



Empower Your Investments

Company Presentation

9M 2025 Financial and Operating Results

November 14, 2025

Disclaimer

This presentation was prepared solely and exclusively for discussion purposes. This presentation and/or any part thereof may not be reproduced, disclosed or used without the prior written consent of Citicore Energy REIT Corp. (the “Company”).

This presentation, as well as discussions arising therefrom, may contain statements relating to future expectations and/or projections of the Company by its management team, with respect to the Company and its portfolio companies. These statements are generally identified by forward-looking words such as “believe”, “plan”, “anticipate”, “continue”, “estimate”, “expect”, “may”, “will”, or other similar words. These statements are: (i) presented on the basis of current assumptions which the company’s management team believes to be reasonable and presumed correct based on available data at the time these were made, (ii) based on assumptions regarding the Company’s present and future business strategies, and the environment in which it will operate in the future, (iii) a reflection of our current views with respect to future events and not a guarantee of future performance, and (iv) subject to certain factors which may cause some or all of the assumptions not to occur or cause actual results to diverge significantly from those projected. Any and all forward-looking statements made by the Company or any persons acting on its behalf are deemed qualified in their entirety by these cautionary statements.

This presentation is solely for informational purposes and should in no way be construed as a solicitation or an offer to buy or sell securities or related financial instruments of the Company and/or any of its subsidiaries and/or affiliates.



9M 2025 Highlights and Key Themes



Stable revenues anchored on strong green asset portfolio

*Revenue at Php 1.375 Bn, EBITDA at Php 1.346 Bn,
Net Income at Php 1.033 Bn*



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
3Q cash dividends of 0.049/share*



Sponsor's projects wrapping up construction

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

*CREIT Land with energized plants: Batangas 1 & 2,
Pampanga 1*

Contents

01	Financial Highlights
02	Our Green Asset Portfolio
03	CREC Project Pipeline Updates
04	CREIT Dividend Updates
05	Highlights and Key Takeaways
06	Q & A



9M 2025 Financial Highlights



Empower Your Investments



9M 2025 Financial Highlights

In Php Mn

REVENUE

Php 1.375 Bn

GROSS PROFIT MARGIN: **94%**

EBITDA

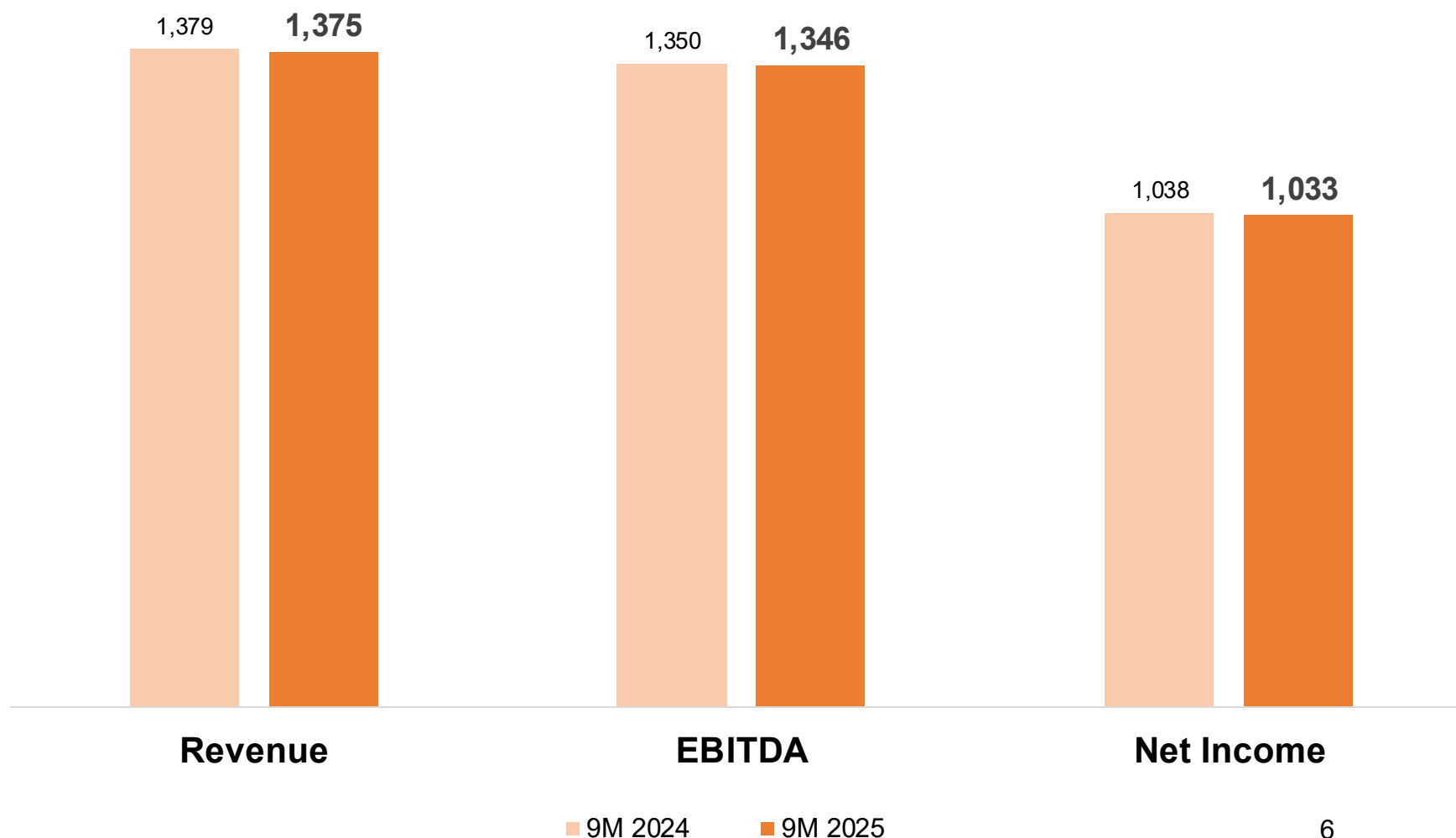
Php 1.346 Bn

EBITDA MARGIN: **98%**

NET PROFIT

Php 1.033 Bn

NET PROFIT MARGIN: **75%**



Profitability remains steady due to strong green asset portfolio



CREIT

Empower Your Investments

Amounts in Mn Php	September 2025	September 2024	% Change	
Guaranteed Base Lease	1,253	1,236	1.36%	▲
PFRS 16	122	143	(14.54%)	▼
Revenue	1,375	1,379	(0.29%)	▬
Cost of Services	(79)	(78)	1.28%	▲
Gross Profit	1,296	1,301	(0.38%)	▬
Operating Expenses	(6)	(6)	(6.44%)	▼
Income from Operations	1,290	1,295	(0.35%)	▬
Finance Costs	(259)	(259)	0.06%	▬
Others – net	2	3	(21.85%)	▼
Income Before Tax	1,033	1,038	(0.51%)	▬
Net Income After Tax	1,033	1,038	(0.51%)	▬

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



Gross Profit Margin: 94%



Slight decline due to PFRS adjustments

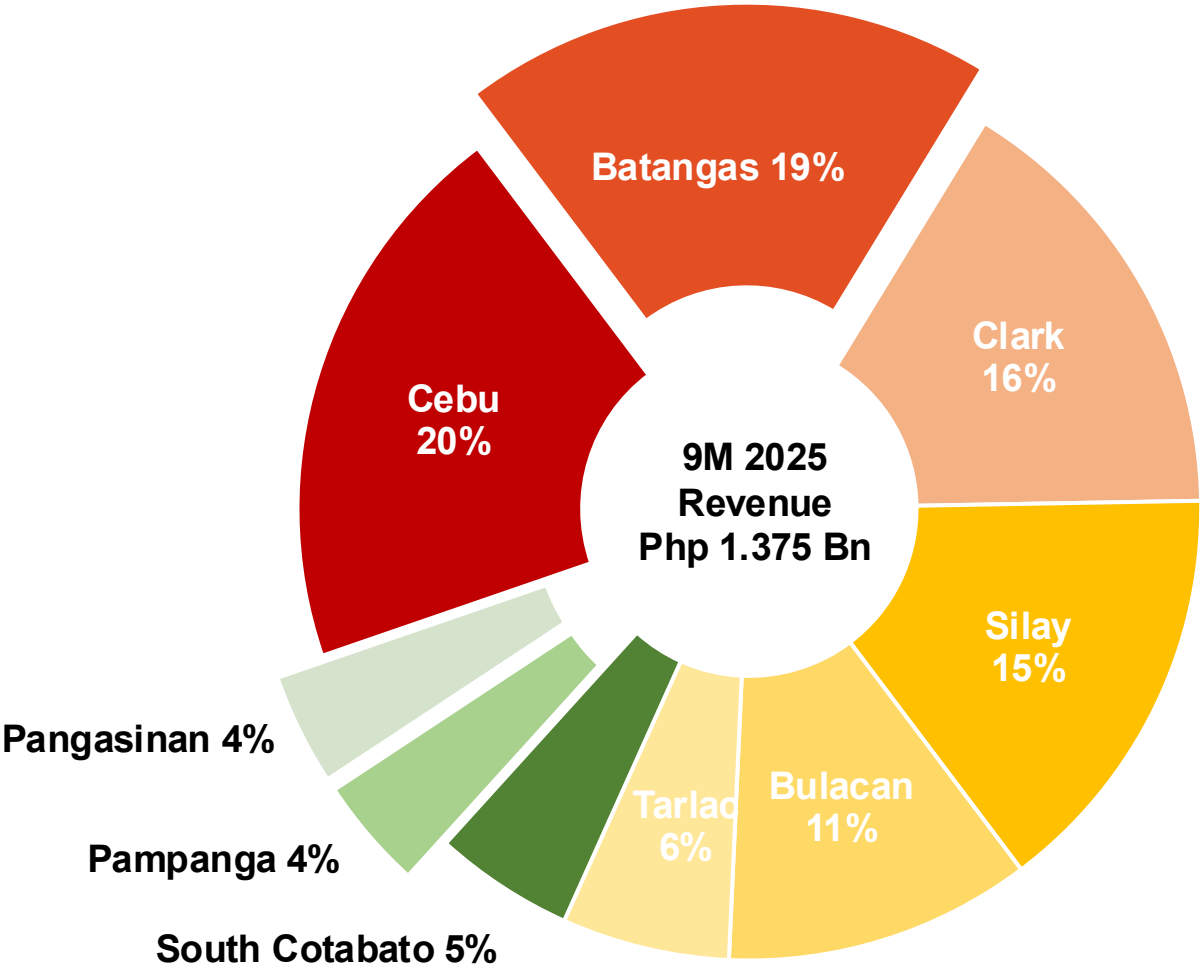


▬ < or = 1%

Geographical Footprint and Revenue Contribution

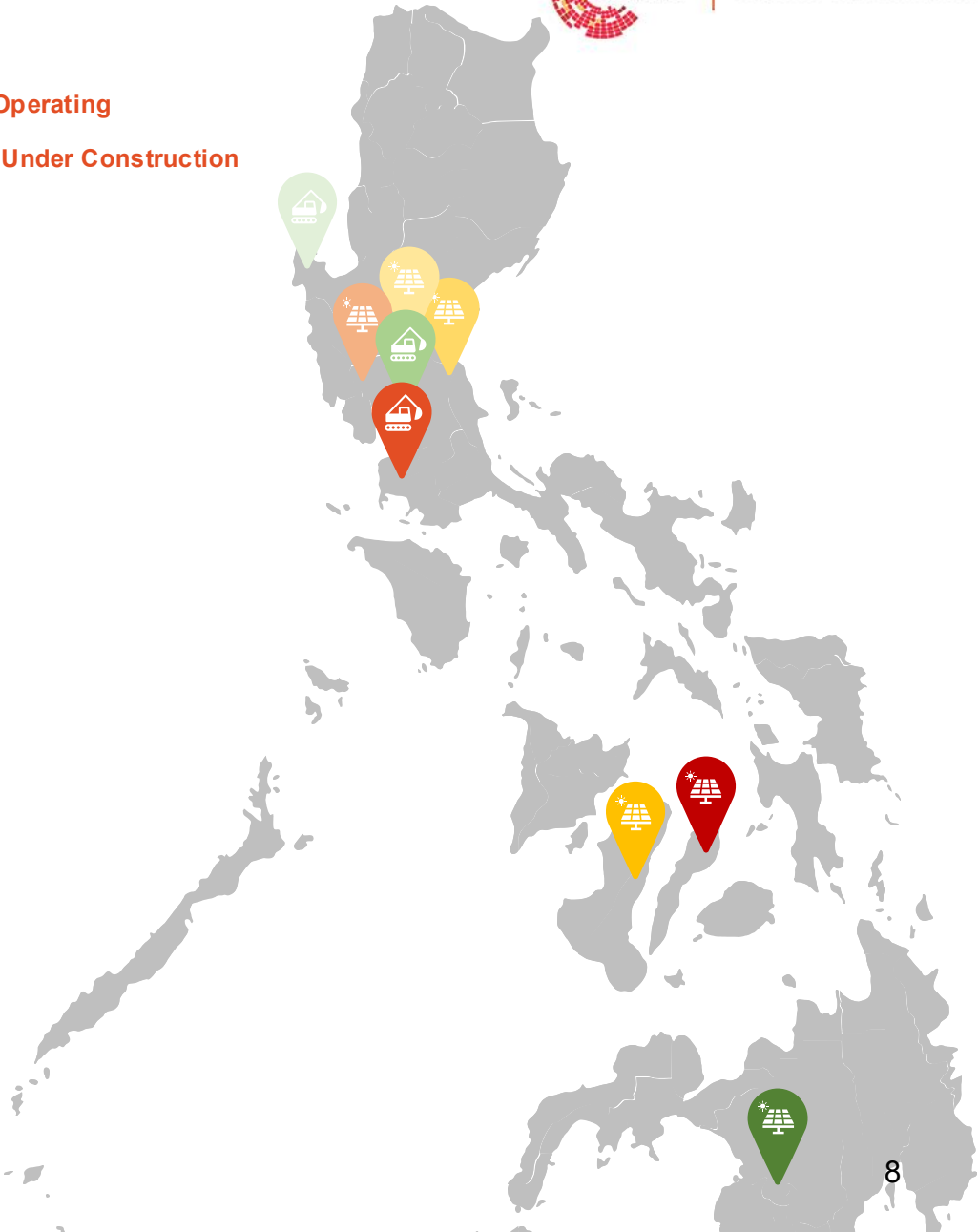


Accretive acquisitions contributed
27% of total revenues



 Operating

 Under Construction



Sustained strong financial position supports future acquisitions



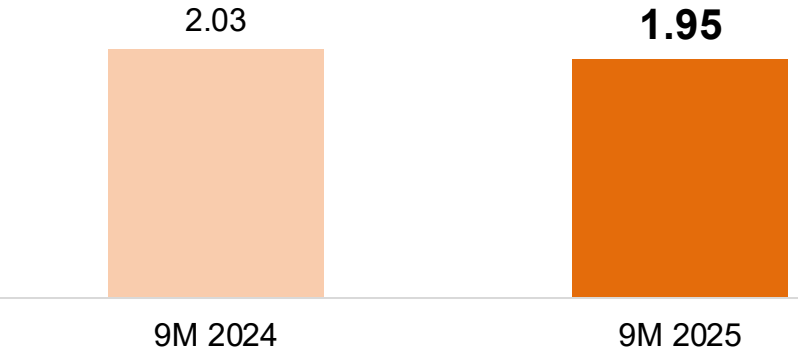
Amounts in Mn Php	30 September 2025	31 December 2024	Change	
Cash and cash equivalents	691	598	15.56%	▲
Other Current Assets	164	308	(46.85%)	▼
Total Current Assets	855	906	(5.70%)	▼
Trade and Other Receivables – Non-Current	613	519	18.00%	▲
Property, Plant & Equipment	1,109	1,154	(3.84%)	▼
Investment Properties	7,283	7,239	0.60%	▬
Right-of-use Assets	30	31	(5.14%)	▼
Other Non-Current Assets	42	41	2.10%	▲
Total Non-Current Assets	9,077	8,985	1.02%	▲
Total Assets	9,931	9,891	0.41%	▬
Current Liabilities	438	432	1.48%	▲
Non-Current Liabilities	4,879	4,876	0.05%	▬
Total Liabilities	5,317	5,308	0.16%	▬
Equity	4,615	4,583	0.69%	▬
Total Liabilities & Equity	9,931	9,891	0.41%	▬

Strong financial position supports future infusions

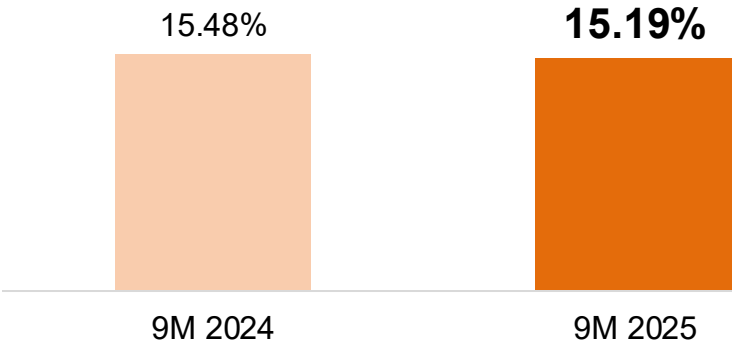
DEBT HEADROOM (Php Bn)

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

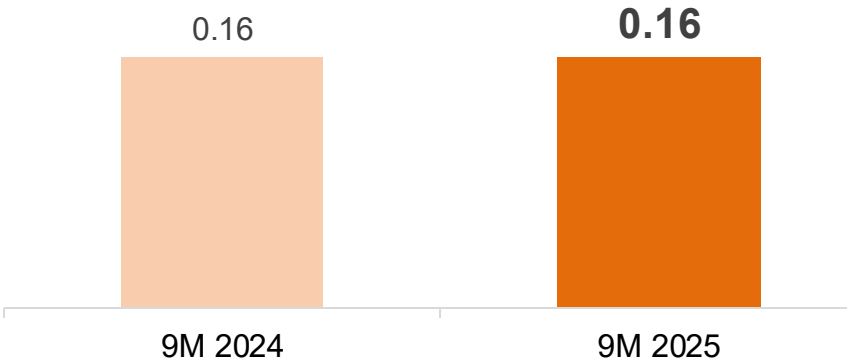
Current Ratio



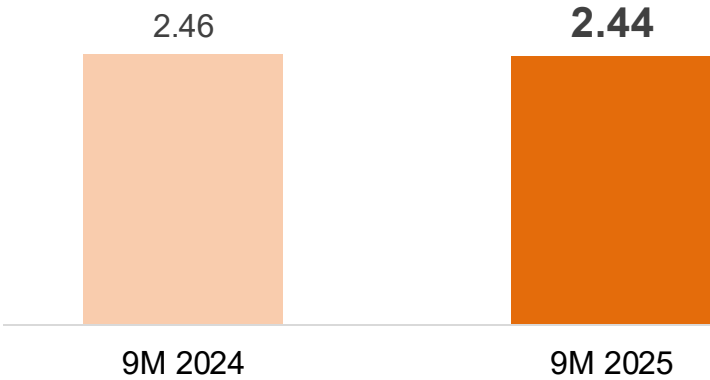
Return on Equity



Earnings Per Share (Php per share)



Net Asset Value per Share (Php per share)



CREIT Stock Price:
Last Trading day of 2024:
Dec 31, 2024 – 3.05/sh

Last Trading day of Q3 2024:
Sep 30, 2024 – 3.06/sh

Last Trading day of Q3 2025:
Sep 30, 2025 – 3.55/sh

Green Asset Portfolio



Empower Your Investments



CREIT's Green Asset Portfolio Overview



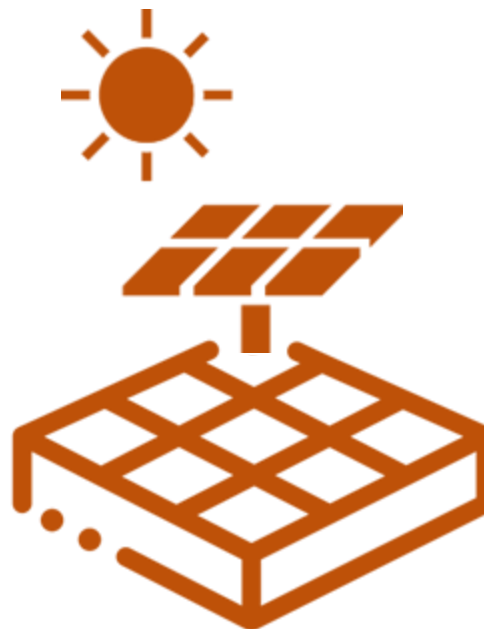
NUMBER OF ASSETS

14 Land Assets



GROSS LEASABLE AREA

7.1 Mn sqm



OCCUPANCY RATE

100%



WEIGHTED AVE. LEASE EXPIRY

19.69 years

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



Empower Your Investments

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



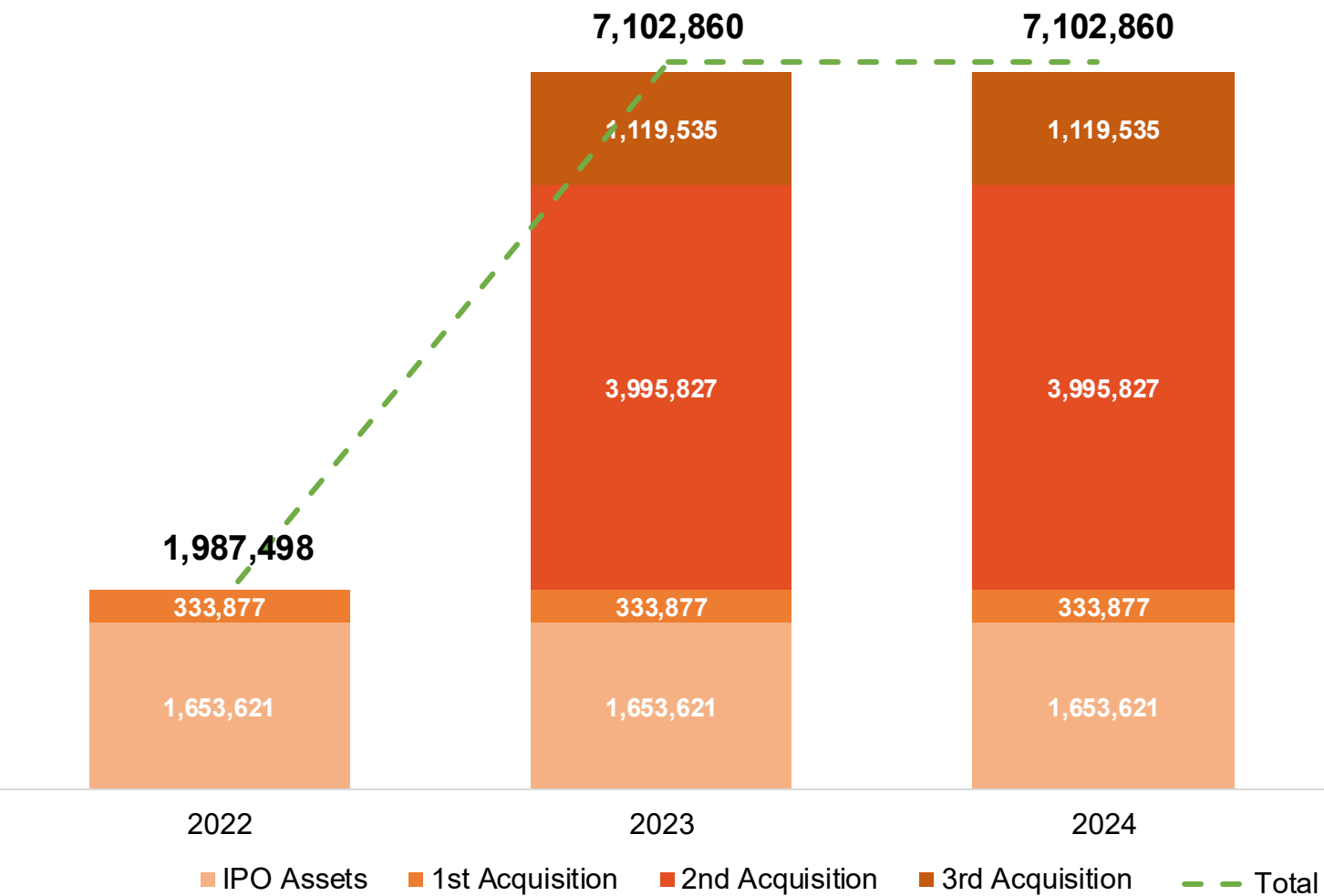
PAMPANGA 2 – 70k sqm

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



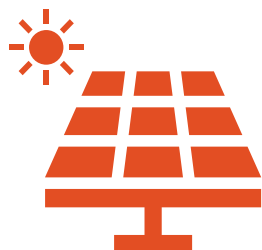
Empower Your Investments

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

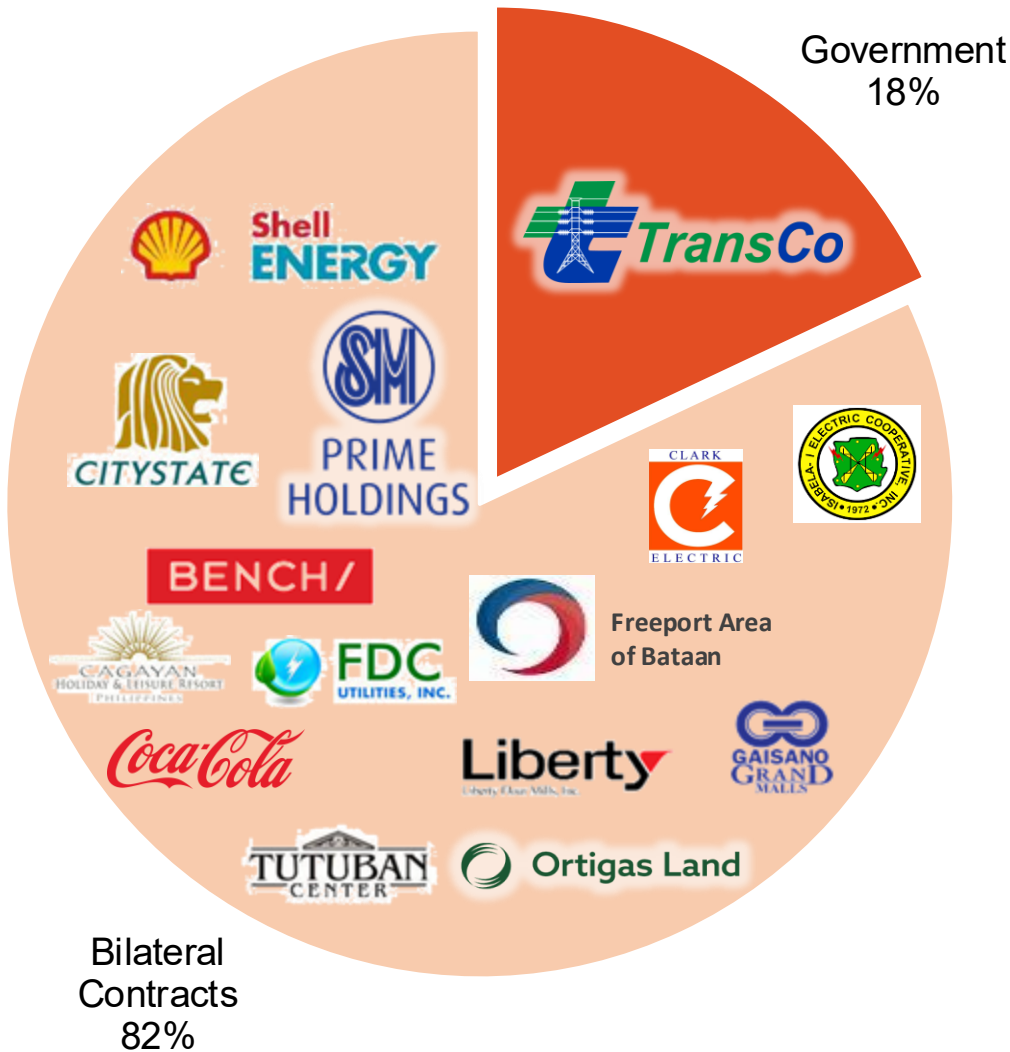
100% Occupancy from Day 1 of Long-term lease

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

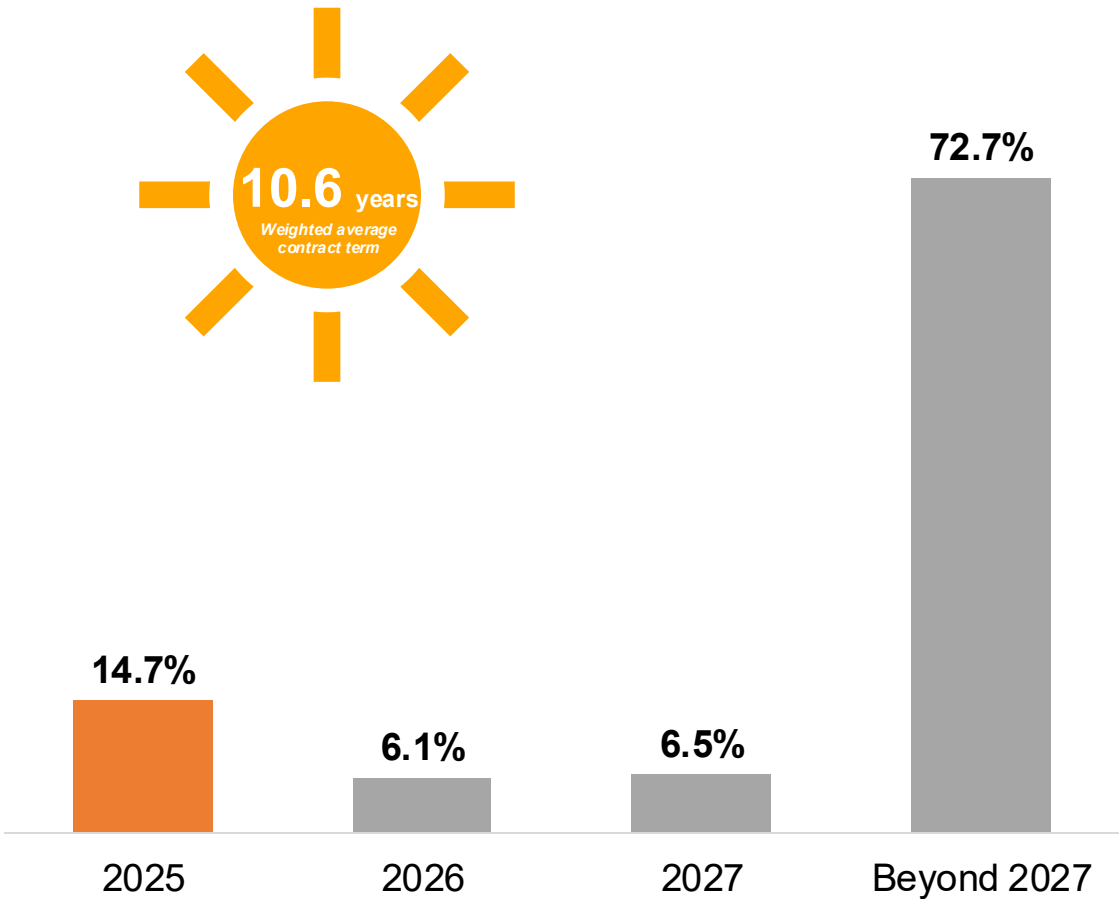
19.69
years
WALE

Diversified mix of tenant's off-takers

% of Total Contracted Capacity



Off-take Contract Renewal of Tenants' Customers



CREC Project Updates and Future Acquisitions



Empower Your Investments



Energized Projects

CREIT - Owned Land



CREIT

Empower Your Investments



Batangas Properties 1 & 2

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

Locations:
Brgy. Lumbangan
Brgy. Luntal



Pampanga Property 1

Leasable Area:
419,214 square meters

Location:
Brgy. Arayat



Under Construction

CREIT - Owned Land



CREIT

Empower Your Investments



Batangas Properties 3 & 4*

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

Location:
Brgy. Bolbok



Pangasinan Property 1*

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

CREIT Dividend Updates



Empower Your Investments



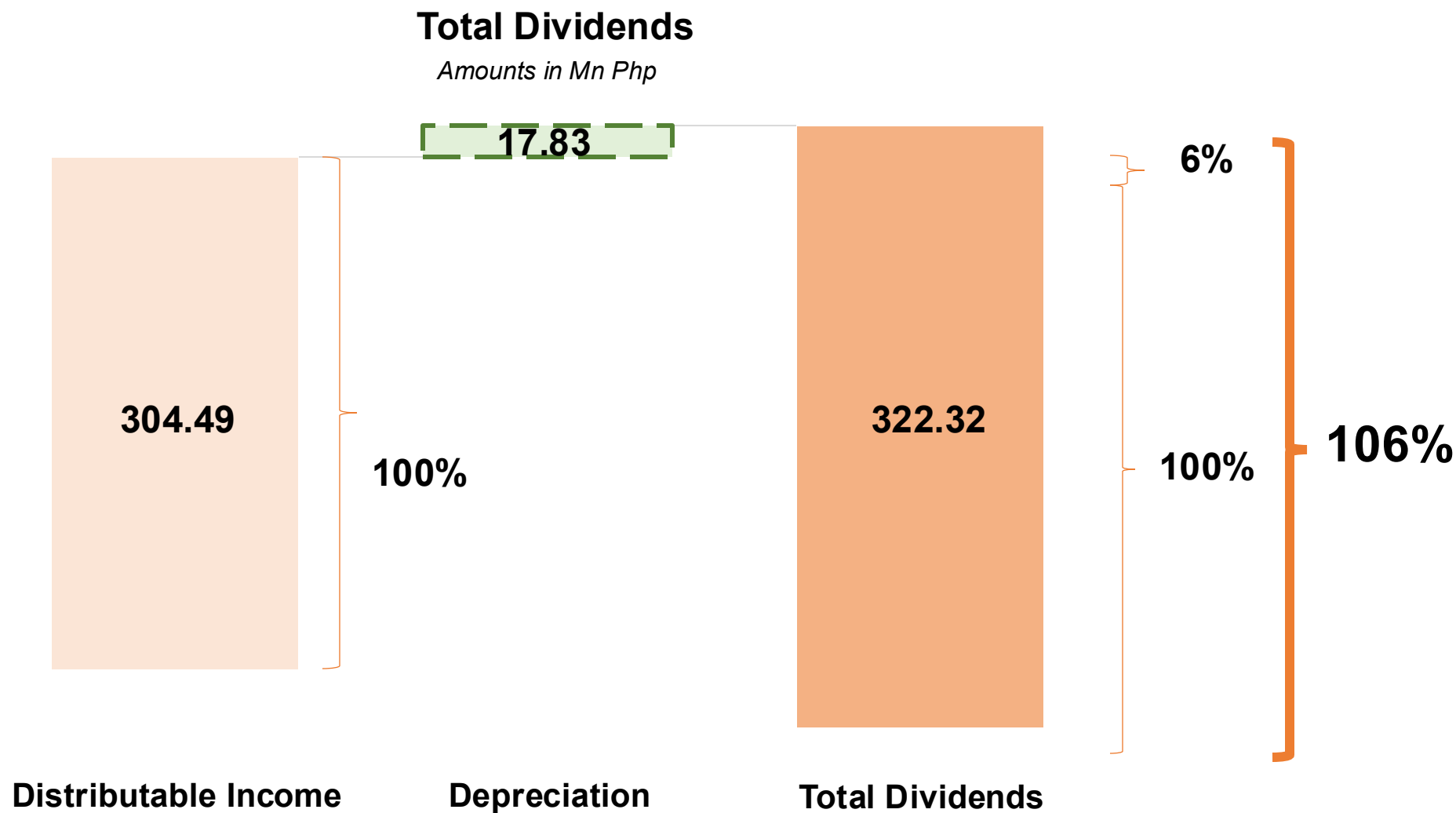
Largest quarterly dividend since IPO

<i>In PhP Millions, except ratios and DPS</i>	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25
Net income	304.96	316.08	396.09	380.97	359.28	334.14	344.94	391.02	357.96	329.93	345.16
Straight-line rent adjustment	(15.28)	(15.28)	(94.58)	(47.42)	(59.65)	(34.36)	(43.89)	(51.18)	(55.14)	(26.05)	(40.67)
Distributable income	289.68	300.80	301.50	333.56	299.63	299.68	301.05	339.83	302.82	303.88	304.49
Depreciation	17.84	17.84	17.84	17.81	17.83	17.83	17.18	18.50	17.83	17.84	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	321.71	322.32
AFFO Payout ratio	100%	100%	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	321.71	322.32
Total dividends as percentage of distributable income	106%	106%	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	0.049	0.049

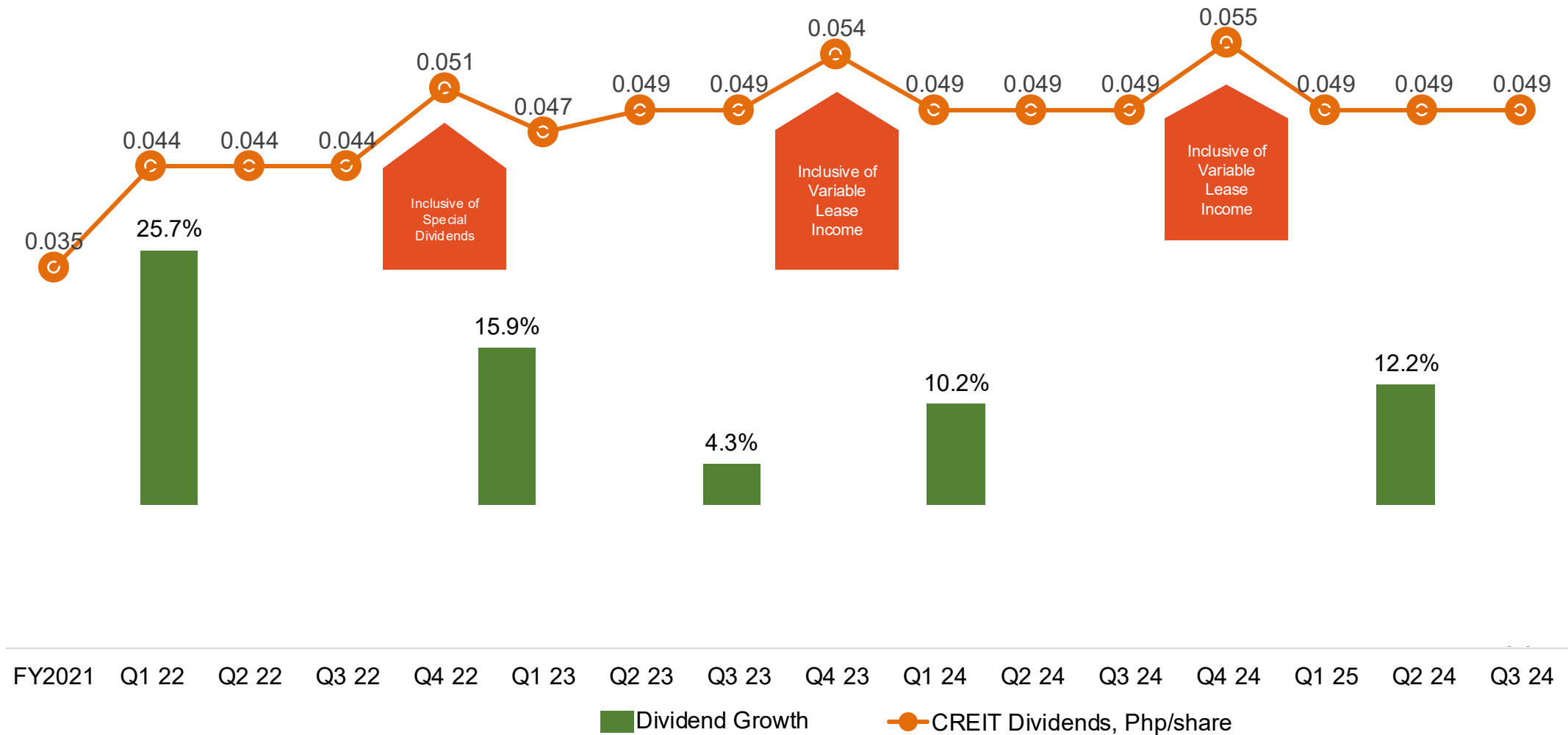


Above minimum requirement of 90% of distributable income

How we arrive at 106% of distributable income



Increasing shareholder value with steady dividends and dividend growth



Key Takeaways



Empower Your Investments



Key Takeaways



Stable revenues anchored on strong green asset portfolio

*Revenue at **Php 1.375 Bn**, EBITDA at **Php 1.346 Bn**,
Net Income at **Php 1.033 Bn***



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
3Q cash dividends of **0.049/share***



Sponsor's projects wrapping up construction

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

*CREIT Land with energized plants: **Batangas 1 & 2,
Pampanga 1***

Q & A



Empower Your Investments



Thank you!

For questions, please contact:

Gideon de Villa

CREIT Investor Relations Officer
investorrelations@creit.com.ph



CREIT



CREIT.com.ph



CiticoreREIT



Empower Your Investments