-free.

"The recent infusion of 9 malls into RCR's portfolio underscores our continued commitment to growing the company. The ₱30.67-billion infusion is another large-scale infusion done by RCR." said Jericho P. Go, President and CEO of RCR. "The company benefits from the variable rent structure of our malls which presents strong potential for revenue growth. Since our listing in 2021, we have nearly tripled our gross leasable area and expanded our footprint from 9 to 25 key locations nationwide."

3Q 2025 REGULAR CASH DIVIDENDS DECLARED

RCR Board has approved the declaration of its 3Q 2025 regular cash dividend amounting to ₱0.1060 per outstanding common share, continuing RCR's track record of quarter-on-quarter dividend growth since its initial declaration. For the first three quarters of 2025, RCR has declared a total of ₱5.37 billion in cash dividends, which is more than 90% of its unaudited distributable income.

The 3Q 2025 cash dividends will be payable on 02 December 2025 to shareholders on record as of 21 November 2025. RCR's dividend policy is to distribute at least 90% of its distributable income, in compliance with the REIT Law.

TRANSFORMATIVE GROWTH IN SCALE AND PERFORMANCE

The infusion of 9 lifestyle malls, namely Robinsons Dasmariñas, Robinsons Starmills, Robinsons General Trias, Robinsons Cybergate Cebu, Robinsons Tacloban, Robinsons Malolos, Robinsons Santiago, Robinsons Magnolia and Robinsons Tuguegarao, increased RCR's portfolio from 29 assets (comprised of 17 offices and 12 malls) to 38 assets (now composed of 21 malls and 17 offices). This expanded RCR's gross leasable area (GLA) by 39% from ~828,000 sqm to ~1.15 million sqm, and further strengthened RCR's geographical presence from 18 to 25 key locations across the Philippines.

Post-infusion, RCR's portfolio composition strategically shifted from being primarily office-focused to predominantly mall-based, enhancing income stability and growth through a diversified mix of fixed and variable rental streams. The variable rent component of the malls, in particular, offers unlimited upside potential.

RLC continues to hold a robust pipeline of potential future infusions, including over 1.1 million sqm of mall GLA, more than 250,000 sqm of office GLA, approximately 300,000 sqm of logistics space, and around 4,000 hotel room keys. Beyond its Sponsor's portfolio, RCR also remains open to acquiring third-party assets as part of its long-term growth strategy.

RCR's market cap as of 30 September 2025 amounted to ₱141.92 billion, based on the closing share price of ₱7.26 and total outstanding shares of 19,548,803,008. This already includes the additional 3,834,357,500 common shares issued to RLC in exchange for the 9 properties.

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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)

November 7, 2025
(Date)

Kerwin Max S. Tan
Treasurer
(Signature and Title)

RCREIT
A ROBINSONS LAND COMPANY

07 November 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: <u>RCR's 3Q CY2025 Earnings Results</u>

Gentlemen:

Please see attached press release on RL Commercial REIT, Inc.'s (RCR) 3Q CY2025 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

RCREIT
A ROBINSONS LAND COMPANY

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Head of Investor Relations
RL Commercial REIT, Inc.
Email: investor.relations@rlcommercialreit.com.ph
Tel. No.: +632 8397 1888 local 31536

Forward-looking Statement

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