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 AUG 11 2026 at Pasig City.

KERWIN MAX S. TAN
Treasurer

SUBSCRIBED AND SWORN to before me this AUG 11 2026 at Pasig City affiant exhibiting to me his

Doc. No. 150;
Page No. 31;
Book No. III;
Series of 2026.

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

MARIE ATHENA C. YBAÑEZ
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

151309

SEC Registration Number

RL COMMERCIAL REIT, INC.
(Formerly: Robinsons Realty and Management Corporation

(Company's Full Name)

25F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Brgy. San Antonio, Ortigas Center, Pasig City

(Business Address: No. Street City/Town/Province)

Kerwin Max S. Tan
Treasurer

(Contact Person)

09988400935

(Company Telephone Number)

12 31

Month *Day*
(Fiscal Year)

17-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

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. **August 11, 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. **(02) 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	**20,836,365,310**

SEC FORM 17-C

RL Commercial REIT, Inc.

11. **Item 9. Other Matters**

RCR's Strong DPS Performance Preceding Upcoming Revenue Contributions of the Newly Infused Assets

Manila, Philippines (11 August 2026) – RL Commercial REIT, Inc. (RCR), Philippines' largest REIT in terms of geographical reach, delivered unaudited revenues of ₱6.90 billion and unaudited net income of ₱4.95 billion, excluding the effect of the change in fair market value of investment properties, for 1H of CY2026, reflecting year-on-year growth of 50% and 44%, respectively, driven by the asset infusions and sustained portfolio occupancy of 96%.

For 2Q of CY2026, RCR recorded unaudited revenues of ₱3.50 billion and unaudited net income of ₱2.55 billion, excluding the effect of the change in fair market value of investment properties, representing increases of 50% and 46%, respectively, from 2Q of CY2025.

As of 30 June 2026, RCR remained in a strong financial position with unaudited total assets of ₱170.37 billion, unaudited shareholders' equity of ₱162.64 billion, and continues to be debt-free.

On 15 July 2026, the Securities and Exchange Commission (SEC) approved the property-for-share swap between Robinsons Land Corporation (RLC) and RCR for the 6 malls valued at around ₱10.62 billion in exchange for approximately 1.29 billion RCR shares. RCR issued the corresponding shares on 16 July 2026 and is currently completing the transfer of the assets and the listing of the newly issued shares.

"RCR continues to benefit from the strong performance of its assets. The 2025 mall infusions have already contributed positively to performance, and the full revenue recognition of the six recently infused malls is expected to provide an additional boost to the Company's earnings and value creation for stakeholders," said Jericho P. Go, President and CEO of RCR.

Revenues from the 6 recently infused malls will accrue to RCR starting 01 July 2026, and the impact is expected to be reflected in the 3Q 2026 results.

2Q CY2026 REGULAR CASH DIVIDENDS DECLARED

The RCR Board has approved the declaration of a regular cash dividend for 2Q CY2026 amounting to ₱0.1117 per outstanding common share, for an estimated total dividend of ₱2.33 billion, more than 90% of its unaudited distributable income. The total regular cash dividends declared by RCR for the first two quarters of CY2026 amount to ₱4.51 billion. RCR has consistently increased its dividend per share, quarter-on-quarter since its initial declaration.

The 2Q CY2026 cash dividends will be payable on 02 September 2026 to shareholders of record as of 26 August 2026. RCR's dividend policy is to distribute at least 90% of its distributable income, in compliance with the REIT Law.

NEWLY INFUSED ASSETS

In exchange for 1,287,562,302 shares, RCR acquired 6 properties valued at ₱10.62 billion from its sponsor, RLC. This enabled RCR to add 6 more malls into its portfolio, increase its Gross Leasable Area (GLA) by approximately 160k sqm, expand its presence to 5 additional key locations, and increase its Net Asset Value by ₱10.62 billion.

CONTINUED GROWTH AND INCREASE IN MARKET CAPITALIZATION

Post-infusion, RCR's diversified portfolio comprises 44 assets (27 malls and 17 offices) spread across 30 key locations in the country. RCR is well positioned to further grow its portfolio, supported by its sponsor, RLC. Potential future infusions include around 1.6 million sqm GLA of combined malls, offices, and logistics space, as well as approximately 4,000 hotel room keys. RCR also remains open to acquiring third-party assets as part of its long-term growth strategy.

RCR's market cap as of 07 August 2026 is ₱151.69 billion based on the closing share price of ₱7.28.

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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.

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)

August 11, 2026
(Date)

Kerwin Max S. Tan
Treasurer
(Signature and Title)

RCREIT

A ROBINSONS LAND COMPANY

11 Aug 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 1H and 2Q CY2026 Earnings Results

Dear Mesdames and Gentlemen:

Please see attached press release on RL Commercial REIT, Inc.'s (RCR) 1H and 2Q CY2026 Earnings Results.

Thank you.

Ktan

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

RCREIT

A ROBINSONS LAND COMPANY

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www.rlcommercialreit.com.ph

RCREIT
A ROBINSONS LAND COMPANY

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