

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 JUN 23 2026 at Pasig City.

KERWIN MAX S. TAN
Treasurer

SUBSCRIBED AND SWORN to before me this JUN 23 2026 at Pasig City
affiant exhibiting to me his



MARIE ATHENA C. YBANEZ
Appointment No. 023 (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

RL Commercial REIT, Inc.

11. **Item 9. Other Matters**

RCR Announces Fifth Asset Infusion, Driving Threefold GLA Growth Since IPO

Manila, Philippines (23 June 2026) – RL Commercial REIT, Inc. (RCR), the Philippines' largest REIT in terms of geographical reach, announced its proposed fifth asset infusion, following the approval by the respective Boards of Directors of RCR and its sponsor, Robinsons Land Corporation (RLC). The transaction is expected to expand RCR's gross leasable area (GLA) to three times its initial public offering (IPO) level, enhancing the scale of its portfolio and advancing its long-term growth trajectory.

THE DEAL

RCR will acquire ownership of six (6) lifestyle malls from its sponsor, RLC, through a property-for-share swap. The transaction is valued at approximately ₱10.62 billion, in exchange for about 1.29 billion RCR shares at a transaction price of ₱8.25 per share, representing around 18% premium to the 30-day volume weighted average price (VWAP) as of 22 June 2026. The Property Valuation Reports were prepared by Leechiu Property Consultants, Inc. and the Fairness Opinion Report was issued by FTI Consulting Philippines, Inc. The transaction remains subject to regulatory approvals.

THE PROPERTIES

The acquired properties, selected based on RCR's investment criteria, include Robinsons Dumaguete, Robinsons Tagaytay, Robinsons Iligan, Robinsons Galleria South, Robinsons La Union, and Robinsons Naga. The six (6) malls have an aggregate GLA of over 160,000 sqm and a blended occupancy rate of 96% as of 31 March 2026. The properties are strategically located across key cities in Luzon, Visayas, and Mindanao.

CONTINUED GROWTH AND PROJECTED INCREASE IN MARKET CAPITALIZATION

RCR's portfolio currently comprises 38 assets (21 malls and 17 offices). Post-infusion, it will expand to 44 assets (27 malls and 17 offices), increasing the mall segment to approximately 61% of the total assets, in line with RCR's diversification strategy and resulting in a more balanced portfolio and earnings base. RCR's geographical reach will be further widened, with its presence increasing from 25 to 30 key locations nationwide. In addition, RCR's GLA will increase from 1.15 million sqm to 1.31 million sqm.

RCR is well positioned to sustain continued growth, backed by its sponsor, RLC, with a pipeline of more than 1.7 million GLA of combined malls, offices, and logistics space, as well as approximately 4,000 hotel room keys for potential future infusions. RCR also remains open to acquiring third-party assets as part of its long-term growth strategy.

RCR's market capitalization is valued at ₱137.82 billion, based on the closing share price of ₱7.05 as of 22 June 2026. Post-infusion, assuming the same share price and an expanded shareholding of 20.84 billion outstanding shares, RCR's market capitalization is projected to reach approximately ₱146.90 billion, more than twice its market capitalization at listing nearly five years ago.

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.

SIGNATURE

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 in a cursive style.

Kerwin Max S. Tan
Treasurer
(Signature and Title)

June 23, 2026
(Date)



23 June 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 Proposed Fifth Asset Infusion via Property-for-Share Swap with Robinsons Land Corporation (RLC)

Dear Gentlemen:

Please see attached press release on RL Commercial REIT, Inc.'s (RCR) proposed fifth asset infusion via property-for-share swap with Robinsons Land Corporation.

Thank you.

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

KERWIN MAX S. TAN
Director and Treasurer
RL Commercial REIT, Inc.

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