

PSE Disclosure Form 17-12-A - List of Top 100 Stockholders (Common Shares)
Reference: Section 17.12 of the Revised Disclosure Rules

Type of Securities

☐ Common

For the period ended	December 31, 2025
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Description of the Disclosure

RL Commercial REIT, Inc. List of Top 100 Stockholders
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Number of Issued and Outstanding Common Shares	19,548,803,008
Number of Treasury Common Shares, if any	-
Number of Outstanding Common Shares	19,548,803,008
Number of Listed Common Shares	15,714,445,508
Number of Lodged Common Shares	7,687,288,310
PCD Nominee – Filipino	6,788,676,327
PCD Nominee – Non-Filipino	898,611,983
Number of Certificated Common Shares	11,861,514,698

Change from previous submission
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Stock Transfer Service Inc.
RL COMMERCIAL REIT, INC
List of Top 100 Stockholders
As of 12/31/2025

Rank	Name	Holdings	Percentage
1	ROBINSONS LAND CORPORATION	11,828,087,684	60.51%
2	PCD NOMINEE CORPORATION (FIL)	6,788,676,327	34.73%
3	PCD NOMINEE CORPORATION (NF)	898,611,983	04.60%
4	JAMES LIM GO	30,000,000	00.15%
5	GRAND 168 CORPORATION	900,000	00.00%
6	MANUEL I. GUTIERREZ OR MARTINA MARIA ELIZABETH Y. GUTIERREZ	867,000	00.00%
7	LESTER ANG LAO	500,000	00.00%
8	JAMES ESTEVES TAKANO	440,000	00.00%
9	XIAO REN	200,000	00.00%
10	DEAN ANG LAO JR. OR LESTER ANG LAO	200,000	00.00%
11	ARACELI ZIMMERMAN LORAYES	199,000	00.00%
12	MYRA P. VILLANUEVA	30,000	00.00%
13	ZHONG YUNNAN	20,400	00.00%
14	GREGORY C. QUE	19,200	00.00%
15	MARK LOUIE DE SANTOS APAO	10,000	00.00%
16	MERCEDES DEL ROSARIO OR MIGUEL CARLOS DEL ROSARIO OR PAOLO JOSE DEL ROSARIO	10,000	00.00%
17	EUGENE DEL ROSARIO	10,000	00.00%
18	MILAGROS P. VILLANUEVA	10,000	00.00%
19	MYRNA P. VILLANUEVA	5,000	00.00%
20	MARIETTA V. CABREZA	2,500	00.00%
21	JUAN CARLOS V. CABREZA	2,500	00.00%
22	JENNIFER T. RAMOS	1,400	00.00%
23	KERWIN MAX S. TAN	4	00.00%
24	LANCE Y. GOKONGWEI	2	00.00%
25	JERICO P. GO	2	00.00%
26	ARTEMIO V. PANGANIBAN	2	00.00%
27	WILFREDO PARAS	2	00.00%
28	CESAR LUIS F. BATE	2	00.00%

Total Top 100 Shareholders :	19,548,803,008	100.00%
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Total Issued Shares	19,548,803,008
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RCR000000000 December 29, 2025

OUTSTANDING BALANCES FOR SPECIFIC COMPANY

December 29, 2025

RCR000000000

BPNAME	QUANTITY
UPCC SECURITIES CORP.	1,182,200
A & A SECURITIES, INC.	1,628,500
ABACUS SECURITIES CORPORATION	31,591,605
PHILSTOCKS FINANCIAL INC	15,726,186
A. T. DE CASTRO SECURITIES CORP.	1,935,000
ALPHA SECURITIES CORP.	1,345,900
BA SECURITIES, INC.	312,000
AP SECURITIES INCORPORATED	21,379,400
ANSALDO, GODINEZ & CO., INC.	2,176,100
AB CAPITAL SECURITIES, INC.	36,824,924
SB EQUITIES, INC.	191,660,032
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	90,500
ASIASEC EQUITIES, INC.	8,630,400
ASTRA SECURITIES CORPORATION	594,100
CHINA BANK SECURITIES CORPORATION	60,552,290
BELSON SECURITIES, INC.	2,077,500
B. H. CHUA SECURITIES CORPORATION	140,000
BPI SECURITIES CORPORATION	282,662,561
CAMPOS, LANUZA & COMPANY, INC.	390,000
SINCERE SECURITIES CORPORATION	3,000,000
CTS GLOBAL EQUITY GROUP, INC.	965,200
LUNA SECURITIES, INC.	142,921
TRITON SECURITIES CORP.	3,129,600
IGC SECURITIES INC.	195,600
CUALOPING SECURITIES CORPORATION	1,390,000
DAVID GO SECURITIES CORP.	1,363,100
DIVERSIFIED SECURITIES, INC.	10,706,800
E. CHUA CHIACO SECURITIES, INC.	4,214,700
EAST WEST CAPITAL CORPORATION	85,000
EASTERN SECURITIES DEVELOPMENT CORPORATION	4,106,100
EQUITIWORLD SECURITIES, INC.	154,200
EVERGREEN STOCK BROKERAGE & SEC., INC.	2,491,100
FIRST ORIENT SECURITIES, INC.	9,959,900
FIRST INTEGRATED CAPITAL SECURITIES, INC.	780,000
F. YAP SECURITIES, INC.	1,596,807
AURORA SECURITIES, INC.	567,500
GLOBALINKS SECURITIES & STOCKS, INC.	4,919,500
JSG SECURITIES, INC.	1,093,500
GOLDSTAR SECURITIES, INC.	649,900
GUILD SECURITIES, INC.	1,109,400
CNN SECURITIES, INC.	10,744,100

H. E. BENNETT SECURITIES, INC.	1,238,500
I. B. GIMENEZ SECURITIES, INC.	10,200
INVESTORS SECURITIES, INC.	1,628,768
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	2,147,700
INTRA-INVEST SECURITIES, INC.	9,236,500
VALUE QUEST SECURITIES CORPORATION	4,093,500
STRATEGIC EQUITIES CORP.	3,533,300
LARRGO SECURITIES CO., INC.	628,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	775,500
LUCKY SECURITIES, INC.	1,859,000
LUYS SECURITIES COMPANY, INC.	187,000
MANDARIN SECURITIES CORPORATION	1,421,850
COL Financial Group, Inc.	264,444,435
DA MARKET SECURITIES, INC.	846,000
MERCANTILE SECURITIES CORP.	2,128,600
MERIDIAN SECURITIES, INC.	2,168,600
MDR SECURITIES, INC.	571,000
REGIS PARTNERS, INC.	247,242
NEW WORLD SECURITIES CO., INC.	266,000
OPTIMUM SECURITIES CORPORATION	372,200
RCBC SECURITIES, INC.	10,443,299
PAN ASIA SECURITIES CORP.	582,500
PAPA SECURITIES CORPORATION	17,036,662
MAYBANK SECURITIES, INC.	22,227,000
PLATINUM SECURITIES, INC.	6,209,300
PNB SECURITIES, INC.	22,158,200
PREMIUM SECURITIES, INC.	2,580,000
SALISBURY SECURITIES CORPORATION	1,754,300
QUALITY INVESTMENTS & SECURITIES CORPORATION	5,628,000
ALAKOR SECURITIES CORPORATION	918,000
R. COYIUTO SECURITIES, INC.	933,900
REGINA CAPITAL DEVELOPMENT CORPORATION	3,173,500
R. NUBLA SECURITIES, INC.	11,328,300
AAA SOUTHEAST EQUITIES, INCORPORATED	3,226,600
R. S. LIM & CO., INC.	5,301,500
RTG & COMPANY, INC.	1,079,500
S.J. ROXAS & CO., INC.	1,218,000
SECURITIES SPECIALISTS, INC.	5,813,000
FIDELITY SECURITIES, INC.	30,000
SUMMIT SECURITIES, INC.	2,938,700
STANDARD SECURITIES CORPORATION	5,273,900
SUPREME STOCKBROKERS, INC	466,000
TANSENGCO & CO., INC.	1,946,100
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	320,300
TOWER SECURITIES, INC.	7,923,000
APEX PHILIPPINES EQUITIES CORPORATION	939,600
DRAGONFI SECURITIES, INC.	31,731,870

LANDBANK SECURITIES, INC.	1,641,800
VENTURE SECURITIES, INC.	5,013,800
FIRST METRO SECURITIES BROKERAGE CORP.	152,210,543
WEALTH SECURITIES, INC.	93,693,450
WESTLINK GLOBAL EQUITIES, INC.	373,000
BERNAD SECURITIES, INC.	165,000
WONG SECURITIES CORPORATION	40,000
YAO & ZIALCITA, INC.	4,637,400
META CAPITAL SECURITIES INC	2,839,600
BDO SECURITIES CORPORATION	196,238,282
EAGLE EQUITIES, INC.	1,320,000
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	100,000
SOLAR SECURITIES, INC.	5,858,680
G.D. TAN & COMPANY, INC.	2,290,000
CLSA PHILIPPINES, INC.	20,000
PHILIPPINE EQUITY PARTNERS, INC.	18,195,453
UNICAPITAL SECURITIES INC.	16,482,342
SunSecurities, Inc.	980,500
COHERCO SECURITIES, INC.	5,610,000
TIMSON SECURITIES, INC.	637,100
VC SECURITIES CORPORATION	1,667,300
CITIBANK N.A.	1,613,786,125
DEUTSCHE BANK MANILA-CLIENTS A/C	390,668,959
BANCO DE ORO - TRUST BANKING GROUP	318,948,895
BANK OF COMMERCE - TRUST SERVICES GROUP	6,102,700
RCBC TRUST CORPORATION	24,718,800
RCBC TRUST CORPORATION	28,875,100
STERLING BANK OF ASIA TRUST GROUP	2,300,500
DEUTSCHE BANK MANILA-CLIENTS A/C	156,406,896
STANDARD CHARTERED BANK	383,067,681
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	394,008,317
UNITED COCONUT PLANTERS LIFE ASSURANCE CORPORATION	1,050,000
MBTC - TRUST BANKING GROUP	264,406,976
SOCIAL SECURITY SYSTEM	666,637,350
BDO-TIG SECURITIES SERVICES	800,000
LAND BANK OF THE PHILIPPINES-TRUST BANKING GROUP	2,307,600
SEEDBOX SECURITIES, INC.	242,409
BPI ASSET MANAGEMENT AND TRUST CORPORATION	102,625,350
WECAP FINANCIAL INC	1,000
CABALLES GO SECURITIES INC	1,232,500
AB CAPITAL & INVESTMENT CORP. - TRUST & INVESTMENT DIV.	163,288,500
CHINA BANKING CORPORATION - TRUST GROUP	104,974,800
GOVERNMENT SERVICE INSURANCE SYSTEM	1,167,032,600
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	145,473,300
ASIA UNITED BANK - TRUST & INVESTMENT GROUP	2,615,400
SSS PROVIDENT FUND	14,429,250
PNB TRUST BANKING GROUP	8,768,700

EASTWEST BANKING CORPORATION - TRUST DIVISION	16,255,300
LBP-TBG THIRD PARTY CUSTODIANSHIP & REGISTRY DEPT	1,000,000
Total Lodged Shares	7,687,288,310