



Empower Your Investments

Company Presentation

1Q 2026 Financial and Operating Results

May 15, 2026

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1Q 2026 Highlights and Key Themes



**Stable revenues anchored on
CREIT's strong green asset portfolio**

*Revenue at Php 458 Mn, EBITDA at Php 446 Mn,
Net Income at Php 342 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
Q1 cash dividend of 0.049/share*



**Sponsor's land and solar assets
for CREIT's Acquisition**

*Power Plants for Acquisition
Project Updates on Batangas and Pangasinan*

Contents

- 01** Financial Highlights

- 02** Our Green Asset Portfolio

- 03** CREC Project Pipeline Updates

- 04** Potential Acquisition

- 05** CREIT Dividend Updates

- 06** Highlights and Key Takeaways

- 07** Q & A



1Q 2026 Financial Highlights



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1Q 2026 Financial Highlights

In Php Mn



REVENUE

Php 458 Mn

GROSS PROFIT MARGIN: **94%**

EBITDA

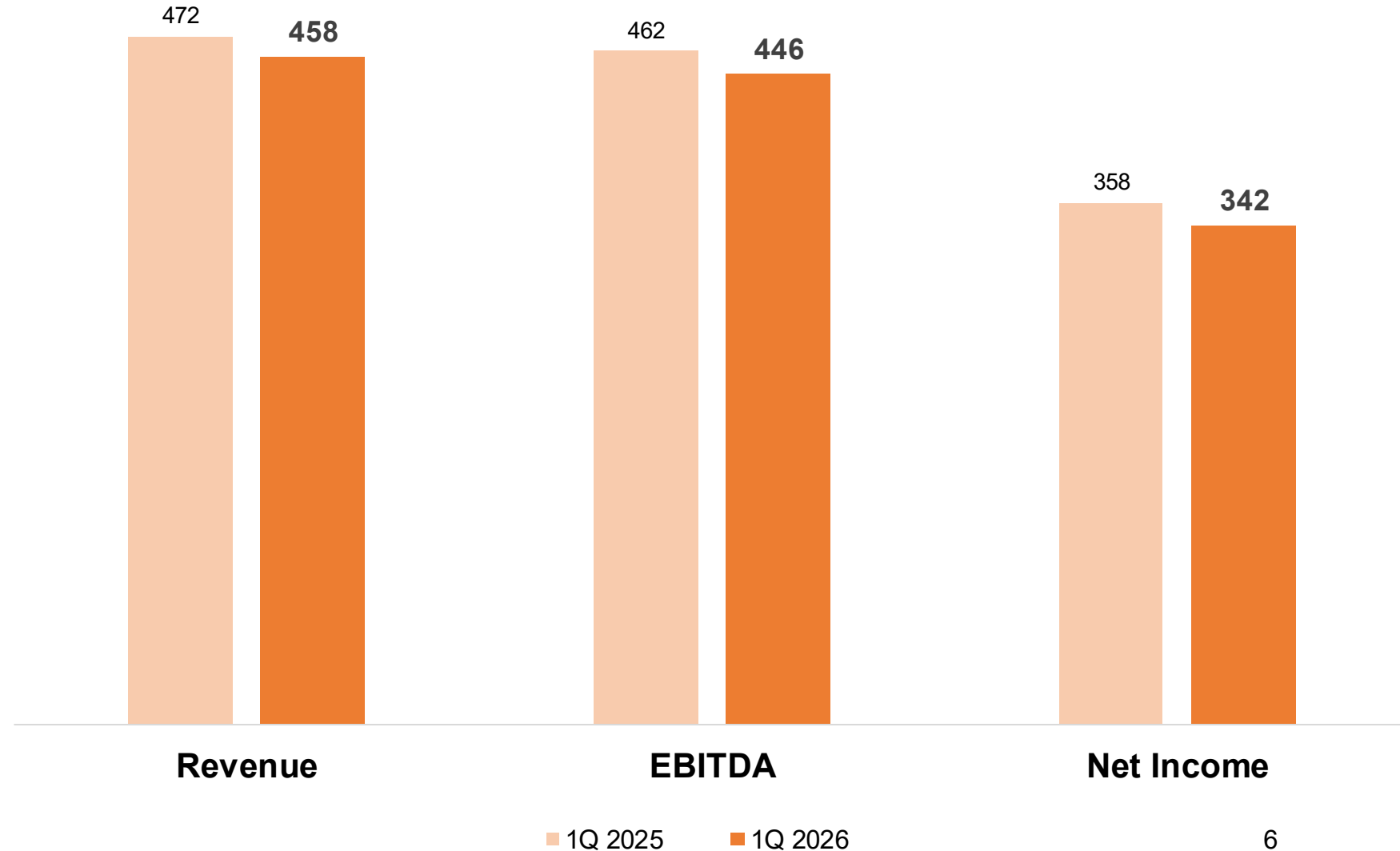
Php 446 Mn

EBITDA MARGIN: **97%**

NET PROFIT

Php 342 Mn

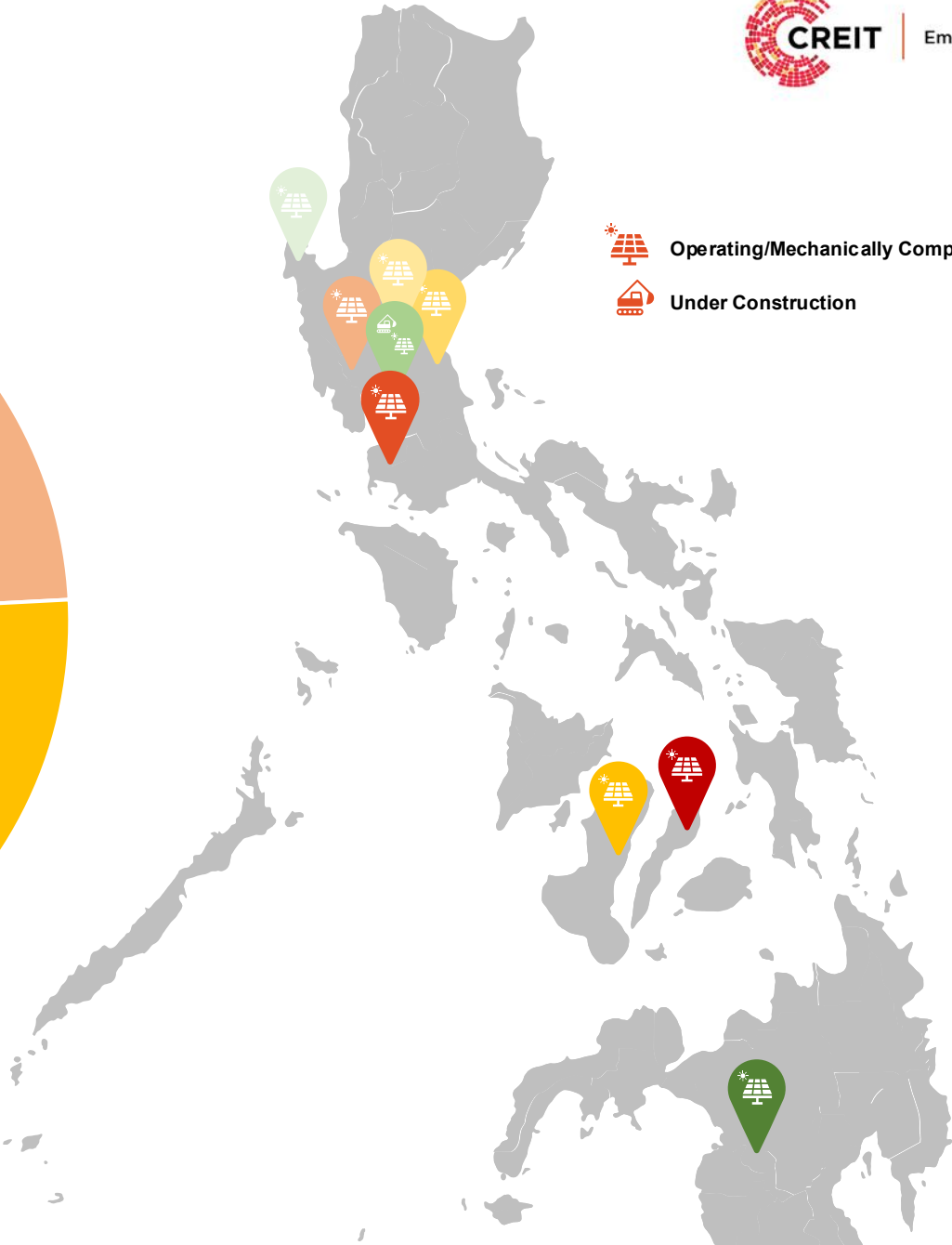
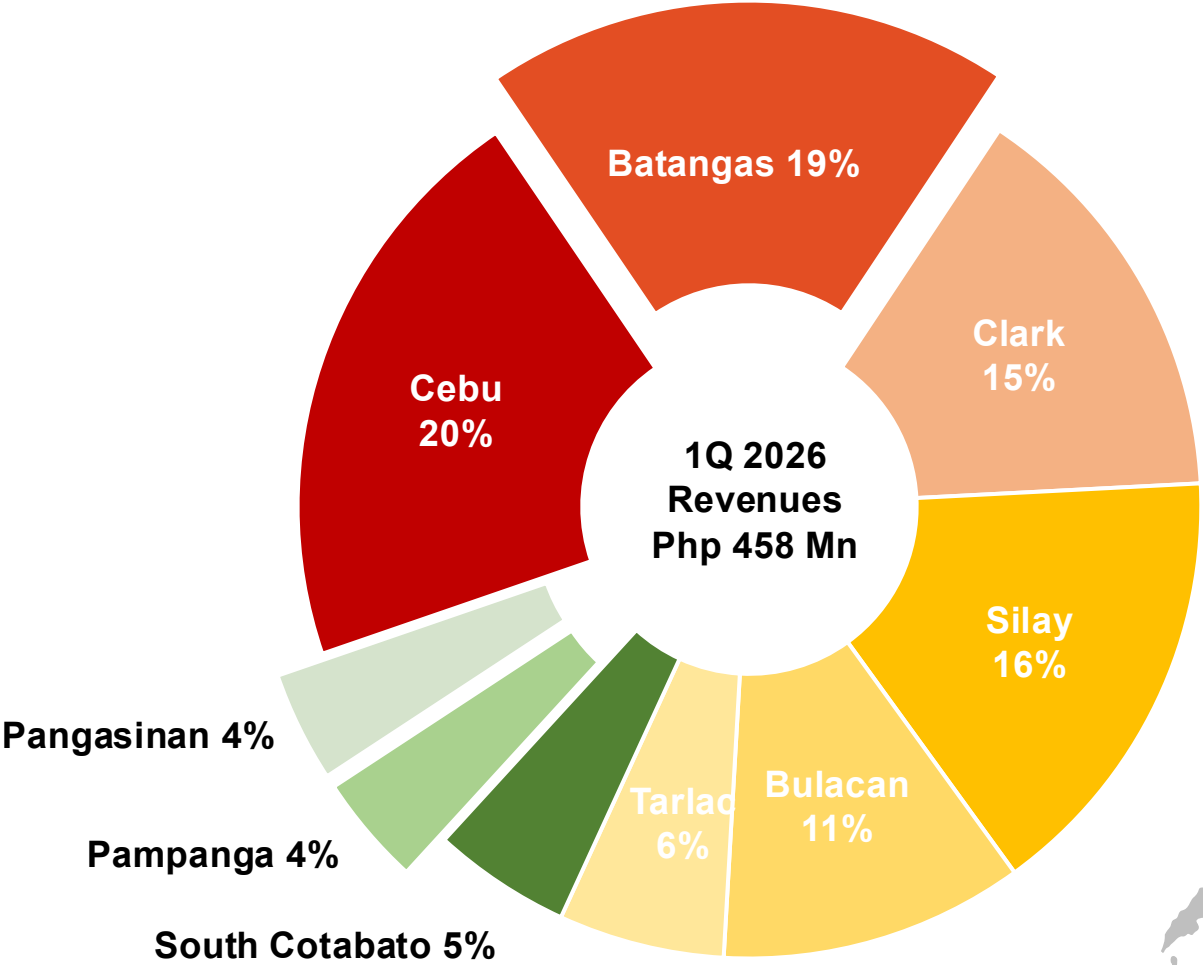
NET PROFIT MARGIN: **75%**



Geographical Footprint and Revenue Contribution



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Profitability remains steady due to strong green asset portfolio

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



Gross Profit Margin: 94%



Slight decline due to PFRS adjustments



Amounts in Mn Php	31 March 2026	31 March 2025	% Change	
Rental Income	458	472	(3%)	▼
Cost of Services	(26)	(26)	-	▬
Gross Profit	432	446	(3%)	▼
Operating Expenses	(4)	(3)	19%	▲
Income from Operations	428	443	(3%)	▼
Finance Costs	(86)	(86)	(1%)	▬
Others – net	0	1	(40%)	▼
Income Before Tax	342	358	(4%)	▼
Net Income After Tax	342	358	(4%)	▼

▬ < or = 1%

Sustained strong financial position supports future acquisitions



Amounts in Mn Php	31 March 2026	31 December 2025	% Change
Cash and cash equivalents	694	677	3% ▲
Other Current Assets	180	218	(18%) ▼
Total Current Assets	874	895	(2%) ▼
Trade and Other Receivables – Non-Current	677	643	5% ▲
Property, Plant & Equipment	1,080	1,095	(1%) ▼
Investment Properties	7,290	7,292	- ▬
Right-of-use Assets	28	29	(2%) ▼
Other Non-Current Assets	42	42	- ▲
Total Non-Current Assets	9,117	9,101	- ▬
Total Assets	9,991	9,996	- ▬
Current Liabilities	457	430	6% ▲
Non-Current Liabilities	4,870	4,878	- ▬
Total Liabilities	5,327	5,308	- ▬
Equity	4,664	4,688	- ▬
Total Liabilities & Equity	9,991	9,996	▲

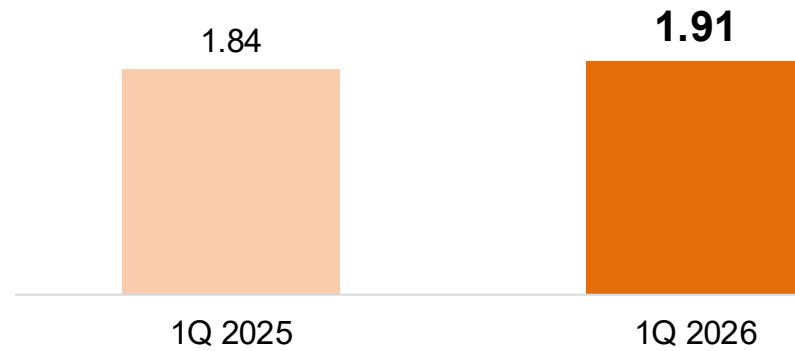
▬ < or = 1%

Strong financial position supports future infusions

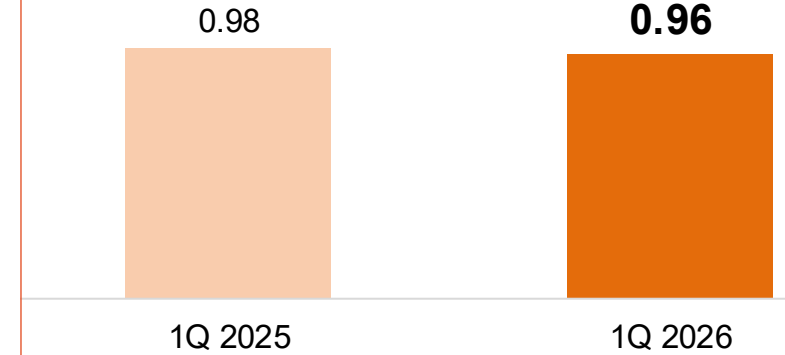
DEBT HEADROOM (Php Bn)

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

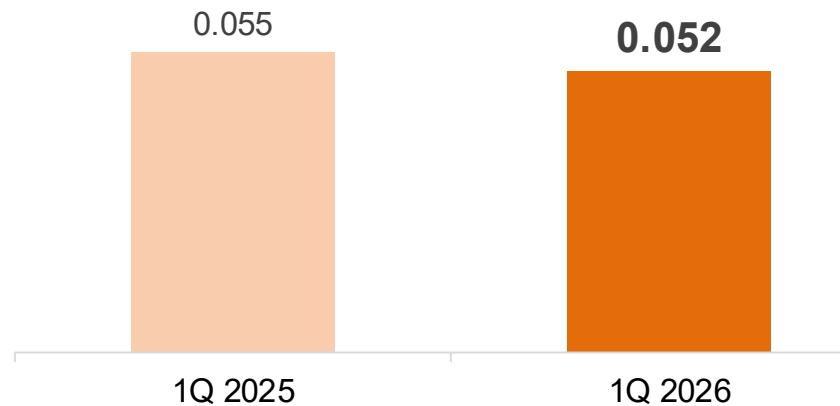
Current Ratio



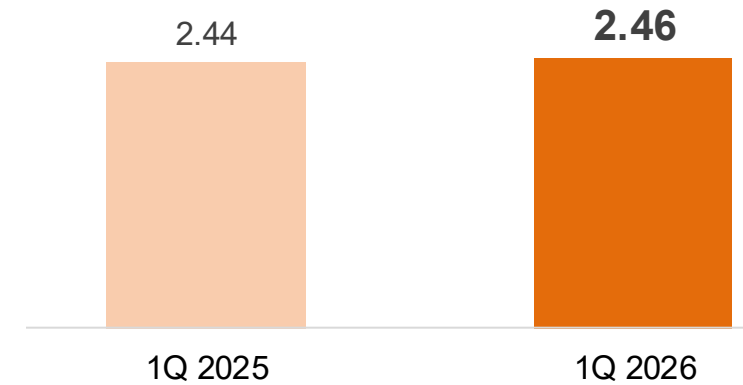
Debt to Equity



Earnings Per Share (Php per share)



Net Asset Value per Share (Php per share)



CREIT Stock Price:

Last day of Q1 2025:
March 31, 2025 – 3.16/sh

Last day of Q1 2026:
March 31, 2026 – 3.40/sh

Green Asset Portfolio



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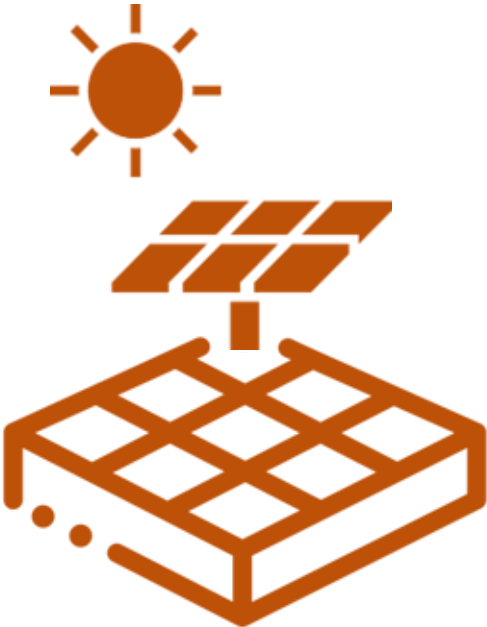
CREIT's Green Asset Portfolio Overview

 **ASSETS HOLDINGS**

14 Land Assets

 **GROSS LEASABLE AREA**

7.1 Mn sqm



 **OCCUPANCY RATE**

100%

 **WEIGHTED AVE. LEASE EXPIRY**

19.19 years

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



LUMBANGAN – 1M sqm



LUNTAL – 840k sqm



BOLBOK 1 – 740k sqm



BOLBOK 2 – 930k sqm



ARAYAT – 420k sqm

3rd ACQUISITION - 2023



PANGASINAN – 1M sqm



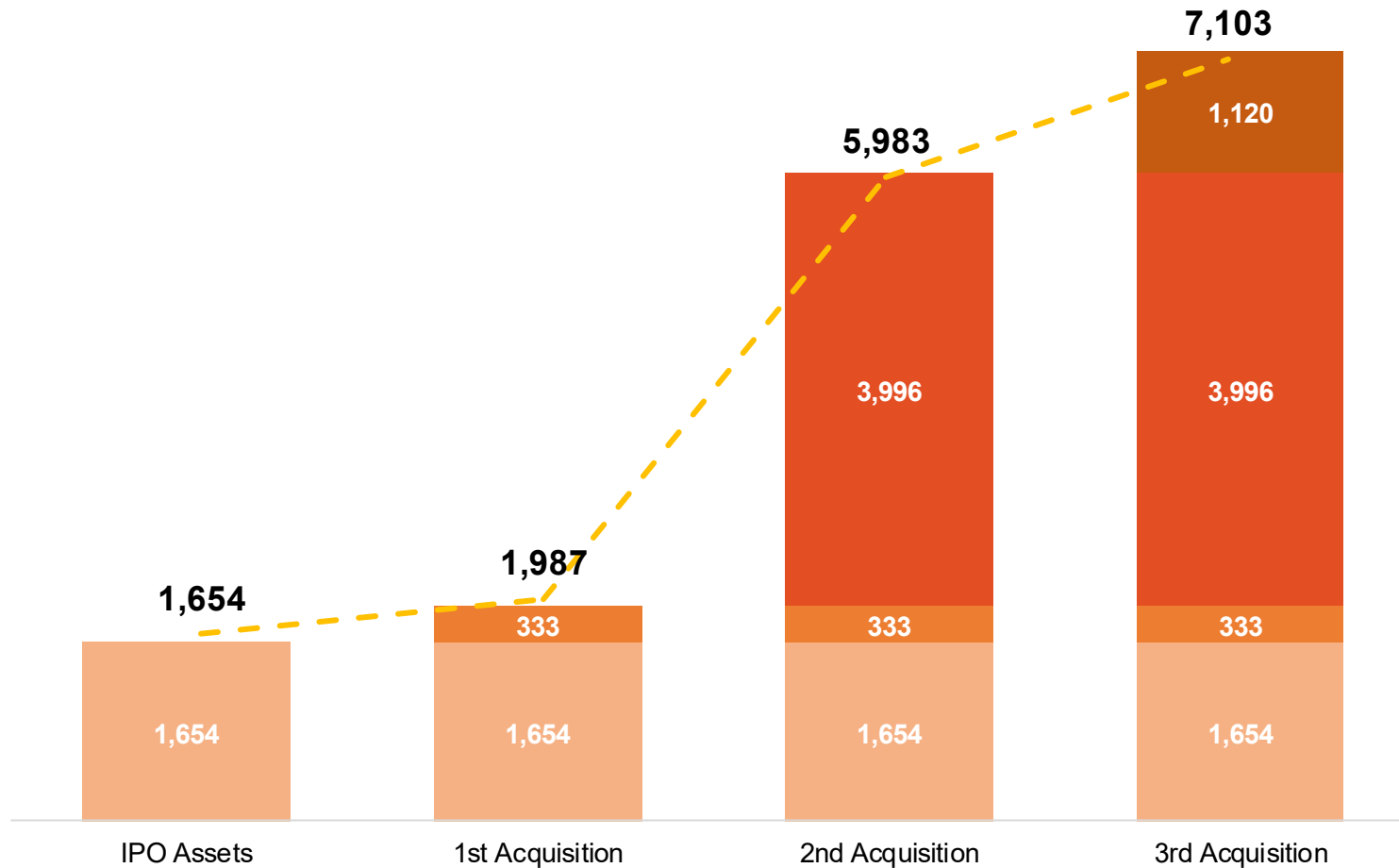
MAGALANG – 70k sqm

Leasehold

Freehold

Asset Infusions over the years

In Mn square meters of gross leasable area



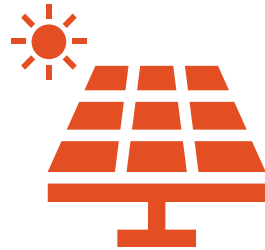
Assets		GLA (in sqm)
3rd Acquisition	Pangasinan	1,049,102
	Pampanga 2	70,433
2nd Acquisition	Batangas 1	1,062,083
	Batangas 2	839,535
	Batangas 3	741,016
	Batangas 4	933,979
	Pampanga 1	419,214
1st Acquisition	South Cotabato	79,997
	Bulacan	253,880
IPO Assets	Cebu	730,000
	Negros Occidental	431,408
	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

Solar Developers and Operators

Assets

Tenants

1:1 Asset to Tenant Ratio

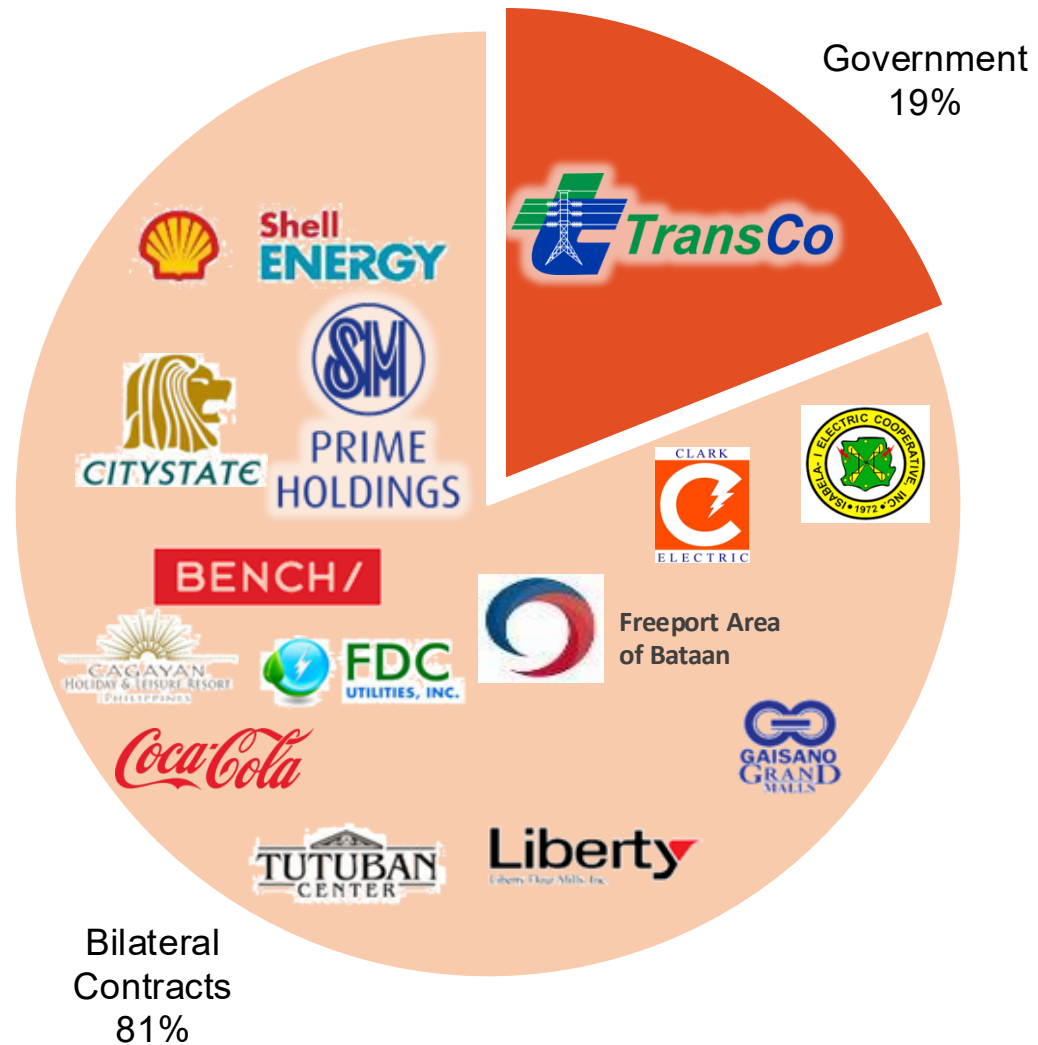
100% Occupancy from Day 1 of Long-term lease

CREIT Asset	Tenants Lease term (in years)	Area (in sqm)
Clark	17.76	250,318
Armenia	24.01	138,164
Cebu	19.42	730,000
Negros Occidental	18.84	431,408
Dalayap	18.01	103,731
Bulacan	25.01	253,880
South Cotabato	25.01	79,997
Batangas 1	25.01	1,062,083
Batangas 2	25.01	839,535
Batangas 3	25.01	741,016
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Pangasinan	20.01	1,049,102
Total		7,102,860

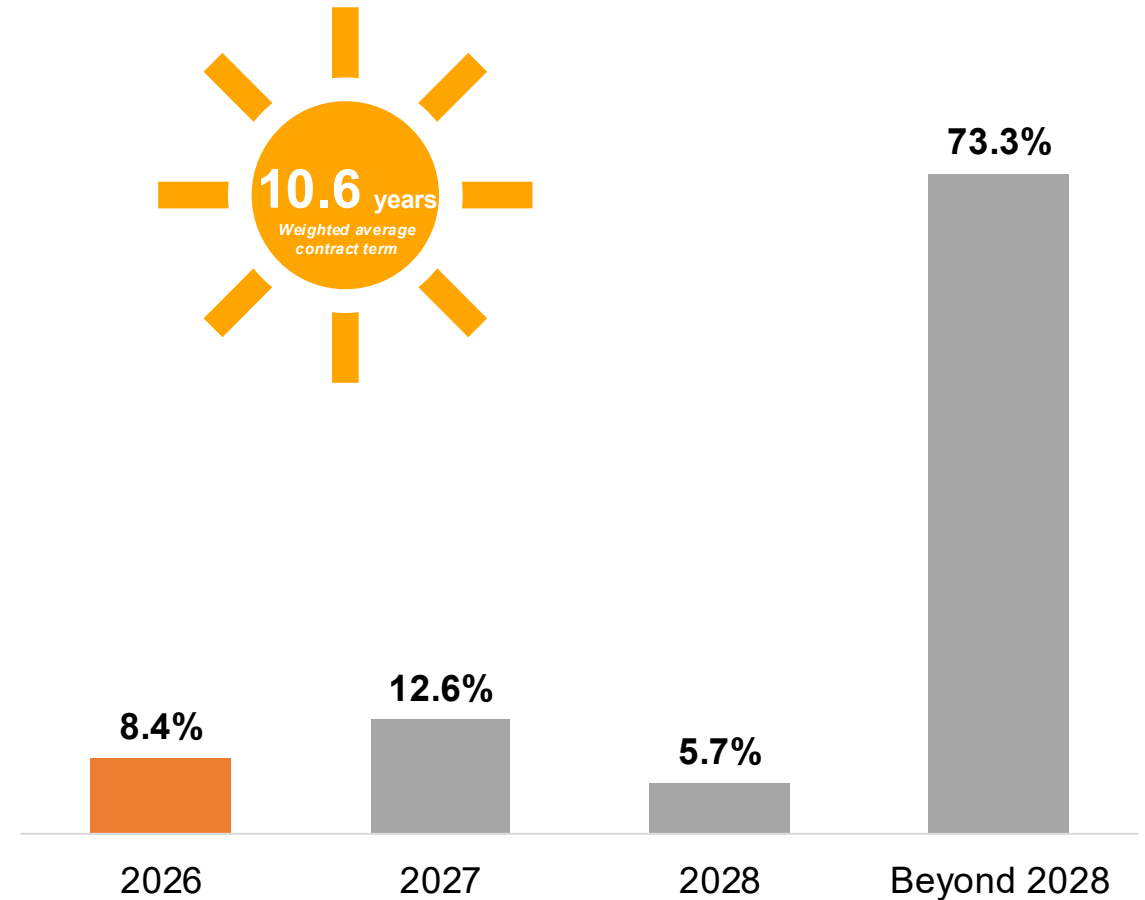
19.19
years
WALE

Diversified mix of tenant's off-takers

% of Total Contracted Capacity



Off-take Contract Renewal of Tenants' Customers



CREC Project Updates on CREIT-owned Properties



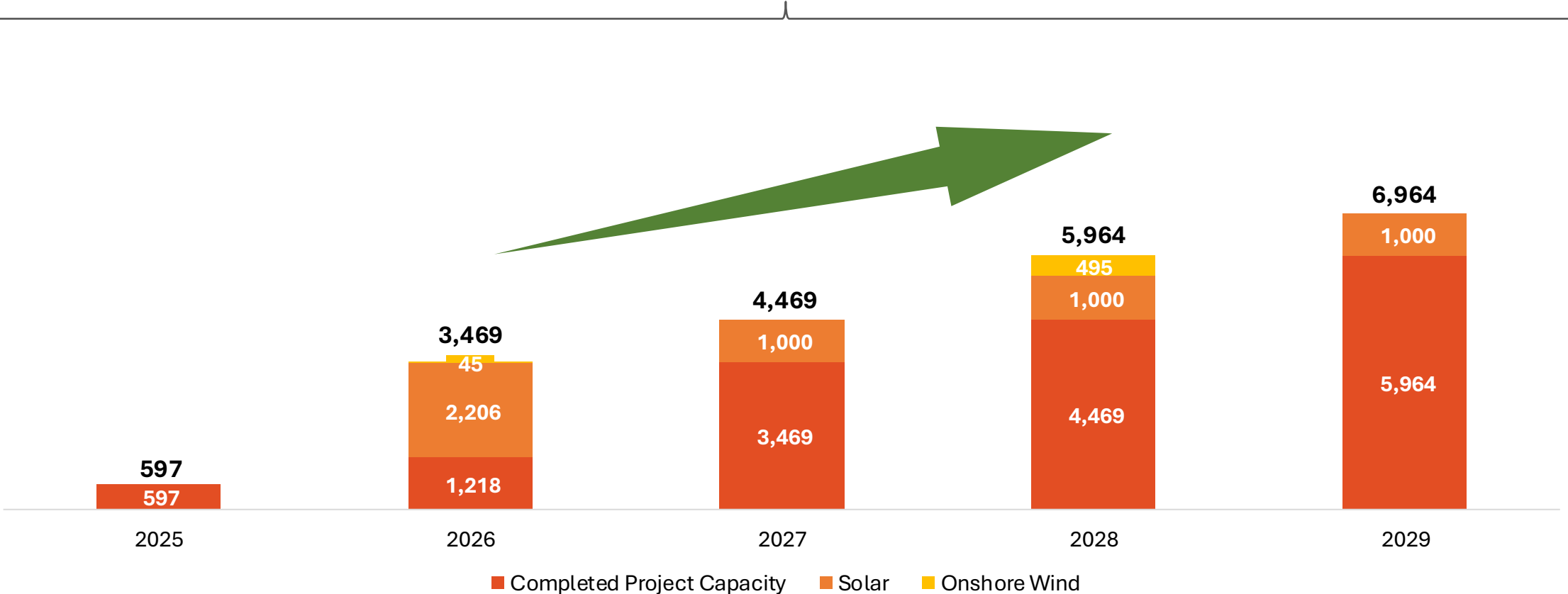
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CREC's Goal: 5 GW in 5 years

Average capacity addition of 1 GW p.a. over next 5 years, using a **clustering strategy**



in MW gross installed capacity

Energized Projects

CREIT - Owned Land



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Batangas Properties 1 & 2

CREC Project Name:
Lumbangan and Luntal
under Citicore Solar Batangas 1

Leasable Area:
1,062,083 square meters
839,535 square meters

Locations:
Brgy. Lumbangan
Brgy. Luntal



Pampanga Property 1

CREC Project Name:
Arayat 3A
under Citicore Solar Pampanga 1

Leasable Area:
419,214 square meters

Location:
Brgy. Arayat



Mechanically Completed Projects

CREIT - Owned Land



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Batangas Properties 3 & 4*

CREC Project Name:
Bolbok 1 & 2
under Citicore Solar Batangas 2

Batangas Leasable Area:
741,016 sqms
933,979 sqms

Location:
Brgy. Bolbok



Pangasinan Property 1*

CREC Project Name:
Binalonan
under Citicore Solar Pangasinan 2

Leasable Area:
1,049,102 sqms

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

CREC's Projects for Acquisition

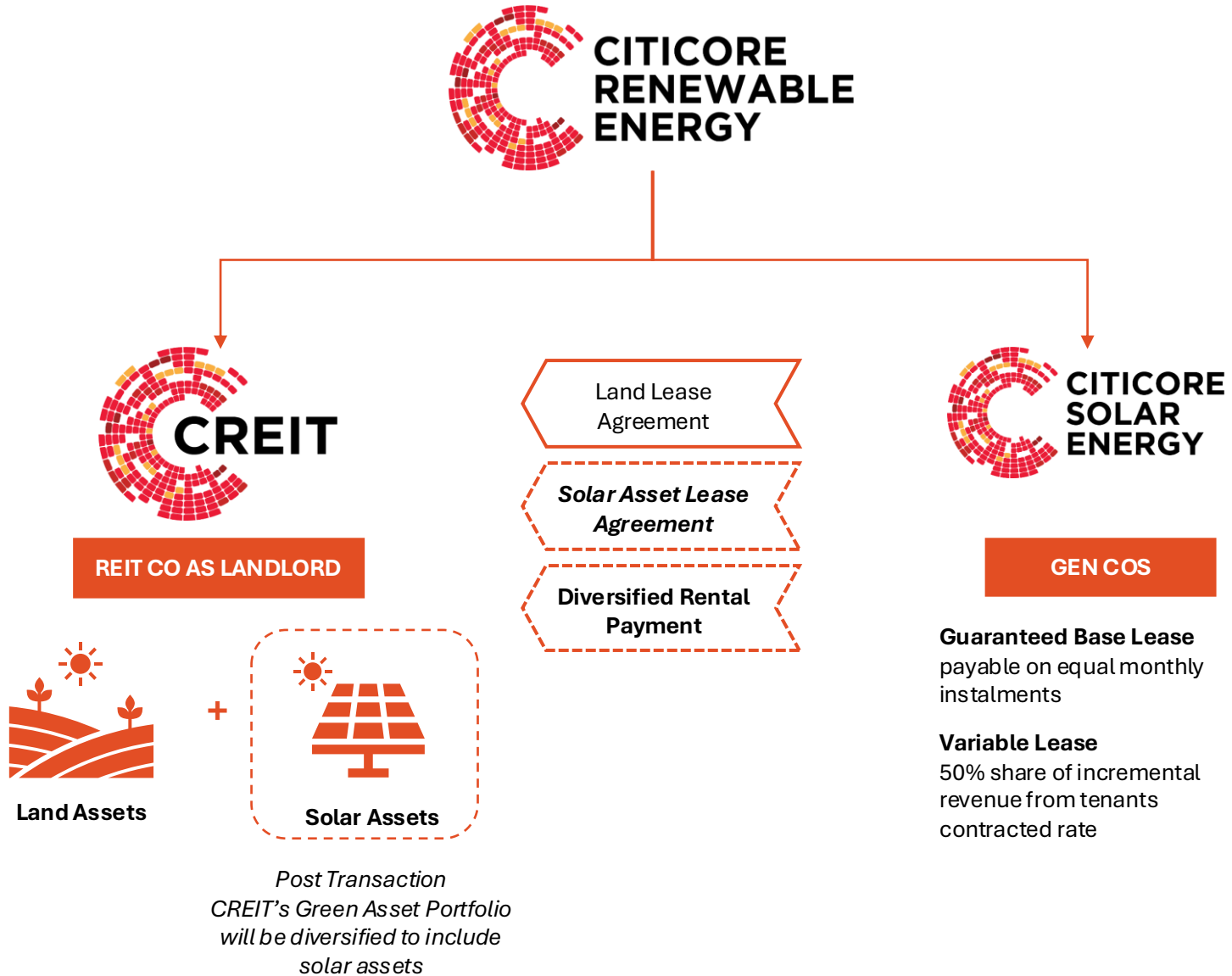


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CREIT's Business Model



Additional Assets Post-Transaction

1.7 Mn sqms in Gross Leasable Area, 860 MWp in Installed Capacity



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1,918 GWh

Estimated Annual Net Generation



Sta Barbara – 420k sqms, 125 MWp



Pagbilao 1A, 2A – 1.3 Mn sqms, 136.5 MWp



Lumbangan – 125.2 MWp



Binalonan – 113.1 MWp



Arayat 3A – 42.0 MWp



Luntal – 72.0 MWp

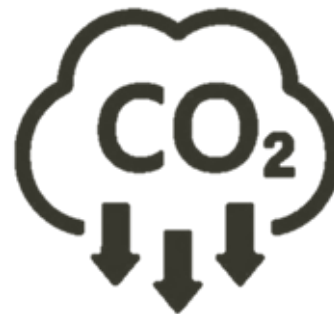


800,000

Est. Households to be powered

1.3 Mn MT

Estimated Annual Carbon Reduction
(based on US EPA AVERT)



Silay 2A – 69.0 MWp



Bolbok 1A, 2A – 177.0 MWp

Solar Assets*

Land + Solar Assets

*Land already with CREIT or different landlord

CREIT Dividend Updates



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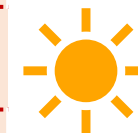


Consistent quarter dividend since IPO



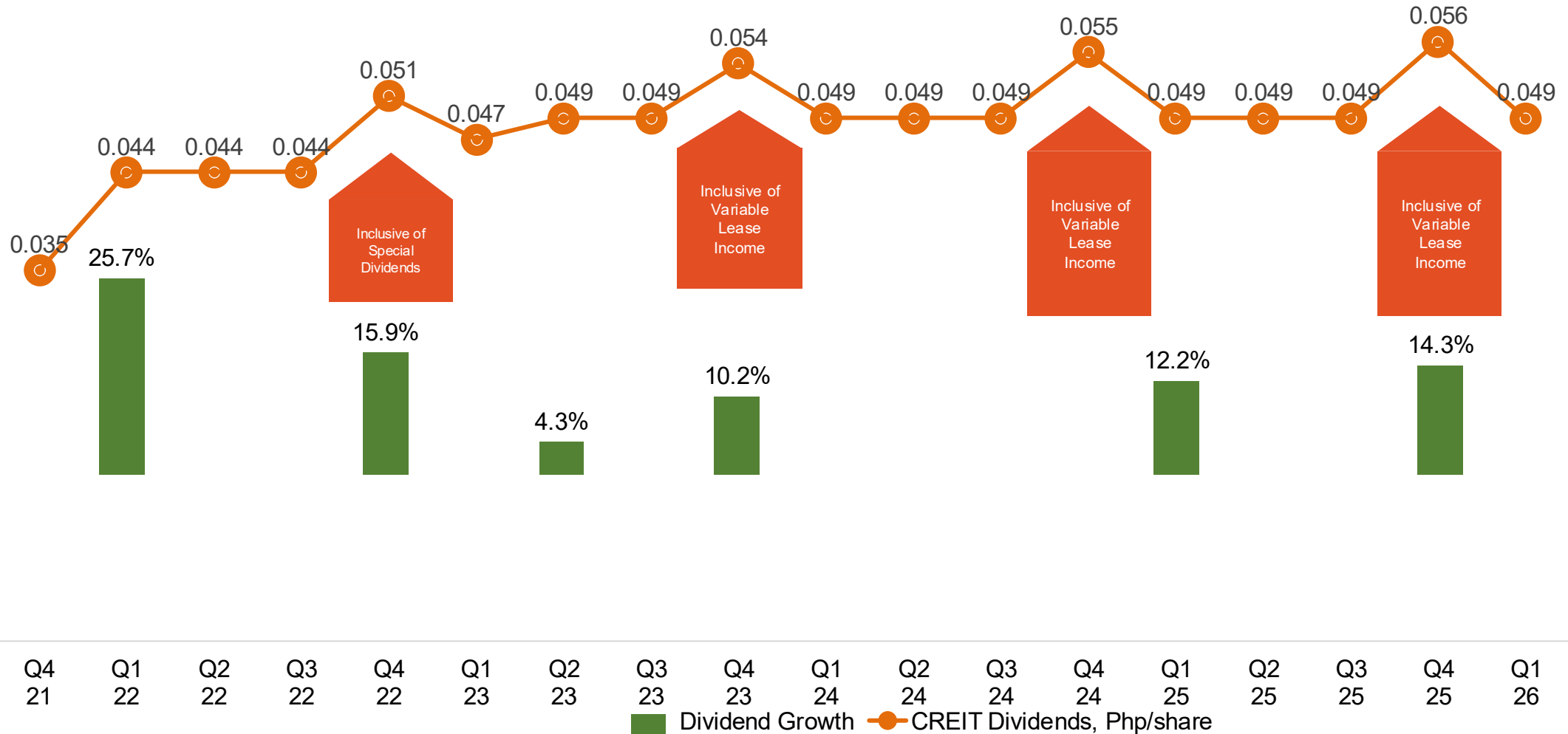
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<i>In PhP Millions, except ratios and DPS</i>	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26
Net income	359.28	334.14	344.94	391.02	357.96	329.93	345.16	387.21	342.27
Straight-line rent adjustment	(59.65)	(34.36)	(43.89)	(51.18)	(55.14)	(26.05)	(40.67)	(40.23)	(37.26)
Distributable income	299.63	299.68	301.05	339.83	302.82	303.88	304.49	346.98	305.01
Depreciation	17.83	17.83	17.18	18.50	17.83	17.84	17.83	17.83	17.83
Adjusted funds from operations (AFFO)	317.46	317.51	318.23	358.34	320.65	321.71	322.32	364.81	322.85
AFFO Payout ratio	100%	100%	100%	100%	100%	100%	100%	100%	100%
Dividends	317.46	317.51	318.23	358.34	320.65	321.71	322.32	364.81	322.85
Total dividends as percentage of distributable income	106%	106%	106%	106%	106%	106%	106%	106%	106%
Dividends per share	0.049	0.049	0.049	0.055	0.049	0.049	0.049	0.056	0.049



Above minimum requirement of 90% of distributable income

Increasing shareholder value with steady dividends and dividend growth





Key Takeaways



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1Q 2026 Key Takeaways



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for CREIT's Acquisition**

*Projects for Acquisition
Project Updates on Batangas and Pangasinan*

Q & A



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Thank you!

For questions, please contact:

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