



# Analyst Briefing

**Operating and Financial Results  
for 1H 2022**

27 July 2022



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# 1H 2022 Performance



# Income Statement

In PhP	1H 2022	1H 2021	%
<b>Revenues</b>	<b>663,583,100</b>	<b>130,726,668</b>	<b>408%</b>
Sale of electricity	-	130,726,668	-100%
Lease revenue	663,583,100	-	100%
<b>Cost of services</b>	<b>47,621,375</b>	<b>33,456,406</b>	<b>42%</b>
<b>Gross profit</b>	<b>615,961,725</b>	<b>97,270,262</b>	<b>533%</b>
Operating expense	8,757,802	6,395,320	37%
<b>Income from operations</b>	<b>607,203,923</b>	<b>90,874,942</b>	<b>568%</b>
Finance costs	- 7,720,353	- 26,981,688	-71%
Others – net	1,653,166	25,306,612	-94%
<b>Income before tax</b>	<b>601,136,736</b>	<b>89,199,866</b>	<b>574%</b>
Income tax expense	-	-	-
<b>Net income after tax</b>	<b>601,136,736</b>	<b>89,199,866</b>	<b>574%</b>

## Key Take-Aways:

- ❖ 1H2022 revenues – pure leasing revenues as REIT company, previously RE company with revenues from sale of electricity
- ❖ GP Margin 92.8%
- ❖ Income from Operations P607.2mn; EBITDA P642.9mn, EBITDA margin 97%
- ❖ P601mn NIAT, with NIAT margin of 90.6%

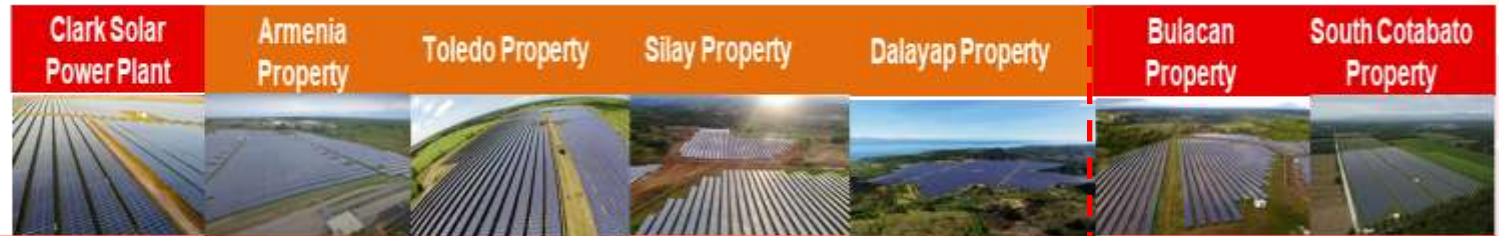
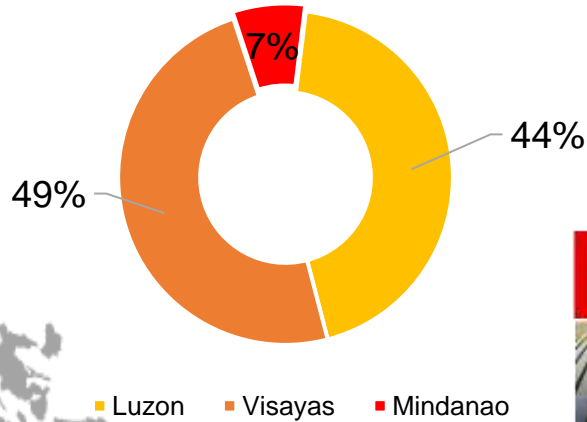


# Tenants' Operations Update



# Geographically diverse portfolio

## Rental Revenue Mix



	Clark Solar Power Plant	Armenia Property	Toledo Property	Silay Property	Dalayap Property	Bulacan Property	South Cotabato Property
Location	Pampanga	Tarlac City	Toledo City	Silay City	Tarlac City	Bulacan	South Cotabato
Land lease expiry	Sept - 39	N/A	May - 41	Oct - 40	Oct - 40	N/A	N/A
Installed capacity	22.3 MW <sub>pDC</sub>	8.8 MW <sub>pDC</sub>	60.0 MW <sub>pDC</sub>	25.0 MW <sub>pDC</sub>	7.5 MW <sub>pDC</sub>	15.0 MW <sub>pDC</sub>	6.2 MW <sub>pDC</sub>
Expiration of the tenancy	04 - Sept - 39	31 - Oct - 46	31 - May - 41	31 - Oct - 40	31 - Oct - 40	31 - Dec - 46 <sup>3</sup>	31 - Dec - 46 <sup>3</sup>
Type of Income to Company	Property Lease Income	Land Lease Income	Land Lease Income	Land Lease Income	Land Lease Income	Land Lease Income	Land Lease Income
Appraisal Value (₱)	3,101,864,000	687,161,000	3,776,850,000	2,884,597,000	470,258,000	2,484,100,000	1,067,500,000



Acquired in March 2022



# Acquisition completed, superior WALE

2,000,000 sqm  
in land area

Property	Area (in sqm)	
	Pre-IPO	Post-IPO
Clark	250,318	250,318
Armenia	138,164	138,164
Toledo	730,000	730,000
Silay	431,408	431,408
Dalayap	103,371	103,371
Bulacan		253,880
South Cotabato		79,997
<b>TOTAL</b>	<b>1,653,261</b>	<b>1,987,138</b>

20%  
increase in  
land area

100%  
Occupancy at  
all times

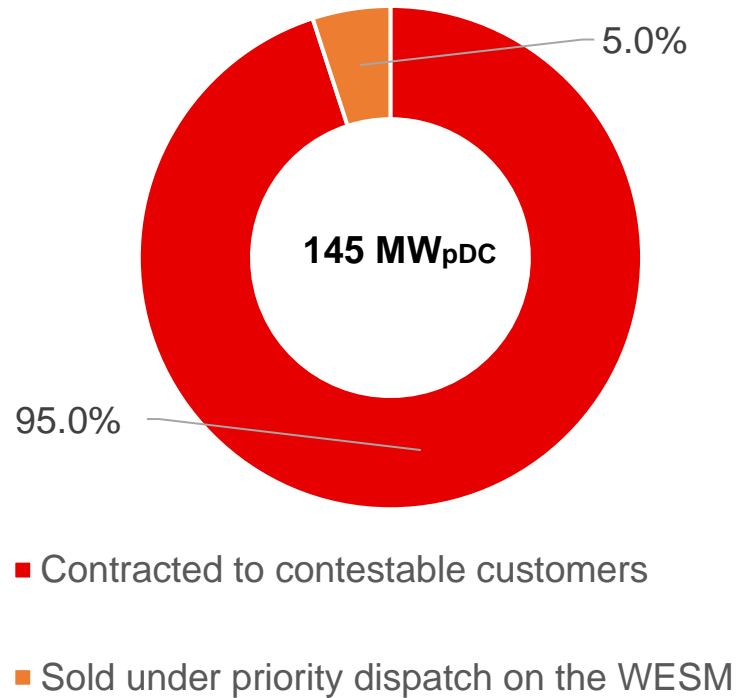
CREIT Property	Tenants Lease term (in years)
Clark	25.0
Armenia	25.0
Toledo	19.4
Silay	18.8
Dalayap	19.0
<b>Sub-total</b>	
<i>Recently-acquired:</i>	
Bulacan	25.0
South Cotabato	25.0



20.82 years  
WALE



# Diversified mix of tenant's off-takers

## Total Installed Capacity for CREIT's Tenants (%)



% of total contracted capacity	Tenants' Customers
<p><b>27%</b> (Feed-In-Tariff Program)</p>	
<p><b>73%</b> (Bilateral Contracts)</p>	

# 2022 Tenant's Customers Contract Renewals completed in 2Q

## Off-take Contract Renewal of Tenants' Customers



**All of the 16% of contracts for renewal in 2022  
have been 100% renewed**

# Financial Position





# Financial Position

In PhP Thousands	June 2022	December 2021	Change	%
Cash and cash equivalents	312,884	49,014	263,869	538%
Other current assets	24,713	96,101	(71,388)	74%
<b>Total Current Assets</b>	<b>337,597</b>	<b>145,115</b>	<b>192,481</b>	<b>133%</b>
Property, plant and equipment	1,301,619	1,331,185	(29,566)	(2.2%)
Investment properties	2,930,348	288,013	2,642,335	917%
<b>Total Non Current Assets</b>	<b>4,421,105</b>	<b>1,763,705</b>	<b>2,657,399</b>	<b>151%</b>
<b>Total Assets</b>	<b>4,758,702</b>	<b>1,908,821</b>	<b>2,849,880</b>	<b>149%</b>
Current liabilities	183,988	108,806	75,182	69%
Non Current Liabilities	295,933	171,969	123,964	72%
<b>Total Liabilities</b>	<b>479,921</b>	<b>280,775</b>	<b>199,146</b>	<b>71%</b>
<b>Equity</b>	<b>4,278,781</b>	<b>1,628,046</b>	<b>2,650,735</b>	<b>163%</b>

## Key Take-Aways:

- ❖ Total Assets +149% due to (1) acquisition of Bulacan and South Cotabato properties and; (2) leasehold rights on Silay and Toledo properties
- ❖ Total liabilities +71% due to lease liabilities on long-term lease contracts with landlords
- ❖ Equity +163% due to primary shares issuance during IPO



# Healthy balance sheet to support growth

(in Php Mn)

## TOTAL ASSETS

4,759



1H 2022

## EQUITY

4,279



1H 2022

(in Php)

## EARNINGS PER SHARE

0.10



1H 2022

## NAV PER SHARE

2.12



1H 2022

- CREIT is currently unlevered and has zero debt
- Ready to take on debt of **up to 35%** of deposited property to support future growth

# CREC (Sponsor) Project Update



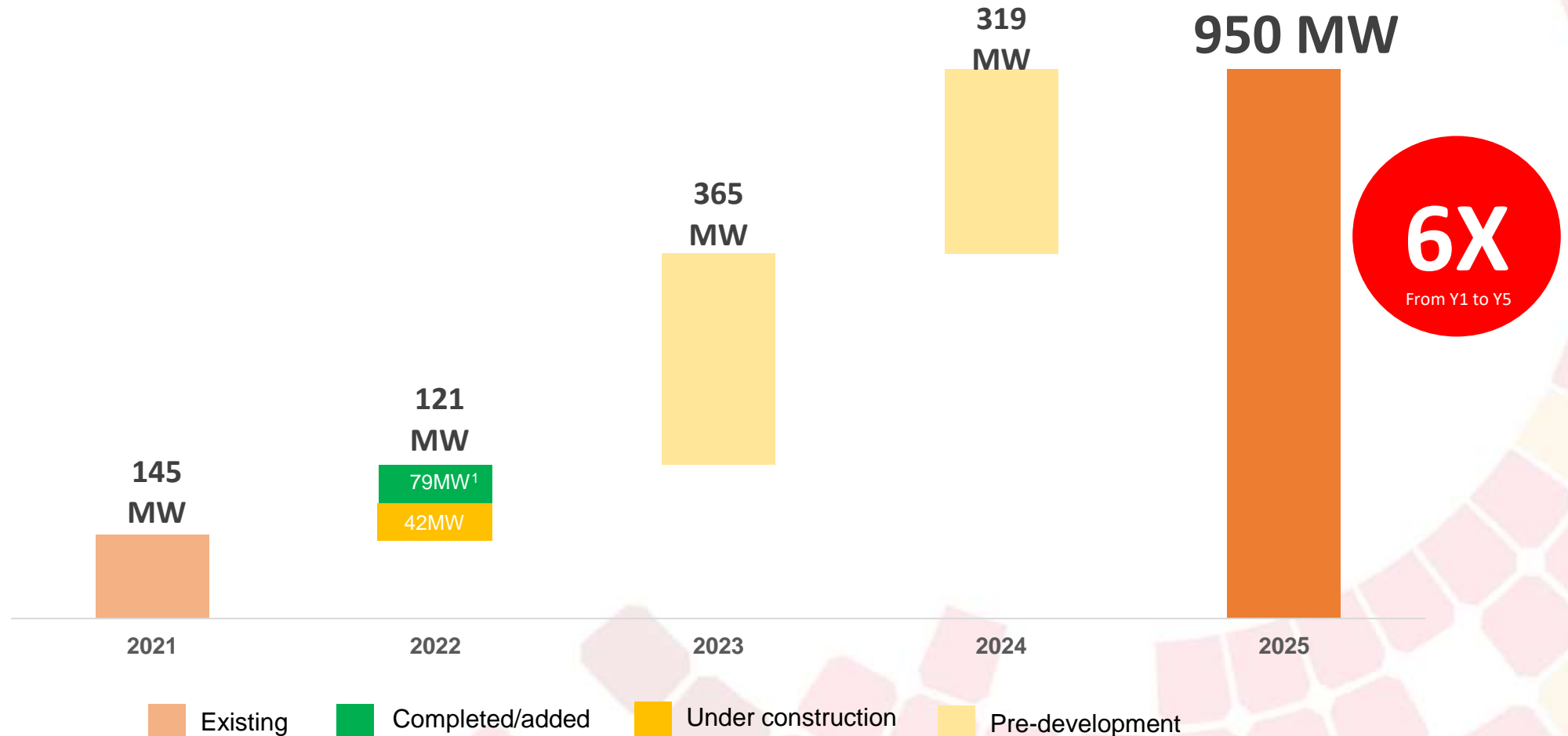


# Robust pipeline for possible REIT infusion

Project Name	Capacity (MWpDC)	Investment Type	Status	Completion Date
AFAB Solar Rooftop Phase 1	6.5	Solar Rooftop PV System	Completed + Commissioned	2021
Arayat-Mexico Solar Farm Phase 1	72.0	Land + Solar Farm	Completed + Commissioned	2022
Arayat-Mexico Solar Farm Phase 2	42.0	Land + Solar Farm	Construction	2022
Zambales Solar Farm	65.0	Land + Solar Farm	Pre-Dev't	2023
Batangas Solar Farm "A"	90.0	Land + Solar Farm	Pre-Dev't	2023
Batangas Solar Farm "B"	40.0	Land + Solar Farm	Pre-Dev't	2023
Batangas Solar Farm "C"	170.0	Land + Solar Farm	Pre-Dev't	2023
Pangasinan Solar Farm	91.0	Land + Solar Farm	Site Acquisition	2023
Laguna Solar Farm	78.0	Land + Solar Farm	Site Acquisition	2023
Bulacan Solar Farm	130.0	Land + Solar Farm	Site Acquisition	2023
Isabela Run-of-River Hydro	20.0	Run-of-River Hydro	Construction	2023
<b>TOTAL</b>	<b>804.5</b>			



# Capacity Growth from Asset Infusion



Note (1): May be considered by the Company and the Fund Manager for acquisition once the Company's investment criteria are met.

# Projects Accomplishments – AFAB



AFAB Rooftop (**100% energized and operational**), with a total installed capacity of **6.5MWdc** on top of 14 industrial buildings owned by various locators inside the Freeport Area of Bataan.



# Projects Accomplishments – Arayat Ph1

Arayat-Mexico Phase 1 Project (**100% energized and operational**) with a total installed capacity of **72MWdc**.





# Projects Accomplishments – Arayat Ph2



Arayat-Mexico Phase 2 Project, with **42MWdc**  
and POC of **15.22%** as of July 20, 2022





# Projects Accomplishments - AgroSolar



The Agro-Solar initiative pioneered by Citicore is now on its new crop rotation and about to commence planting of other high value crops such as French beans, arugula and peanuts after the success of the turmeric crops previously harvested.

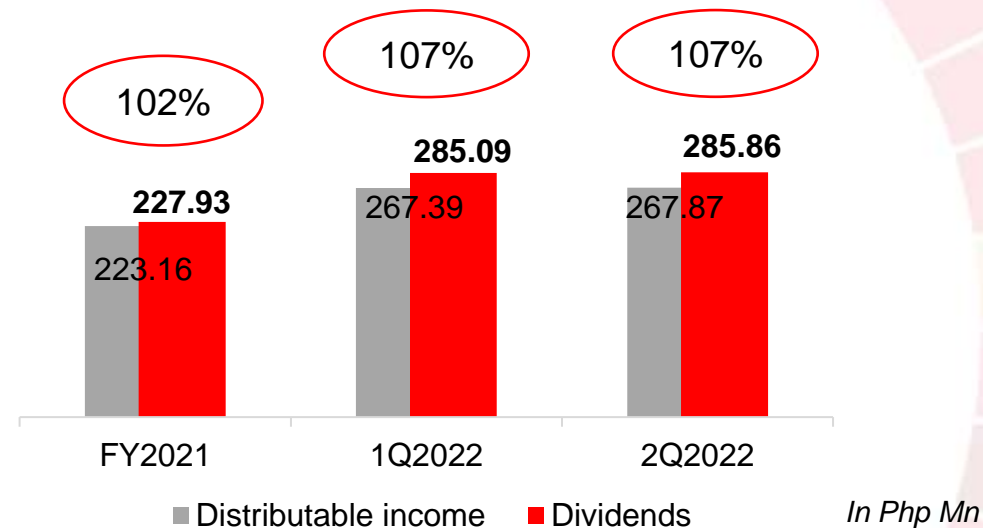


# CREIT Dividend Update



# 2Q 2022 Dividends

In PhP Millions	FY2021 Actual	1Q2022 Actual	2Q 2022 Actual
Net income	225.88	300.33	300.81
Straight-line rent adjustment	(2.72)	(32.94)	(32.94)
Distributable income	223.16	267.39	267.87
Depreciation	61.75	17.70	17.99
Funds from operations (FFO)	284.91	285.09	285.86
CapEx on existing investment properties	-	-	-
<b>Adjusted funds from operations (AFFO)</b>	<b>284.91</b>	<b>285.09</b>	<b>285.86</b>
AFFO Payout ratio	80%	100%	100%
<b>Dividends</b>	<b>227.93</b>	<b>285.09</b>	<b>285.86</b>
<b>Total dividends as percentage of distributable income</b>	<b>102%</b>	<b>107%</b>	<b>107%</b>
<b>Dividends per share</b>	<b>0.035</b>	<b>0.044</b>	<b>0.044</b>



Dividend Declaration	2021 Year-end	1Q 2022	2Q 2022
Payment Date	04 Apr 2022	24 Jun 2022	14 Sep 2022
Cash Dividends per share	Php 0.035	Php 0.044	Php 0.044
Annualized Dividend Yield based on <sup>(1)</sup> IPO Price and <sup>(2)</sup> Share Price at Declaration Date	5.46% <sup>1</sup>	<b>7.08%<sup>2</sup></b>	<b>7.33%<sup>2</sup></b>








**Timely release of Dividends, above 90% minimum requirement of distributable income**

# Q & A





# Key Takeaways

-  **Strong 1H 2022 Performance**
-  **Efficient Tenant Operations and Expanding Customer Base**
-  **Sound Financial Position**
-  **Sponsor's Expansion Pipeline on Track**
-  **Attractive Dividend Yields**



# THANK YOU!

For questions, please contact:

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