

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:

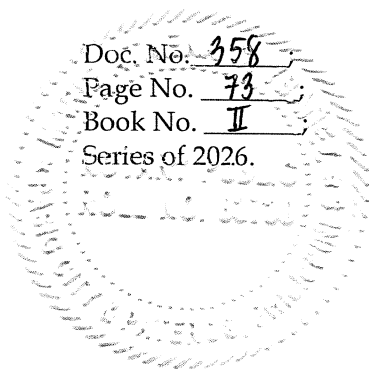
1. On behalf of the Corporation. I have caused this SEC Form 17-C to be prepared;
2. I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
3. The Corporation will comply the requirements set forth in SEC Notice dated June 24, 2020 for 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.

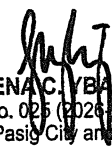
IN WITNESS WHEREOF, I have hereunto set my hands this FEB 05 2026 at Pasig City.



KERWIN MAX S. TAN
Treasurer

SUBSCRIBED AND SWORN to before me this FEB 05 2026 at Pasig City
affiant exhibiting to me his




MARIE ATHENA C. YBANEZ
Appointment No. 025 (2026-2027)
Notary Public for Pasig City and Pateros
Until December 31, 2027
Attorney's Roll No. 83739
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 3963296; 01.06.2026; Pasig City
IBP Receipt No. 575480; 12.29.2025; Iloilo
MCLE Compliance No. VIII-0038717; 04.14.2028

COVER SHEET

						1	5	1	3	0	9
--	--	--	--	--	--	---	---	---	---	---	---

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)

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 No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

LCU

[illegible]

Document ID

Cashier

Cashier

STAMPS

STAMPS

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. **February 5, 2026**
(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****19,548,803,008**

SEC FORM 17-C

RL COMMERCIAL REIT, INC.**11. Item 9 – Other Matters****RCR Continues to Derive Incremental Value from its Accretive Asset Infusions**

Manila, Philippines (05 February 2026) - RL Commercial REIT, Inc. (RCR), Philippines' largest Real Estate Investment Trust (REIT) in terms of geographical reach, reported unaudited revenues of ₱11.08 billion for CY2025 (excluding the effect of the change in fair market value of investment properties). This represents a 35% year-on-year growth driven by strategic asset infusions and a consistently high portfolio occupancy rate of 96%.

For 4Q CY2025, RCR posted unaudited revenues of ₱3.42 billion (excluding the effect of the change in fair market value of investment properties), a 49% increase compared to 4Q CY2024. Revenues rose by ₱358 million or 12% quarter-on-quarter, reflecting the full quarter contribution of the 9 malls recently acquired.

RCR remains in a strong financial position with unaudited total assets of ₱167.76 billion, unaudited shareholders' equity of ₱162.19 billion, and continues to be debt-free.

“RCR continues to benefit from the upside of mall's rental income from the 2024 asset infusion (two offices and eleven malls), together with the 2025 infusion (nine malls). With a higher proportion of malls in the portfolio, RCR is well positioned to capture the advantage of the ever-resilient consumer while the office performance remains vibrant.” said Jericho P. Go, President and CEO of RCR.

In the latest rebalancing by The Philippine Stock Exchange, Inc. (PSE), RCR was included as a constituent of the PSE Index (PSEi). The inclusion in the PSEi serves as a testament to being part of the most liquid and well-capitalized firms on the PSE. RCR remains focused on continuously improving the performance of the existing assets of RCR, as well as being constantly on the lookout for dividend accretive acquisitions in order to provide sustainable growth to its stakeholders.

4Q CY2025 REGULAR CASH DIVIDENDS DECLARED

RCR Board has approved the declaration of its 4Q CY2025 regular cash dividend amounting to ₱0.1112 per outstanding common share, continuing RCR's track record of quarter-on-quarter dividend growth since its first declaration. For CY2025, RCR has declared a total of ₱7.54 billion in cash dividends, representing more than 90% of its unaudited distributable income.

The 4Q CY2025 cash dividends will be payable on 02 March 2026 to shareholders of record as of 20 February 2026. 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

With a diversified portfolio of 38 assets as of end-2025 (comprising of 21 malls and 17 offices), RCR has firmly established itself as a multi-asset REIT and is well-positioned to further expand its portfolio. Its sponsor, Robinsons Land Corporation (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, almost 300,000 sqm of logistics space, and approximately 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 capitalization based on its closing share price as of 31 December 2025 is ₱156.78 billion.

#####

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)



Kerwin Max S. Tan
Treasurer
(Signature and Title)

February 5, 2026
(Date)

05 February 2026

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 Full Year and 4Q CY2025 Unaudited Earnings Results

Dear Gentlemen:

Please see attached press release on RL Commercial REIT, Inc.'s (RCR) Full Year and 4Q CY2025 Unaudited Earnings Results.

Thank you.



KERWIN MAX S. TAN

Director and Treasurer
RL Commercial REIT, Inc.

RCR Continues to Derive Incremental Value from its Accretive Asset Infusions

Manila, Philippines (05 February 2026) - RL Commercial REIT, Inc. (RCR), Philippines' largest Real Estate Investment Trust (REIT) in terms of geographical reach, reported unaudited revenues of ₱11.08 billion for CY2025 (excluding the effect of the change in fair market value of investment properties). This represents a 35% year-on-year growth driven by strategic asset infusions and a consistently high portfolio occupancy rate of 96%.

For 4Q CY2025, RCR posted unaudited revenues of ₱3.42 billion (excluding the effect of the change in fair market value of investment properties), a 49% increase compared to 4Q CY2024. Revenues rose by ₱358 million or 12% quarter-on-quarter, reflecting the full quarter contribution of the 9 malls recently acquired.

RCR remains in a strong financial position with unaudited total assets of ₱167.76 billion, unaudited shareholders' equity of ₱162.19 billion, and continues to be debt-free.

"RCR continues to benefit from the upside of mall's rental income from the 2024 asset infusion (two offices and eleven malls), together with the 2025 infusion (nine malls). With a higher proportion of malls in the portfolio, RCR is well positioned to capture the advantage of the ever-resilient consumer while the office performance remains vibrant." said Jericho P. Go, President and CEO of RCR.

In the latest rebalancing by The Philippine Stock Exchange, Inc. (PSE), RCR was included as a constituent of the PSE Index (PSEi). The inclusion in the PSEi serves as a testament to being part of the most liquid and well-capitalized firms on the PSE. RCR remains focused on continuously improving the performance of the existing assets of RCR, as well as being constantly on the lookout for dividend accretive acquisitions in order to provide sustainable growth to its stakeholders.

4Q CY2025 REGULAR CASH DIVIDENDS DECLARED

RCR Board has approved the declaration of its 4Q CY2025 regular cash dividend amounting to ₱0.1112 per outstanding common share, continuing RCR's track record of quarter-on-quarter dividend growth since its first declaration. For CY2025, RCR has declared a total of ₱7.54 billion in cash dividends, representing more than 90% of its unaudited distributable income.

The 4Q CY2025 cash dividends will be payable on 02 March 2026 to shareholders of record as of 20 February 2026. 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

With a diversified portfolio of 38 assets as of end-2025 (comprising of 21 malls and 17 offices), RCR has firmly established itself as a multi-asset REIT and is well-positioned to further expand its portfolio. Its sponsor, Robinsons Land Corporation (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, almost 300,000 sqm of logistics space, and approximately 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 capitalization based on its closing share price as of 31 December 2025 is ₱156.78 billion.

#####

RL Commercial REIT, Inc.

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

www.rlcommercialreit.com.ph

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.