



Empower Your Investments

# Analyst Briefing

Q2 2023 Operating and Financial Results

14 August 2023

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# Key Themes

 **2Q2023 revenues 21% higher from new asset infusion**

 **Leasable area more than doubled to 5.96M sqms**

 **Sponsor pipeline in motion**

 **2Q2023 dividend increased by 11%**

 **Q & A**





# Q2 2023 Financial Performance



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# Revenue Boosted by New Properties

**Higher from newly acquired parcels of land.**



*PFRS 16 – applied equal revenue recognition of existing properties*

**ASEAN Green Bond issuance** associated costs



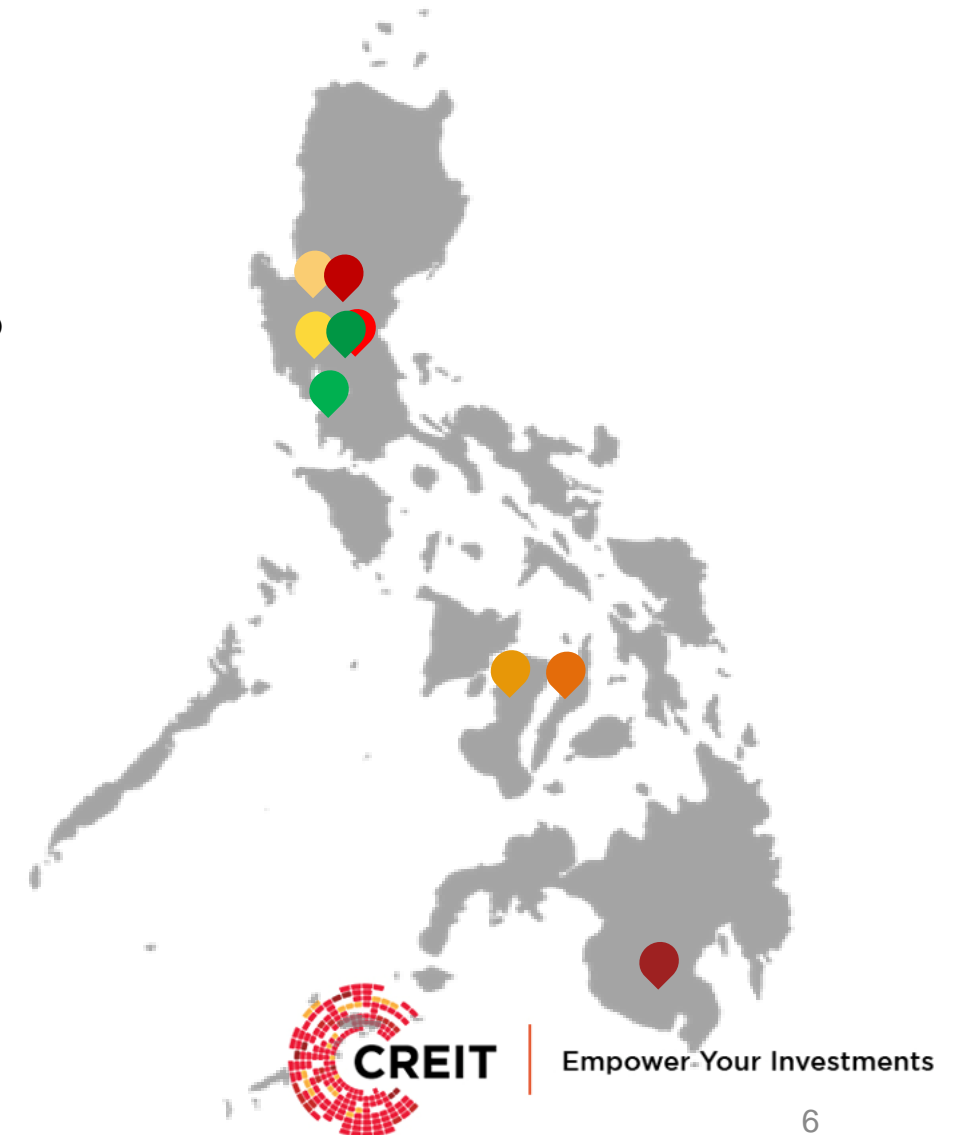
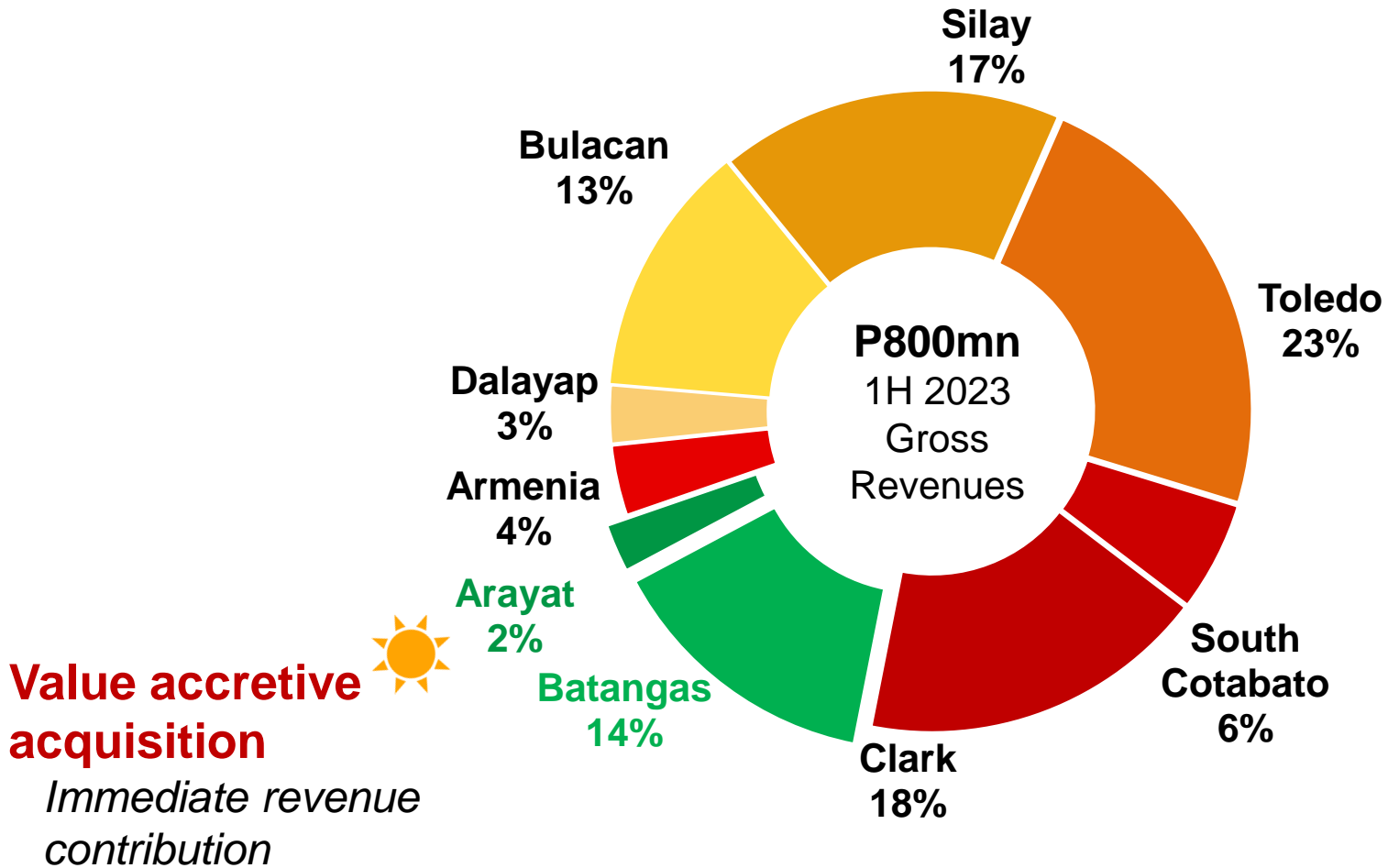
| <i>In PhP</i>                 | June 2023          | June 2022          | % $\Delta$ |
|-------------------------------|--------------------|--------------------|------------|
| <b>Revenues</b>               | <b>799,977,180</b> | <b>663,583,100</b> | <b>21%</b> |
| <i>Guaranteed base lease</i>  | 769,418,125        | 597,493,572        | 29%        |
| <i>PFRS 16</i>                | 30,559,055         | 66,089,528         | -54%       |
| <b>Cost of services</b>       | <b>50,999,467</b>  | <b>47,621,375</b>  | <b>7%</b>  |
| <b>Gross profit</b>           | <b>748,977,713</b> | <b>615,961,725</b> | <b>22%</b> |
| Operating expense             | 4,048,571          | 8,757,802          | -54%       |
| <b>Income from operations</b> | <b>744,929,142</b> | <b>607,203,923</b> | <b>23%</b> |
| Finance costs                 | 135,864,195        | 7,720,353          | 1660%      |
| Others – net                  | 11,971,521         | 1,653,166          | 624%       |
| <b>Income before tax</b>      | <b>621,036,468</b> | <b>601,136,736</b> | <b>3%</b>  |
| Income tax expense            | -                  | -                  | -          |
| <b>Net income after tax</b>   | <b>621,036,468</b> | <b>601,136,736</b> | <b>3%</b>  |



**Strong Margins maintained**  
*GPM at 94%, EBITDA margin at 99% and NIAT margin at 78%.*



# Geographically Diverse Revenue Base



# Asset Growth from Acquisitions

Proceeds from Green Bond Offering



| <i>In PhP Thousands</i>         | June 2023            | December 2022        | % $\Delta$  |
|---------------------------------|----------------------|----------------------|-------------|
| Cash and cash equivalents       | 1,487,895,457        | 571,423,465          | 160%        |
| Other current assets            | 165,249,064          | 88,577,472           |             |
| <b>Total Current Assets</b>     | <b>1,653,144,521</b> | <b>660,000,937</b>   | <b>150%</b> |
| Property, plant and equipment   | 1,242,492,082        | 1,272,055,348        | -2%         |
| Investment properties           | 6,442,349,393        | 2,925,297,244        | 120%        |
| <b>Total Non Current Assets</b> | <b>7,998,393,537</b> | <b>4,452,028,730</b> | <b>80%</b>  |
| <b>Total Assets</b>             | <b>9,651,538,058</b> | <b>5,112,029,667</b> | <b>89%</b>  |
| Current liabilities             | 483,964,560          | 387,326,002          | 25%         |
| Non Current Liabilities         | 4,833,934,515        | 370,646,657          | 1204%       |
| <b>Total Liabilities</b>        | <b>5,317,899,075</b> | <b>757,972,659</b>   | <b>602%</b> |
| <b>Equity</b>                   | <b>4,333,638,983</b> | <b>4,354,057,008</b> | -           |

Due to the P4.5Bn Green Bond offering



Newly acquired Batangas and Arayat properties

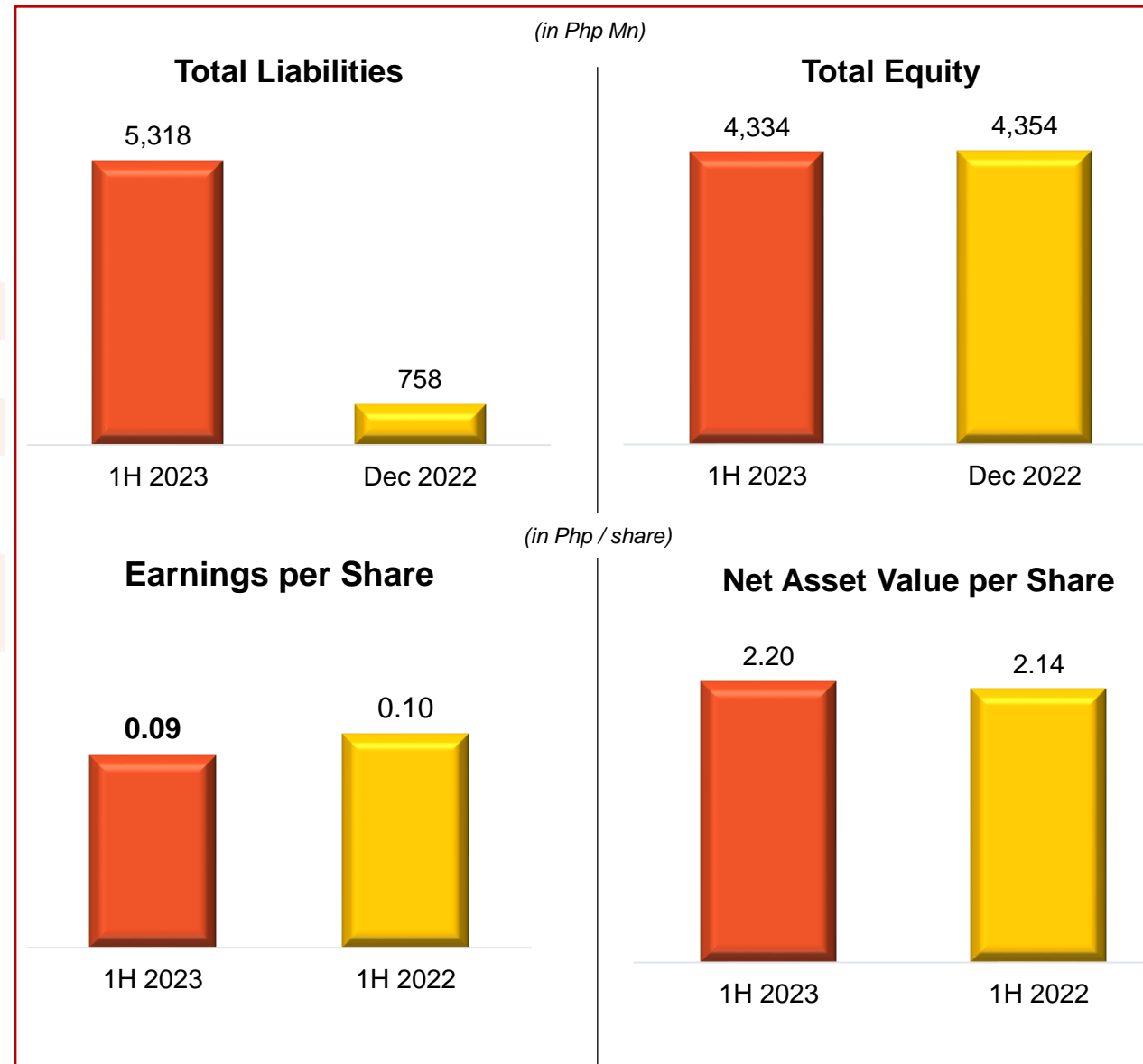


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# Comfortable Debt Headroom

## DEBT HEADROOM (PhpM)

|  |             |
|--|-------------|
| Total deposited property               | 19.43       |
| Leverage ratio (PRS Aa+)               | 70%         |
| Leverage limit                         | 13.60       |
| Total borrowings and deferred payments | 5.32        |
| <b>Allowable additional borrowings</b> | <b>8.28</b> |



**Significant debt headroom** from increase in deposited property from newly acquired parcels of land



# CREIT Asset Portfolio



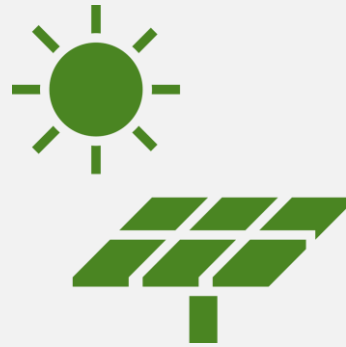
**CREIT**

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# Leasable Area More than 2X to 5.4M sqms

**9 Leasable Assets**



**145 MW<sub>DC</sub>**

Tenants' Installed Capacity

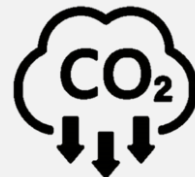


**184 GWh**

Estimated Annual Net Generation of Operating Tenants

**~130k MT**

Estimated Annual Carbon Reduction\*  
of Operating Tenants



**5.96 M sqm**

Total Leasable Area



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# Largest Green Landlord



**Geographically Spread Assets**  
Across Luzon,  
Visayas, Mindanao



**CEBU – 730k sqms**



**CLARK – 250k sqms**



**NEGROS OCCIDENTAL – 431k sqms**



**BULACAN – 254k sqms**



**SOUTH COTABATO – 80k sqms**



**DALAYAP – 103k sqms**



**Php 19.54Bn**  
Est. Value of Deposited  
Properties



**ARMENIA – 138k sqms**



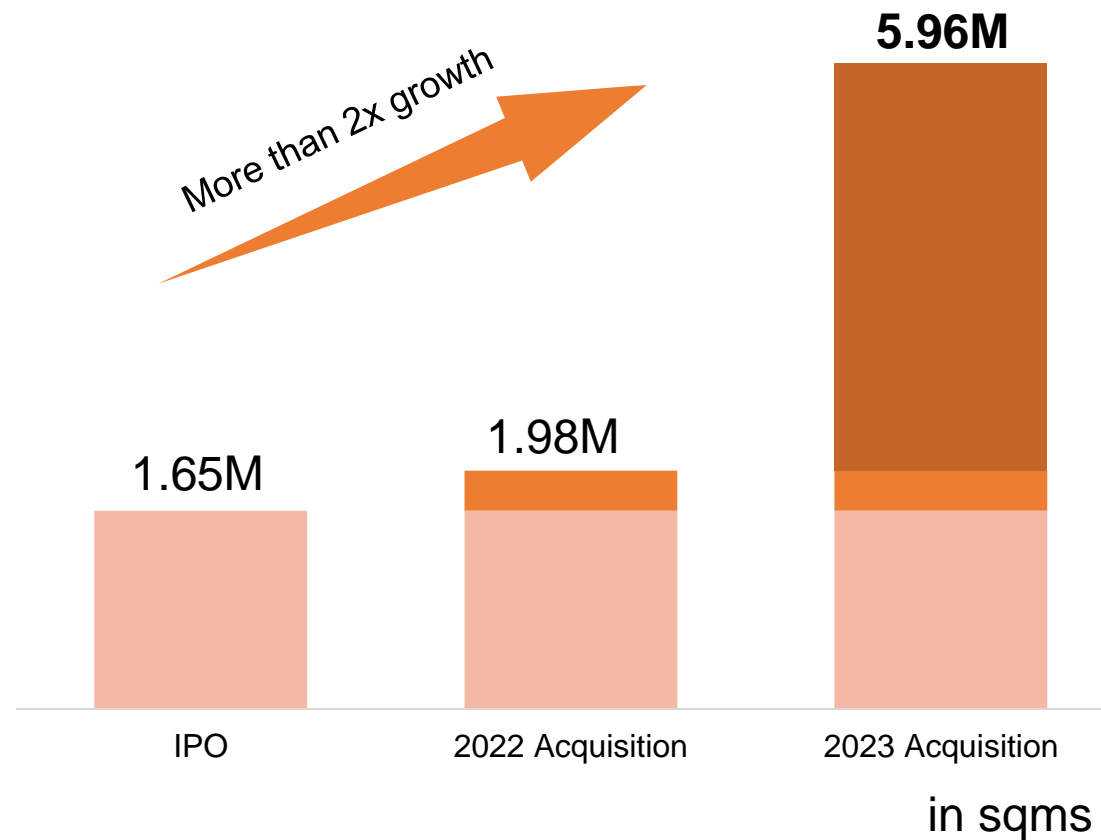
**BATANGAS, ARAYAT – 3.97M sqms**



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# Increase in Leasable Space since IPO



**3.97M sqm**

*2023 acquisition*

Land parcels located in Tuy, Batangas and Arayat, Pampanga leased to 3 solar developers



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# 100% Occupancy and Longest WALE

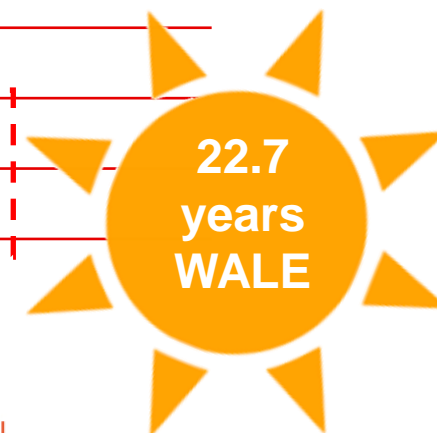
## Portfolio Occupancy



1:1 Asset to Tenant Ratio

| CREIT Property | Tenants Lease term (in years) |
|----------------|-------------------------------|
| Clark          | 16.2                          |
| Armenia        | 23.4                          |
| Toledo         | 17.9                          |
| Silay          | 17.4                          |
| Dalayap        | 17.4                          |
| Bulacan        | 23.5                          |
| South Cotabato | 23.5                          |
| Batangas       | 24.6                          |
| Arayat         | 24.6                          |

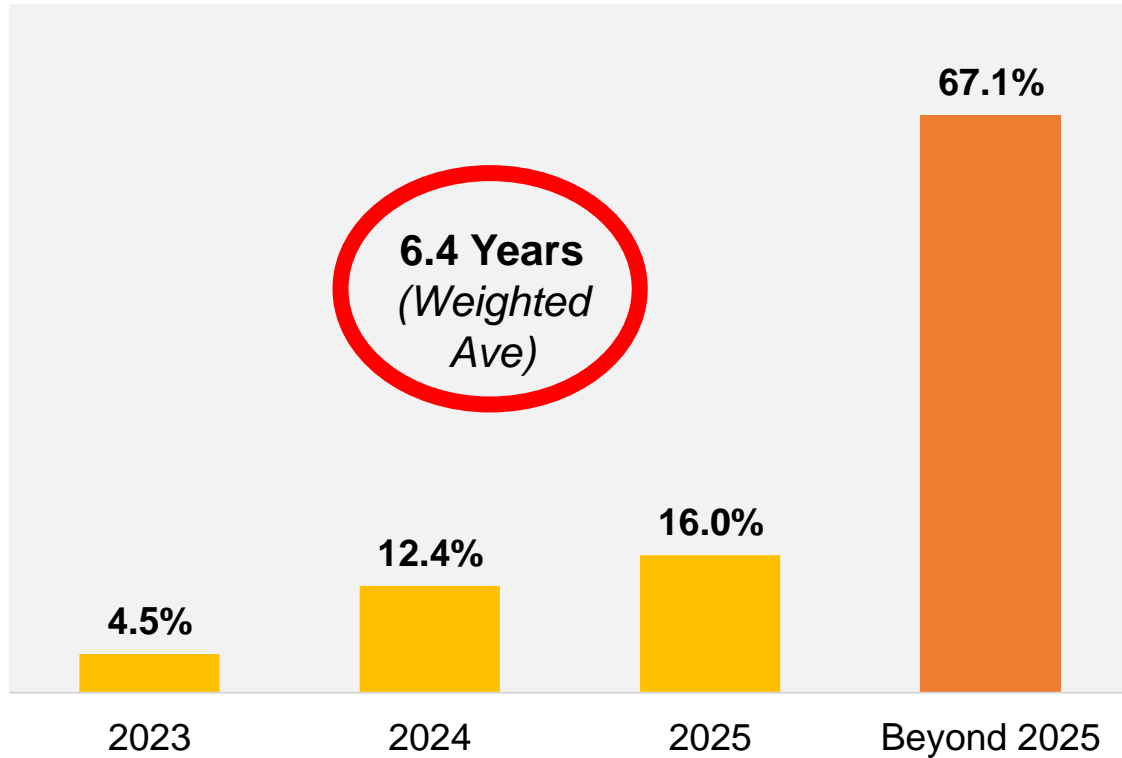
 Acquired in 2023



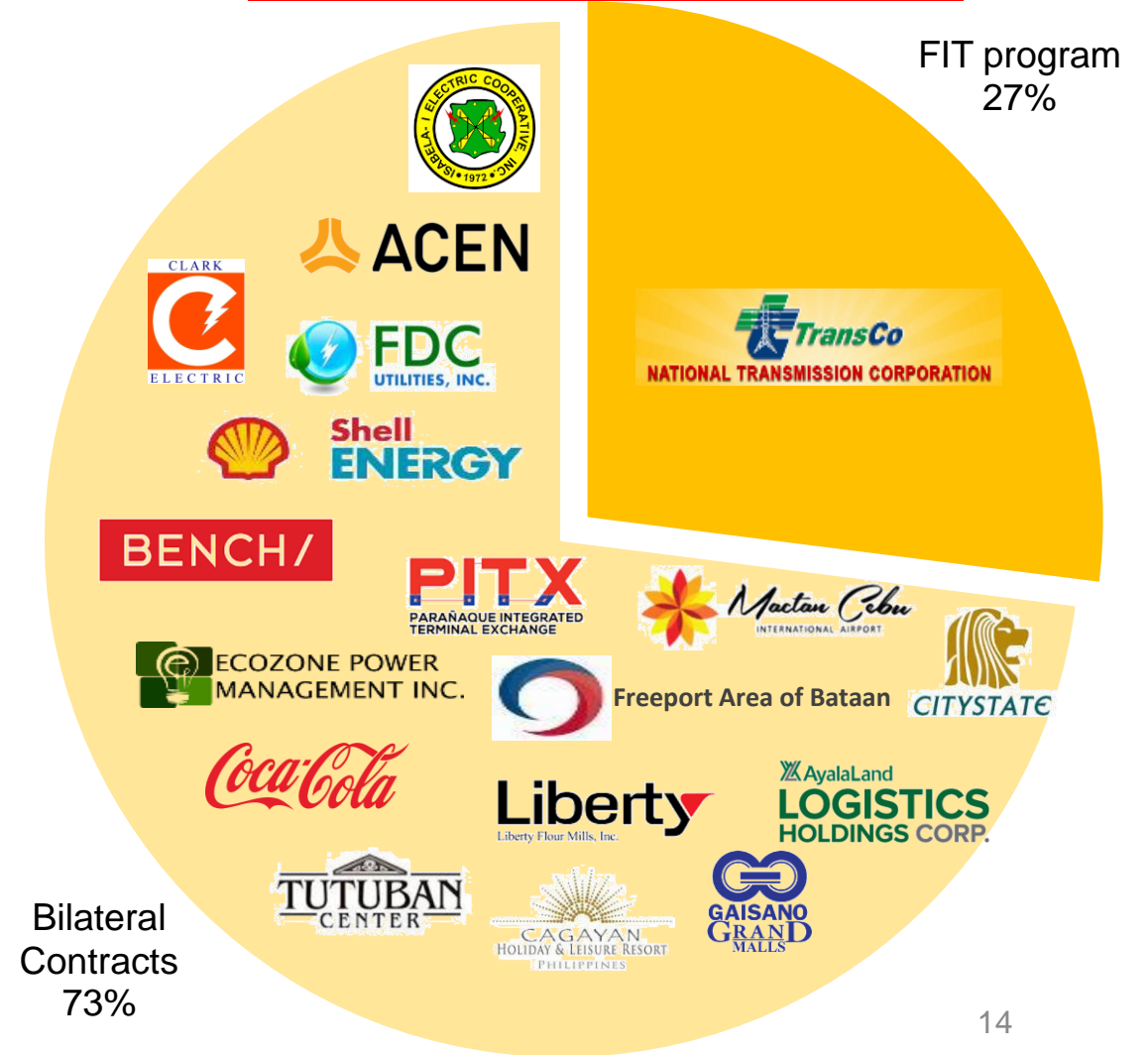
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# Diversified Mix of Tenant's Off-takers

## Off-take Contract Renewal of Tenants' Customers



## % of Total Contracted Capacity



# CREC (Sponsor) Project Update

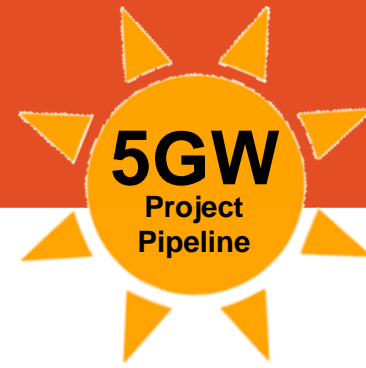


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# Sponsor Pipeline in Motion for possible REIT infusion



## CREC Development Clusters

**3,500MWdc**

**1,500MWdc**

### Greenfield Projects

Development of new projects

**Batangas Cluster**

Zambales Cluster

Pangasinan Cluster

Quezon Cluster

### Brownfield Expansion Projects

Optimizing the capacity in existing areas of operations

Pampanga Cluster

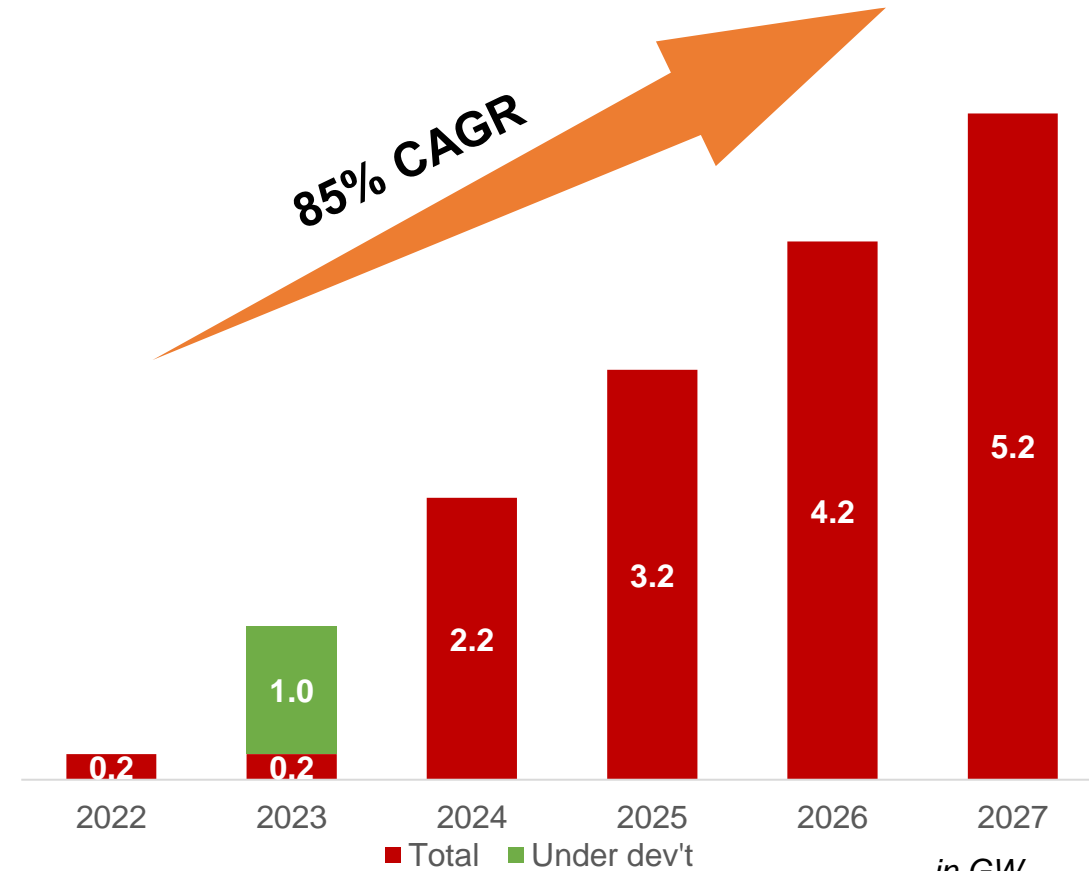
Tarlac Cluster

Negros Cluster

Bulacan Cluster

Bataan Cluster

Committed to build 1GW annually



Projects that meet the Company's investment criteria are still subject to the consideration of the Company, the Fund Manager, and to relevant regulatory approvals prior to infusion to the REIT.





**CREC Central Warehouse Inauguration | 09 June 2023**

# CREIT Dividend Update



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# Highest Dividend Payout To date (2Q2023)

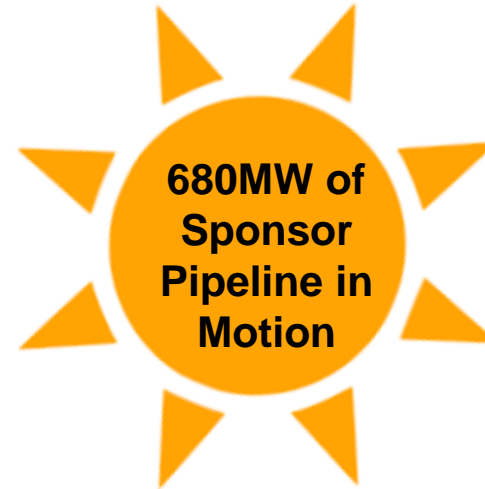
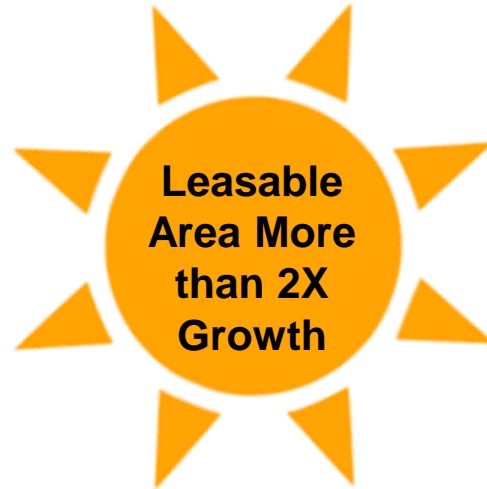
| <i>In PhP Millions</i>   | FY2021<br>Actual | 1Q2022<br>Actual | 2Q2022<br>Actual | 3Q2022<br>Actual | 4Q2022<br>Actual | FY2022<br>Actual<br>(Variable) | 1Q2023<br>Actual | 2Q2023<br>Actual |
|--|------------------|------------------|------------------|------------------|------------------|--------------------------------|------------------|------------------|
| Net income   | 225.88           | 300.33           | 300.81           | 305.32           | 302.08           | 43.88                          | 304.96           | 316.08           |
| Straight-line rent<br>adjustment                                     | (2.72)           | (32.94)          | (32.94)          | (32.94)          | (33.36)          | -                              | (15.28)          | (15.28)          |
| Distributable income   | 223.16           | 267.39           | 267.87           | 272.38           | 268.71           | 43.88                          | 289.68           | 300.80           |
| Depreciation   | 61.75            | 17.70            | 17.99            | 17.84            | 17.84            | -                              | 17.84            | 17.84            |
| Funds from operations<br>(FFO)                                       | 284.91           | 285.09           | 285.86           | 290.23           | 286.55           | 43.88                          | 307.52           | 318.64           |
| CapEx on existing<br>investment properties                           | -                | -                | -                | -                | -                | -                              | -                | -                |
| <b>Adjusted funds from<br/>operations (AFFO)</b>                     | <b>284.91</b>    | <b>285.09</b>    | <b>285.86</b>    | <b>290.23</b>    | <b>286.55</b>    | <b>43.88</b>                   | <b>307.52</b>    | <b>318.64</b>    |
| AFFO Payout ratio  | 80%              | 100%             | 100%             | 100%             | 100%             | 100%                           | 100%             | 100%             |
| <b>Dividends</b>   | <b>227.93</b>    | <b>285.09</b>    | <b>285.86</b>    | <b>290.23</b>    | <b>286.55</b>    | <b>43.88</b>                   | <b>307.52</b>    | <b>318.64</b>    |
| <b>Total dividends as<br/>percentage of<br/>distributable income</b> | <b>102%</b>      | <b>107%</b>      | <b>107%</b>      | <b>107%</b>      | <b>107%</b>      | <b>100%</b>                    | <b>106%</b>      | <b>106%</b>      |
| <b>Dividends per share</b>   | <b>0.035</b>     | <b>0.044</b>     | <b>0.044</b>     | <b>0.044</b>     | <b>0.044</b>     | <b>0.007</b>                   | <b>0.047</b>     | <b>0.049</b>     |

**Stable  
quarterly  
dividends  
since IPO**



**Above the minimum  
requirement of 90%  
of distributable  
income**

# Key Takeaways



# Q & A



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# THANK YOU!

For questions, please contact:

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