



Empower Your Investments

Company Presentation

1Q 2025 Operating and Financial Results

May 14, 2025

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Q1 2025 Highlights and Key Themes



Stable revenues anchored on strong green asset portfolio

*Revenue at Php 472 Mn, EBITDA at Php 462 Mn,
Net Income at Php 358 Mn*



Strong financial position supports future acquisitions

*PhilRatings PRS Aa+ rating,
Available borrowing headroom of Php 9 Bn*



Consistent dividend payout at 106% of distributable income

*PSE DiVY and Property Index Constituent
1Q2025 cash dividends of 0.049/share*



Sponsor projects wrapping up construction

*Update on pipeline projects on CREIT land: Batangas,
Pangasinan and Pampanga*

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1Q 2025 Financial Highlights



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1Q 2025 Financial Highlights

In Php Mn

REVENUE

Php 472 Mn

EBITDA

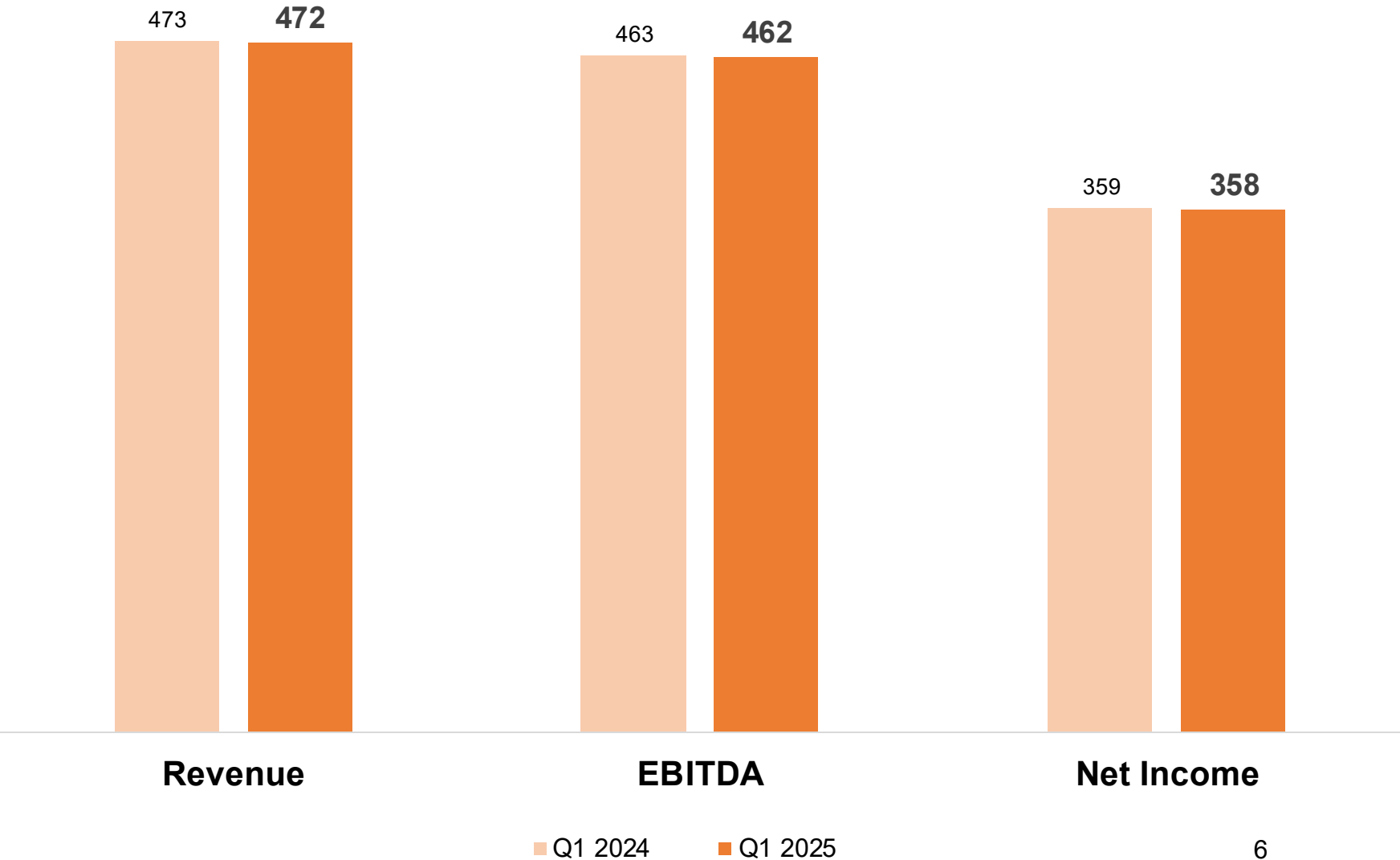
Php 462 Mn

EBITDA MARGIN: 98%

NET PROFIT

Php 358 Mn

NET PROFIT MARGIN: 76%



Profitability sustained due to strong green asset portfolio

Adjustments on the operating plants' lease agreements – this decrease is a non-cash item



Gross Profit Margin: 94%














Decrease is due to reduction in receivables



Slight decline due to PFRS adjustments



Amounts in Mn Php	Q1 2025	Q1 2024	% Change
Guaranteed Base Lease	419	411	1.83% 
PFRS 16	53	61	(13.06%) 
Revenue	472	473	(0.10%) 
Cost of Services	(26)	(26)	(0.43%) 
Gross Profit	446	446	(0.13%) 
Operating Expenses	(3)	(2)	34.56% 
Income from Operations	443	444	(0.31%) 
Finance Costs	(86)	(86)	(0.27%) 
Others – net	1	1	(20.97%) 
Income Before Tax	358	359	(0.37%) 
Net Income After Tax	358	359	(0.37%) 

 > or < 1%

Geographical Footprint and Revenue Contribution



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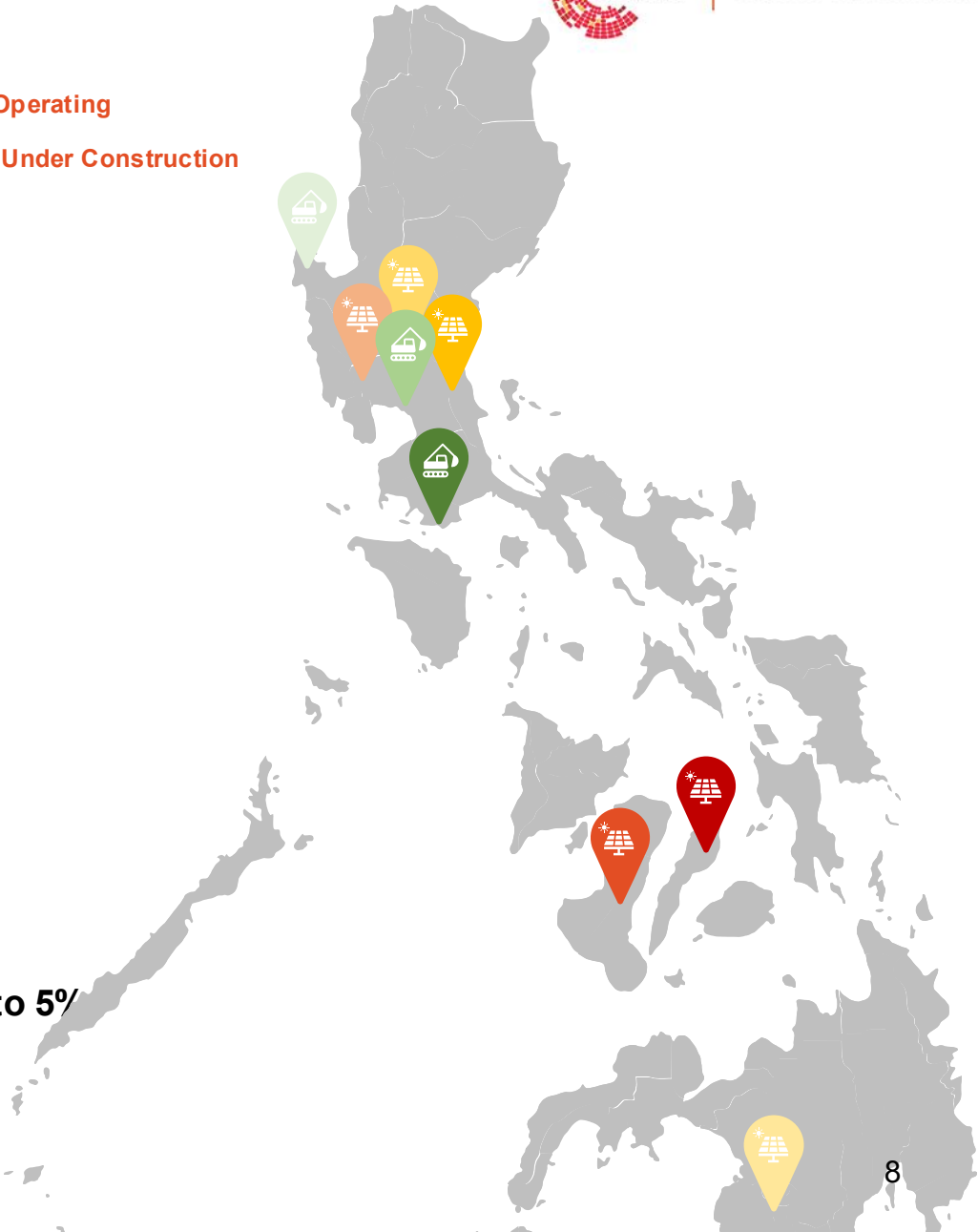
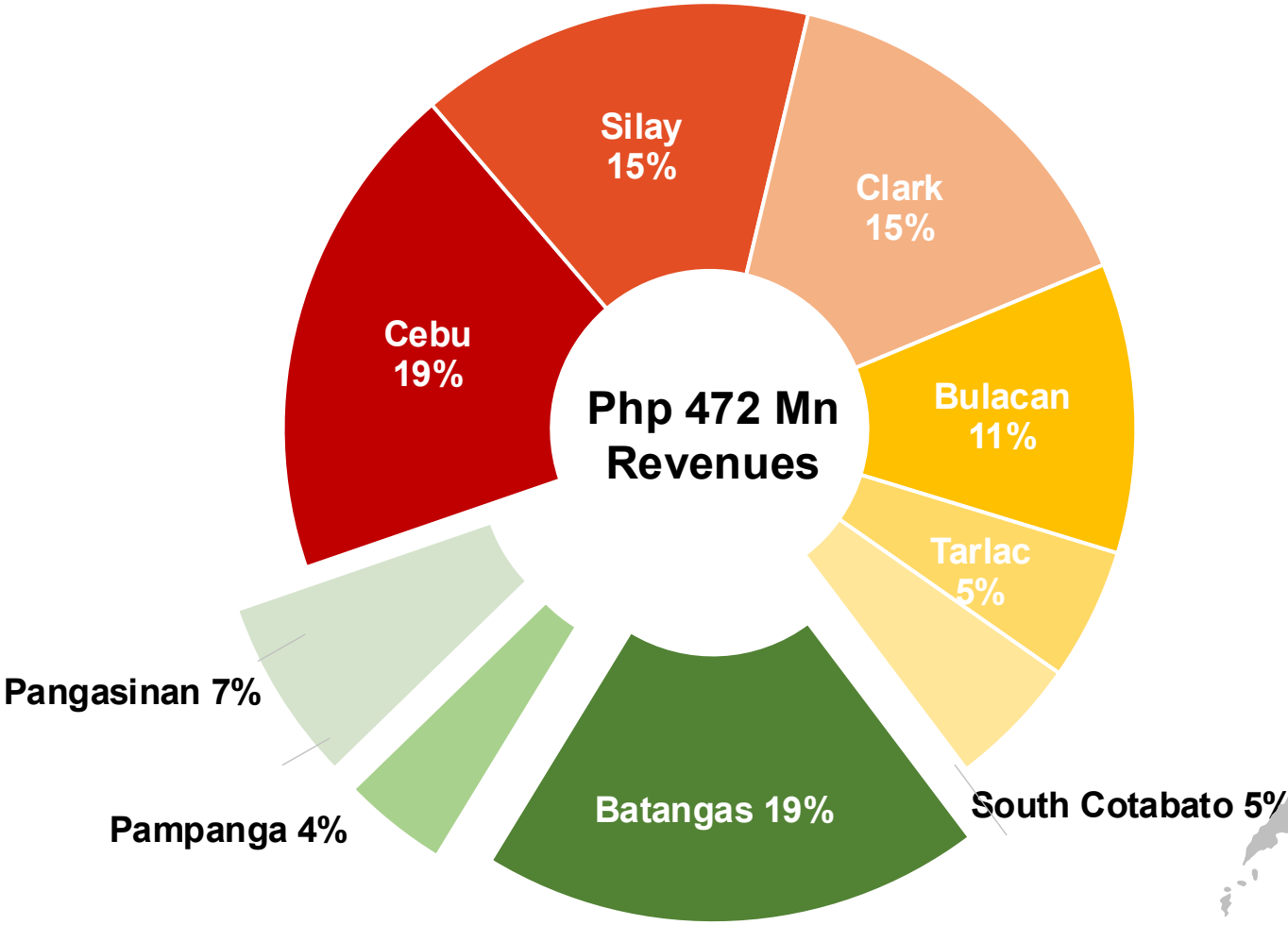
Accretive acquisitions contributed 30% of total revenues



Operating



Under Construction



Sustained strong financial position supports future acquisitions

Amounts in Mn Php	31 March 2025	31 December 2024	Change	
Cash and cash equivalents	718	598	20%	▲
Other Current Assets	139	308	(55%)	▼
Total Current Assets	857	906	(5%)	▼
Trade and Other Receivables – Non-Current	568	519	9%	▲
Property, Plant & Equipment	1,139	1,154	(1%)	▼
Investment Properties	7,287	7,239	1%	▲
Right-of-use Assets	31	31	(2%)	▼
Other Non-Current Assets	41	41	-	▬
Total Non-Current Assets	9,067	8,985	1%	▲
Total Assets	9,924	9,891	-	▬
Current Liabilities	466	432	8%	▲
Non-Current Liabilities	4,878	4,876	-	▬
Total Liabilities	5,344	5,308	1%	▲
Equity	4,580	4,583	-	▬
Total Liabilities & Equity	9,924	9,891	-	▬

Strong financial position supports future infusions

DEBT HEADROOM (Php Bn)

Total deposited property	20.5
Leverage ratio (PRS Aa+)	70%
Leverage limit	14.4
Total borrowings and deferred payments	5.3



**Allowable additional
borrowings** 9.0

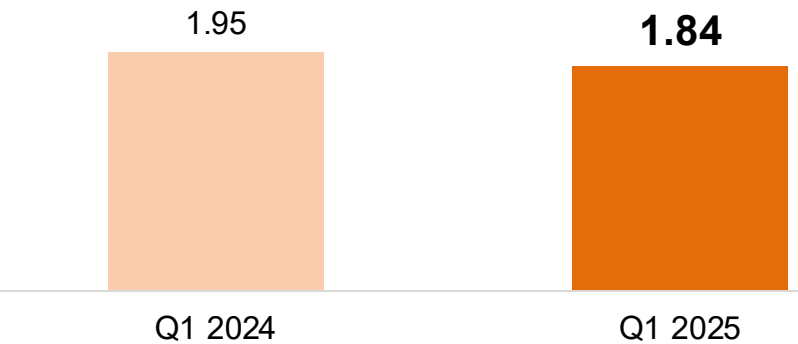
CREIT Stock Price:

Last Trading day of 2024:
Dec 27, 2024 – 3.05/share

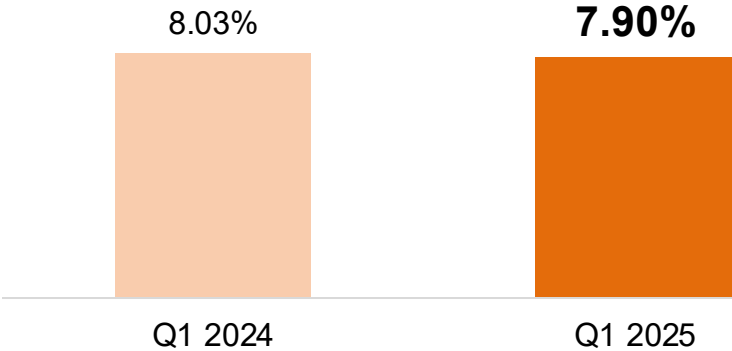
Last Trading day of Q1 2024:
March 31, 2024 – Php 2.79/share

Last Trading day of Q1 2025:
March 31, 2025 – Php 3.16/share

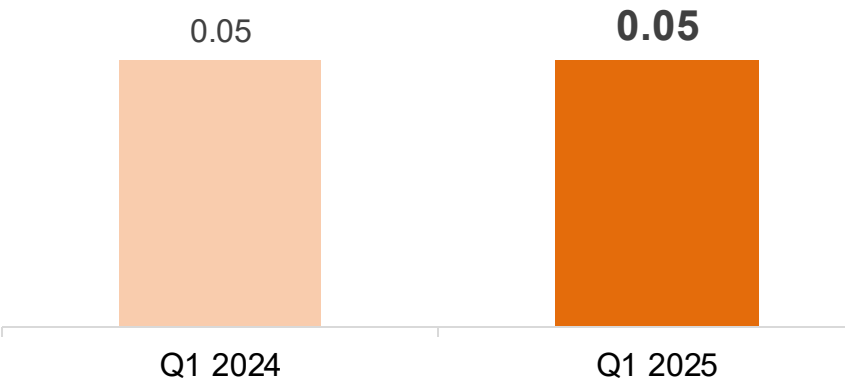
Current Ratio



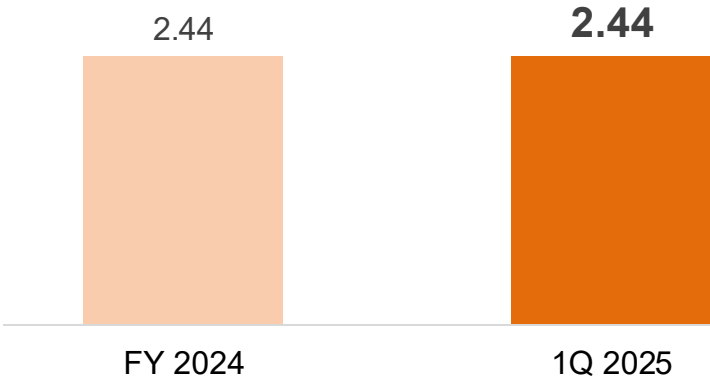
Return on Equity



Earnings Per Share (Php per share)



Net Asset Value per Share (Php per share)



Green Asset Portfolio



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CREIT's Green Asset Portfolio Overview



NUMBER OF ASSETS

14 Assets



GROSS LEASABLE AREA

7.1 Mn sqm



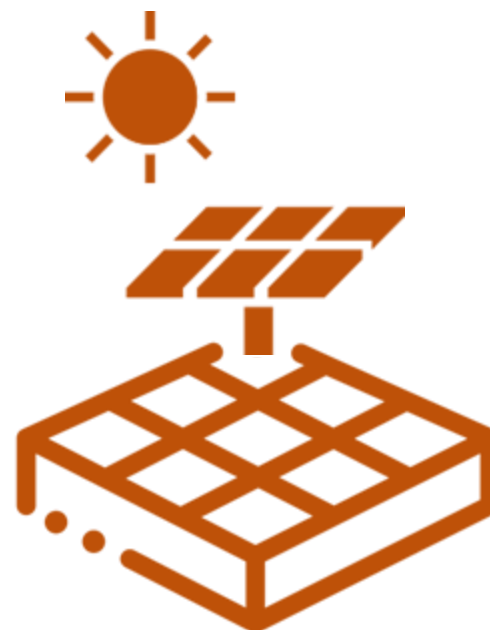
OCCUPANCY RATE

100%



WEIGHTED AVE. LEASE EXPIRY

20.19 years



TENANTS' INSTALLED CAPACITY

145 MW_{DC}



EST. ANNUAL NET GENERATION
OF OPERATING TENANTS

184 GWh



EST. ANNUAL CARBON REDUCTION
OF OPERATING TENANTS

~130k MT

*Emission Factor based on US EPA Avoided Emissions and Generation Tool (AVERT)

Largest renewable energy landlord in the Philippines with 7.1 Mn square meters in gross leasable area



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IPO ASSETS



DALAYAP – 103k sqm



CLARK – 250k sqm



ARMENIA – 138k sqm



NEGROS OCCIDENTAL – 431k sqm



CEBU – 730k sqm

1st ACQUISITION - 2022



BULACAN – 254k sqm



SOUTH COTABATO – 80k sqm

2nd ACQUISITION - 2023



BATANGAS 1 – 1M sqm



BATANGAS 2 – 840k sqm



BATANGAS 3 – 740k sqm



BATANGAS 4 – 930k sqm



PAMPANGA 1 – 420k sqm

3rd ACQUISITION - 2023



PANGASINAN – 1M sqm



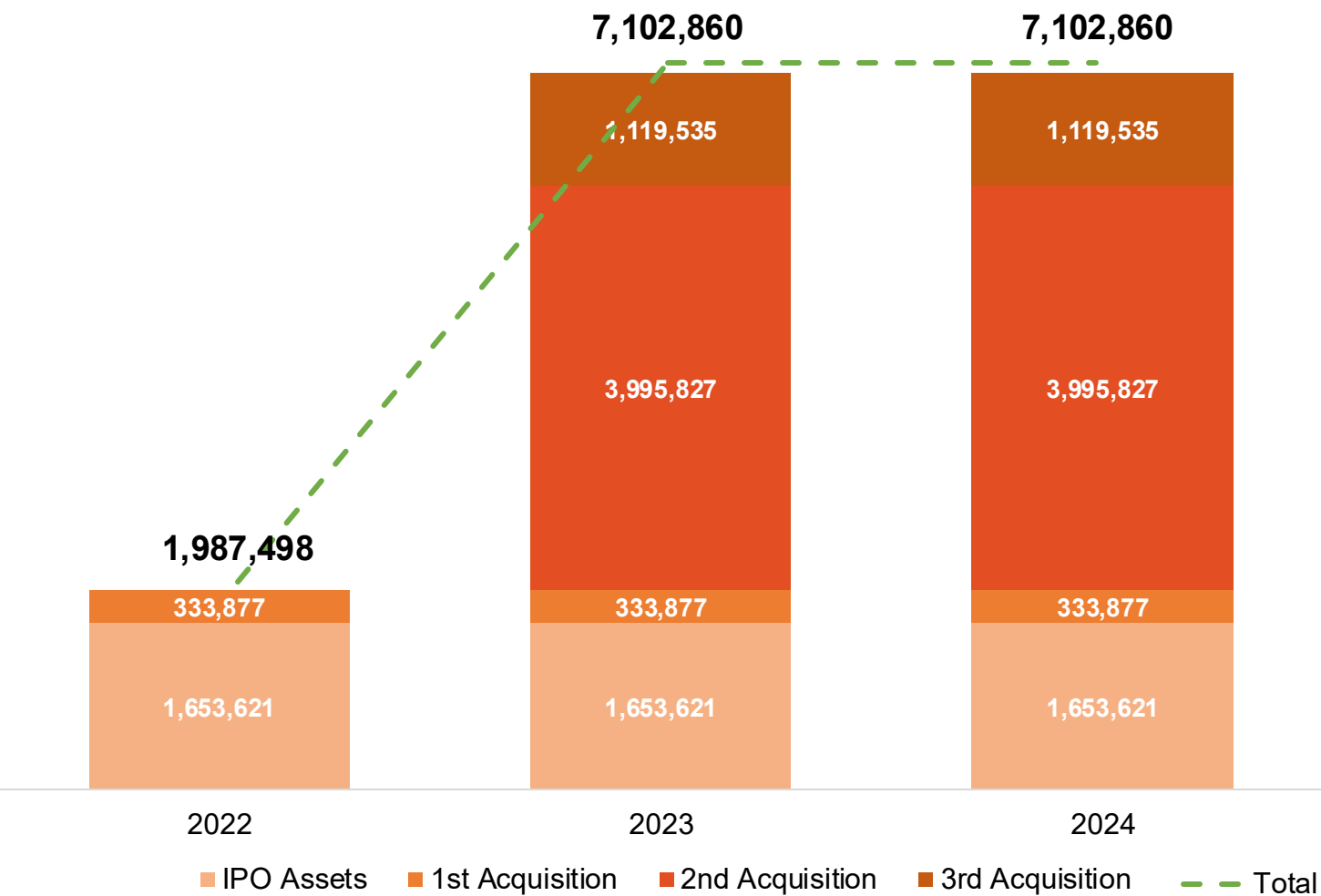
PAMPANGA 2 – 70k sqm

Leased

Acquired

Asset Infusions over the years

In Mn square meters of gross leasable area



Assets		GLA (in sqm)
3rd Acquisition	Pangasinan	1,049,102
	Pampanga 2	70,433
2nd Acquisition	Batangas 1	1,062,083
	Batangas 2	839,535
	Batangas 3	741,016
	Batangas 4	933,979
	Pampanga 1	419,214
1st Acquisition	South Cotabato	79,997
	Bulacan	253,880
IPO Assets	Cebu	730,000
	Negros Occidental	431,408
	Armenia	138,164
	Dalayap	103,731
	Clark	250,318
TOTAL		7,102,860

100% Occupancy and Longest WALE among REITs



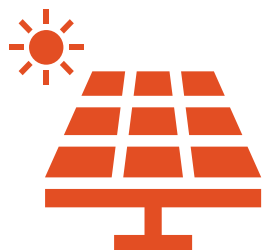
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Portfolio Occupancy



Land and/or solar assets used/to-be used for solar operations

Assets



Solar Developers and Operators

Tenants

1:1 Asset to Tenant Ratio

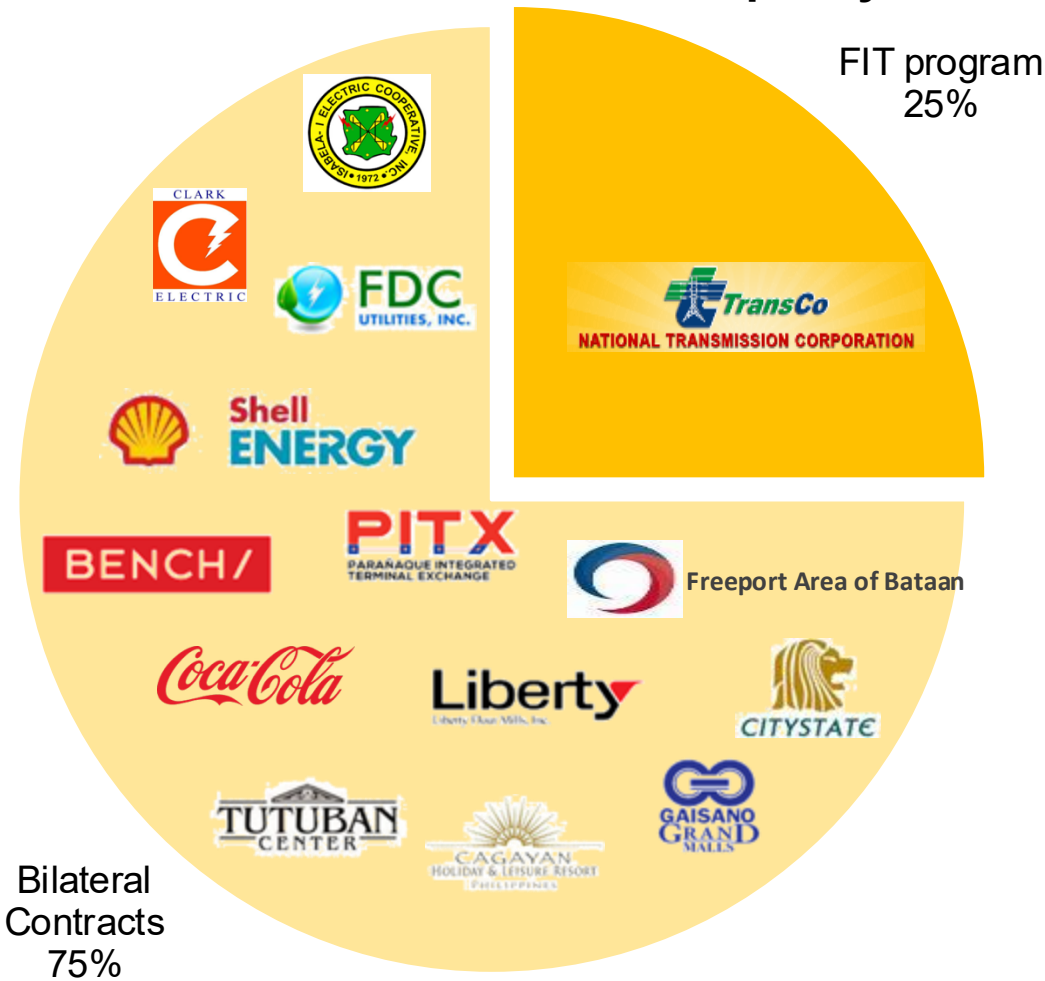
100% Occupancy from Day 1 of Long-term lease

CREIT Asset	Tenants Lease term (in years)	Area (in sqm)
Clark	15.3	250,318
Armenia	22.4	138,164
Cebu	16.9	730,000
Negros Occidental	16.3	431,408
Dalayap	16.3	103,731
Bulacan	22.5	253,880
South Cotabato	22.5	79,997
Batangas 1	23.5	1,062,083
Batangas 2	23.5	839,535
Batangas 3	23.6	741,016
Batangas 4	23.6	933,979
Pampanga 1	23.6	419,214
Pampanga 2	19.1	70,433
Pangasinan	24.0	1,049,102
Total		7,102,860

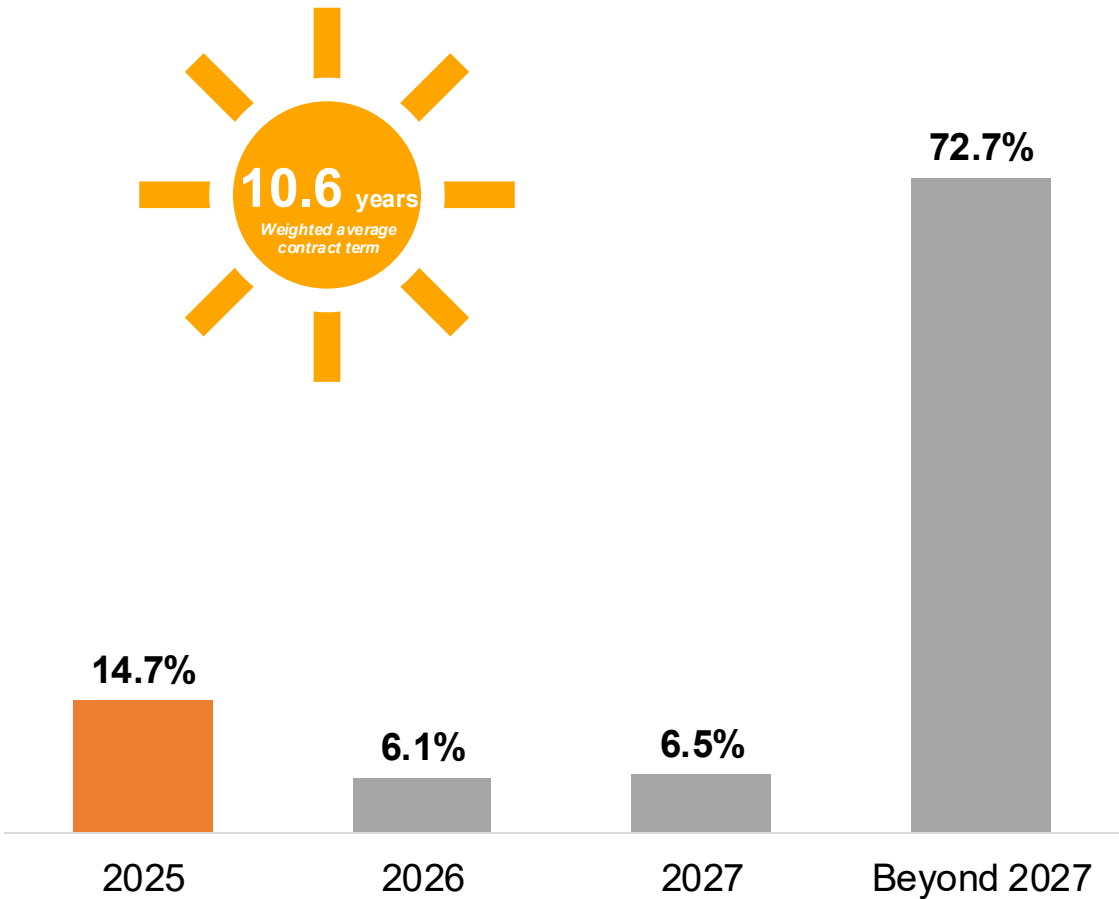
20.19
years
WALE

Diversified mix of tenant's off-takers

% of Total Contracted Capacity



Off-take Contract Renewal of Tenants' Customers



CREC Project Updates



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Sponsor's Project Updates



Batangas 1 Property*

Leasable Area:
1,062,083 square meters

Location:
Brgy. Lumbangan



Batangas 2 Property*

Leasable Area:
839,535 square meters

Location:
Brgy. Luntal

* With secured offtake even before project completion

Sponsor's Project Updates



Batangas 3 Property*

Batangas 3 Leasable Area:
741,016 square meters

Location:
Brgy. Bolbok




Batangas 4 Property*

Batangas 4 Leasable Area:
933,979 square meters

Location:
Brgy. Bolbok



 * With secured offtake even before project completion
Project was awarded during the Green Energy Auction Program 2 and received a certificate of national significance from the Department of Energy

Sponsor's Project Updates



Pampanga 1 Property*

Leasable Area:
839,535 square meters

Location:
Brgy. Arayat




Pangasinan 1 Property*

Leasable Area:
1,049,102 square meters

Location:
Brgy. Sta Catalina



 * With secured offtake even before project completion
Project was awarded during the Green Energy Auction Program 2 and received a certificate of national significance from the Department of Energy

CREIT Dividend Updates



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Largest quarterly dividend since IPO



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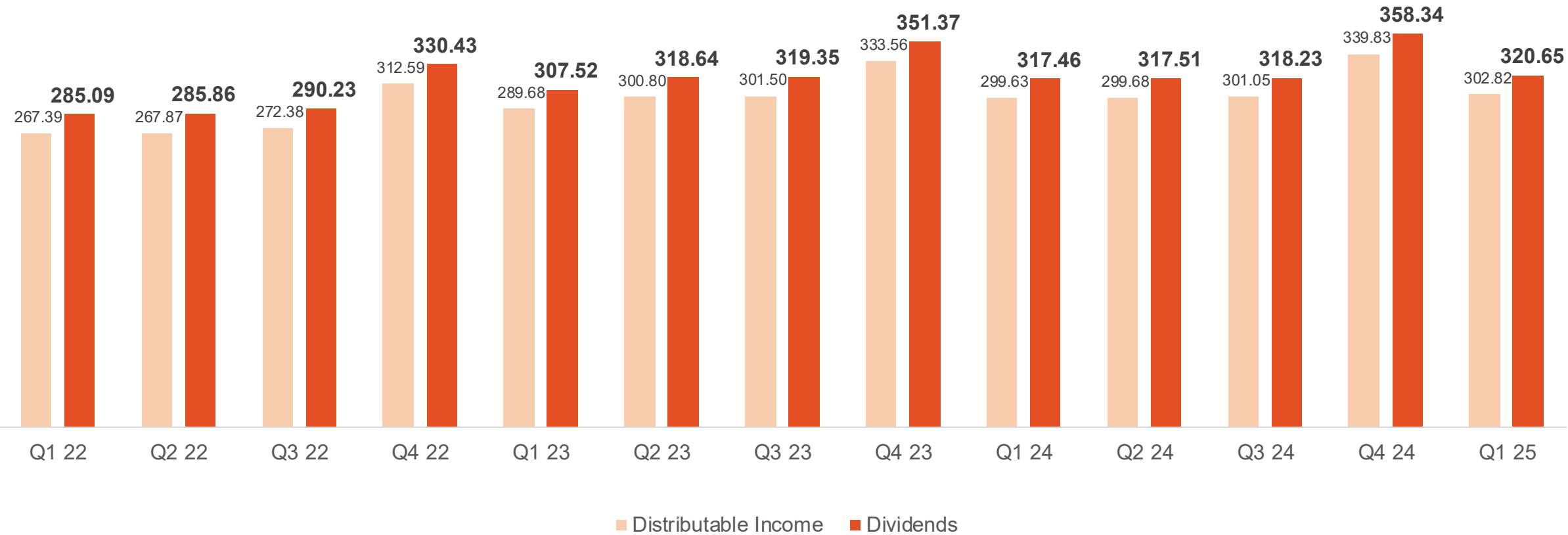
<i>In PhP Millions, except ratios and DPS</i>	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25
Net income	304.96	316.08	396.09	380.97	359.28	334.14	344.94	391.02	357.96
Straight-line rent adjustment	(15.28)	(15.28)	(94.58)	(47.42)	(59.65)	(34.36)	(43.89)	(51.18)	(55.14)
Distributable income	289.68	300.80	301.50	333.56	299.63	299.68	301.05	339.83	302.82
Depreciation	17.84	17.84	17.84	17.81	17.83	17.83	17.18	18.50	17.83
Adjusted funds from operations (AFFO)	307.52	318.64	319.35	351.37	317.46	317.51	318.23	358.34	320.65
AFFO Payout ratio	100%	100%	100%	100%	100%	100%	100%	100%	100%
Dividends	307.52	318.64	319.35	351.37	317.46	317.51	318.23	358.34	320.65
Total dividends as percentage of distributable income	106%	106%	106%	106%	106%	106%	106%	106%	106%
Dividends per share	0.047	0.049	0.049	0.054	0.049	0.049	0.049	0.055	0.049



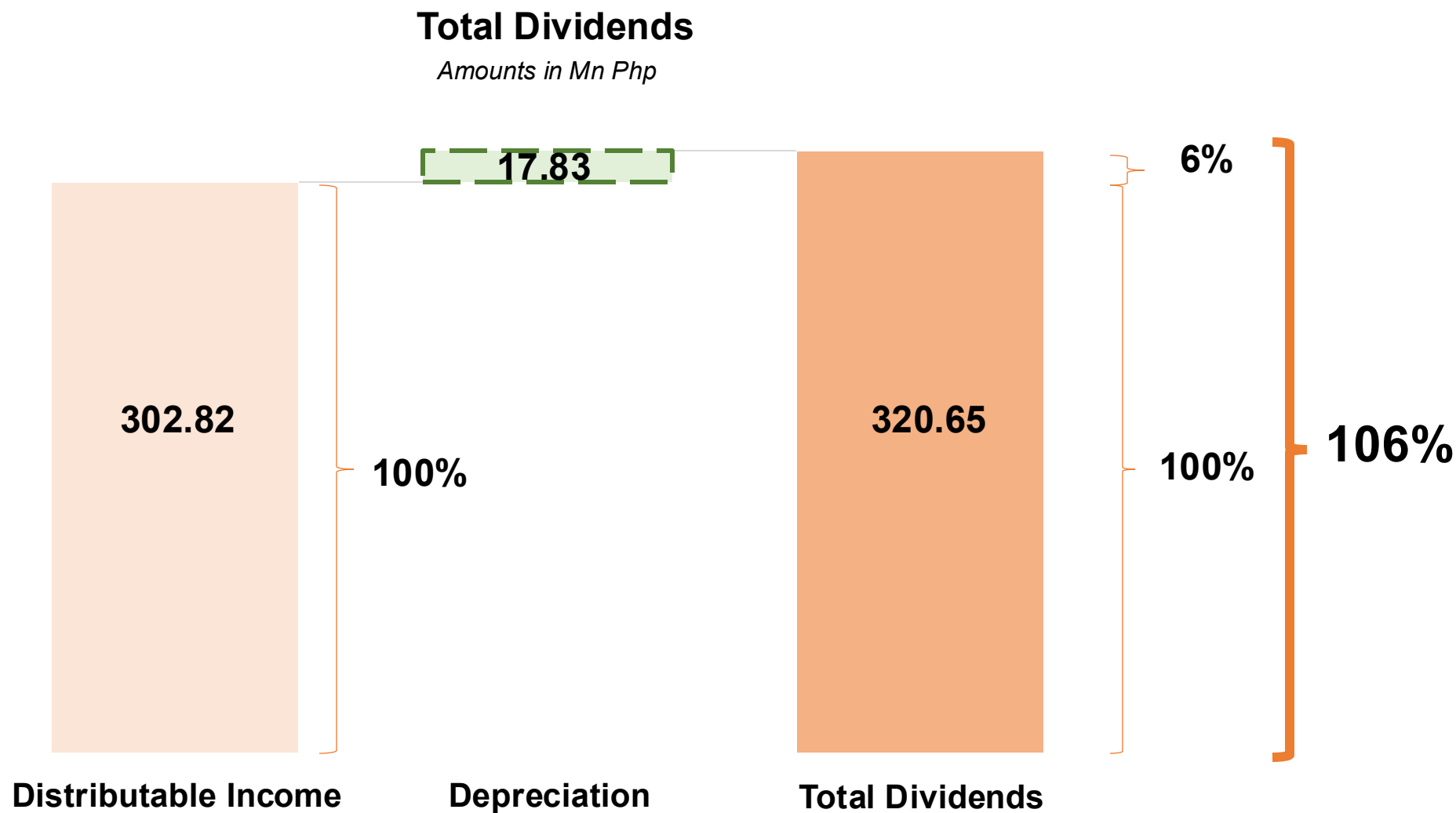
Above minimum requirement of 90% of distributable income

Distributable Income and Dividend Quarter-on-Quarter Growth

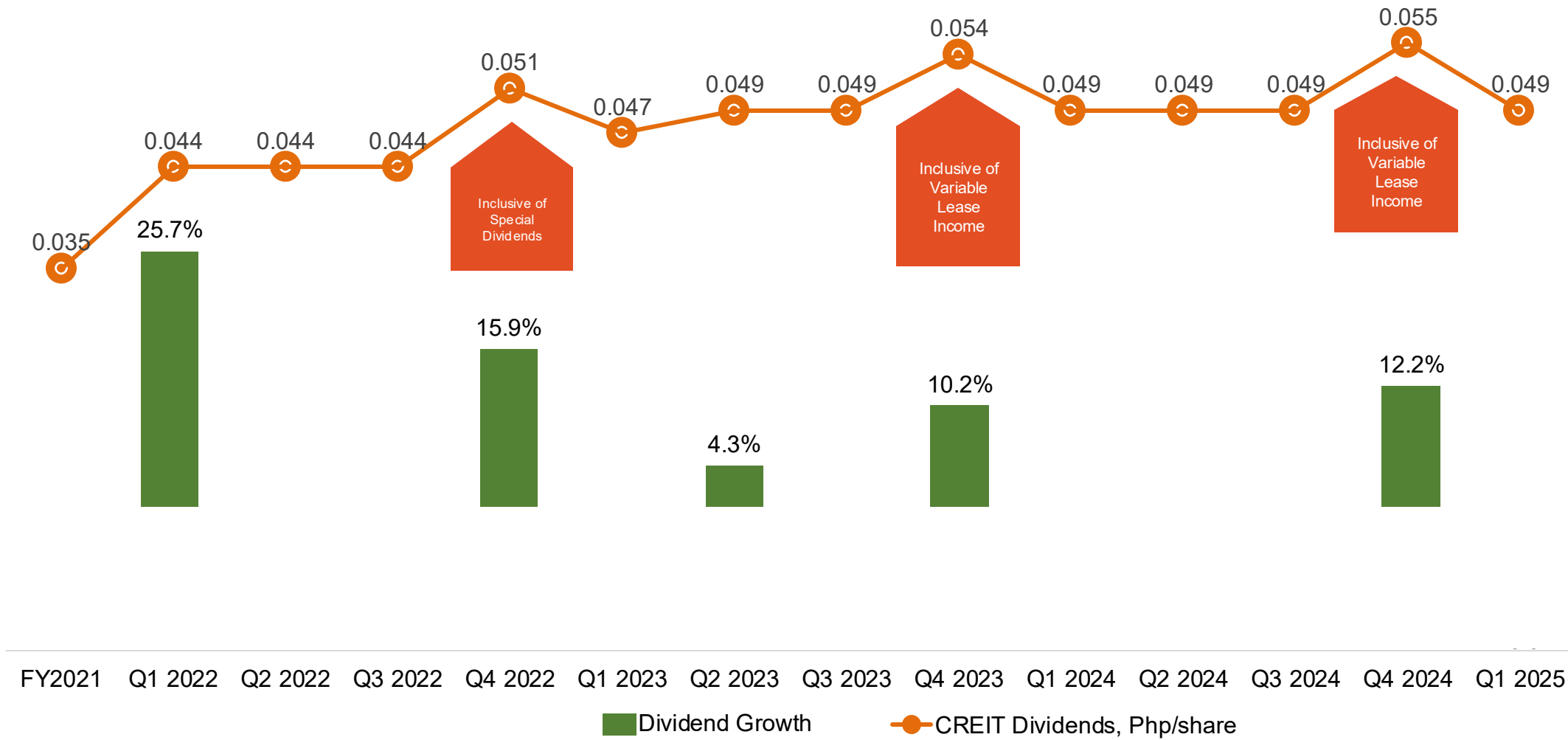
in Php millions



How we arrive at 106% of distributable income



Increasing shareholder value with steady dividends and dividend growth



Key Takeaways



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Key Takeaways



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Pangasinan and Pampanga*

Q & A



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Thank you!

For questions, please contact:

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