CREIT | Empower Your Investments

Company Presentation

1H 2026 Financial and Operating Results

August 12, 2026

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1H 2026 Highlights and Key Themes

CREIT | Empower Your Investments

Stable revenues anchored on CREIT's strong green asset portfolio

*Revenue at **Php 916 Mn**, EBITDA at **Php 895 Mn**,*
*Net Income at **Php 686 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
*Q2 cash dividend of **0.049/share***

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

Power Plants for Acquisition

Contents

1H 2026 Financial Highlights

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1H 2026 Financial Highlights

In Php Mn

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REVENUE

Php 916 Mn

*GROSS PROFIT MARGIN: **94%***

EBITDA

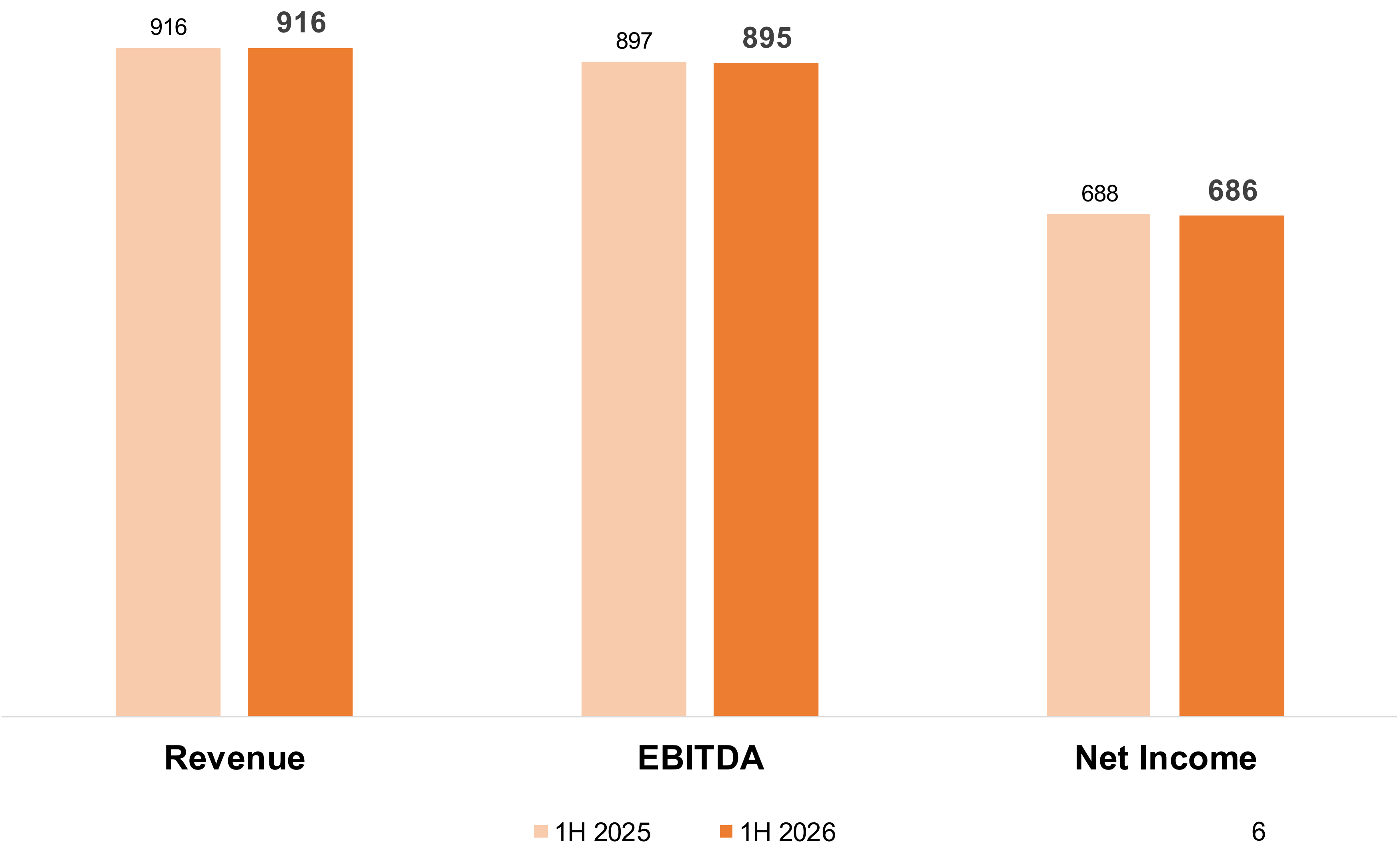
Php 895 Mn

*EBITDA MARGIN: **97%***

NET PROFIT

Php 686 Mn

*NET PROFIT MARGIN: **75%***



Profitability remains steady due to strong green asset portfolio

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Amounts in Mn Php	30 June 2026	30 June 2025	% Change		Notes
Rental Income	**916**	**916**	**0.05%**	▬	*Adjustments on the operating plants' lease agreements – this decrease is a non-cash item*
Cost of Services	(52)	(52)	0.44%	▬	
Gross Profit	**864**	**864**	**0.02%**	▬	*Gross Profit Margin: 94%*
Operating Expenses	(5)	(4)	21.33%	▲	
Income from Operations	**859**	**859**	(0.08%)	▬	
Finance Costs	(173)	(173)	0.06%	▬	
Others – net	0.6	1	(59.38%)	▼	
Income Before Tax	**686**	**688**	**(0.25%)**	▬	
Net Income After Tax	**686**	**688**	**(0.25%)**	▬	*Slight decline due to PFRS adjustments*

▬ *< or = 1%*

Geographical Footprint and Revenue Contribution

Cebu, Batangas and Clark Projects still contribute the most in terms of Revenue

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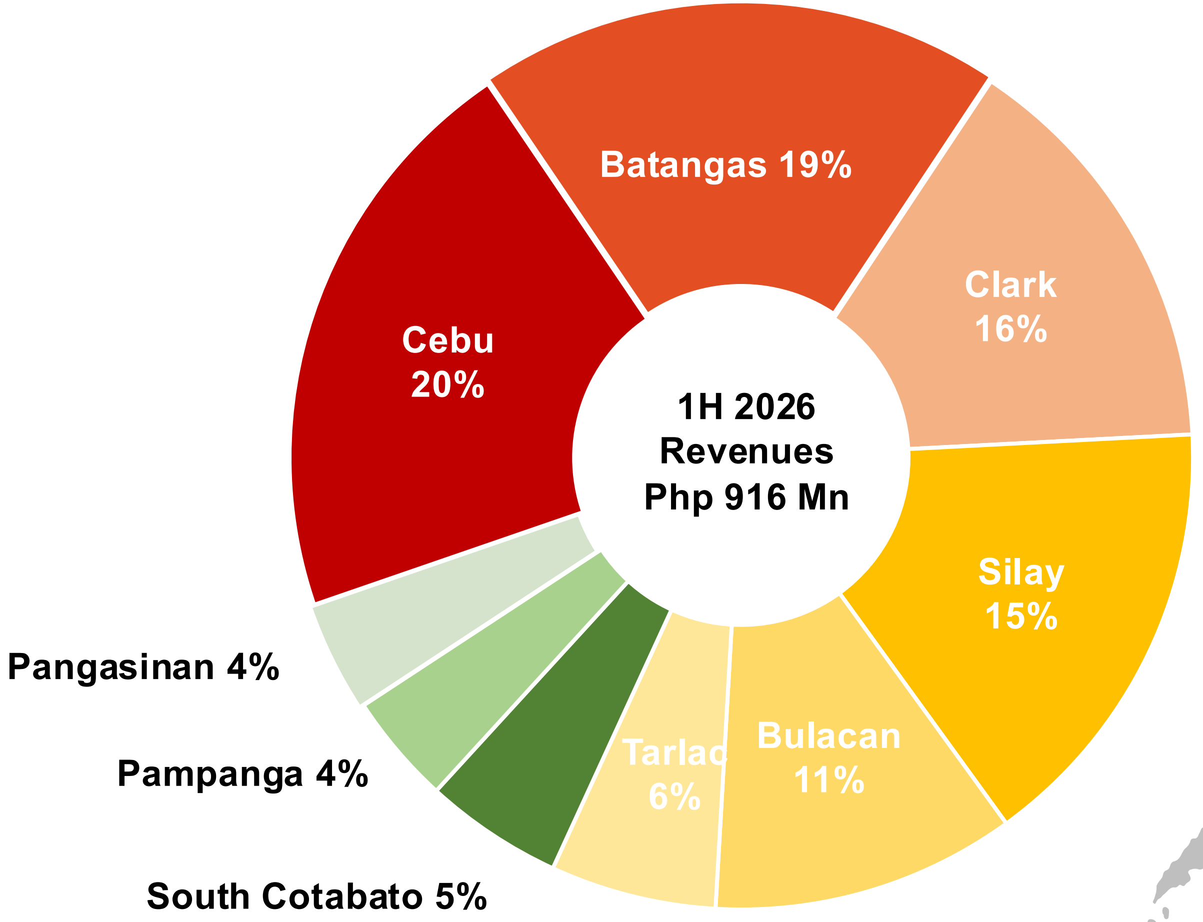

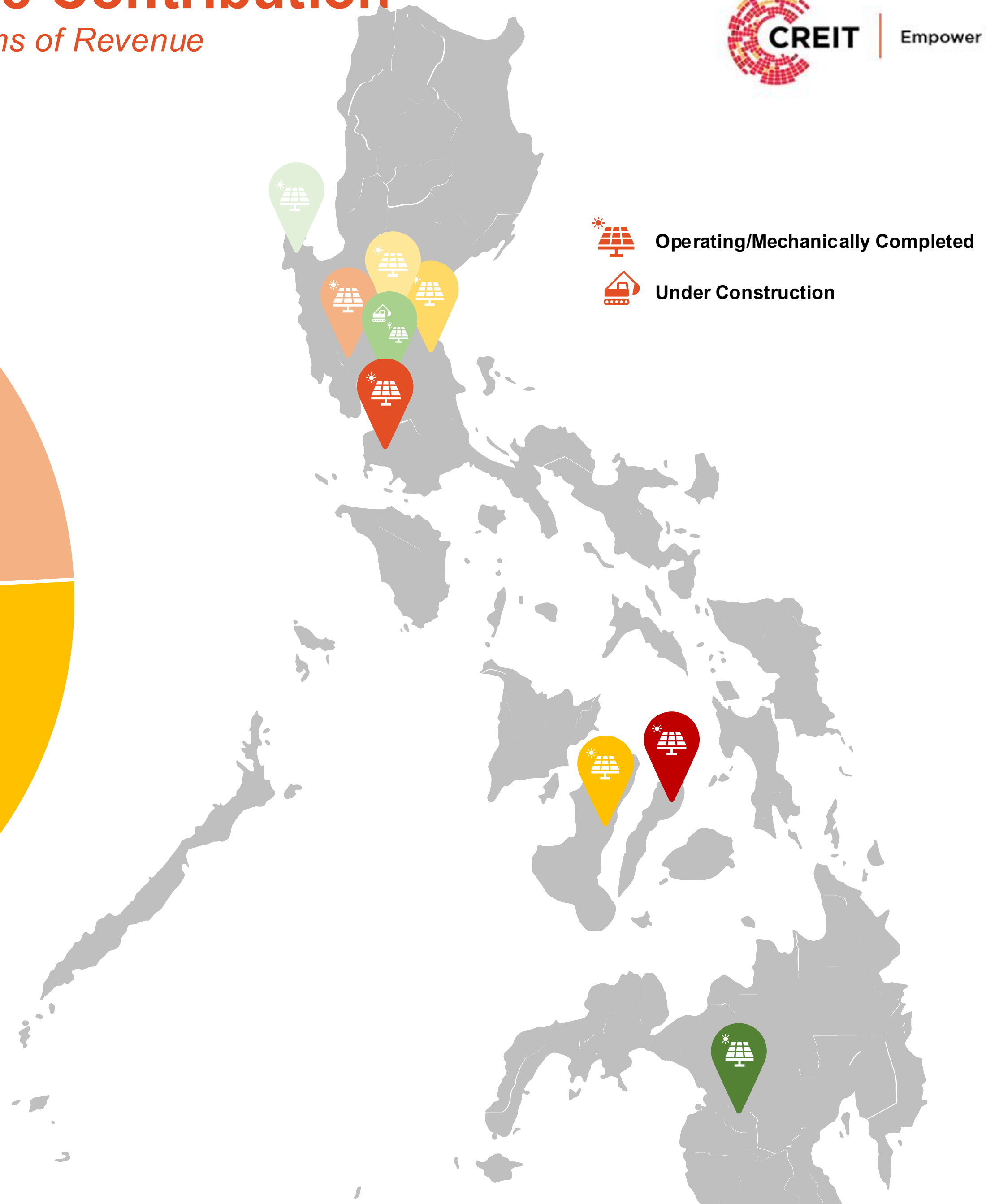

Sustained strong financial position supports future acquisitions

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Amounts in Mn Php	30 June 2026	31 December 2025	% Change
Cash and cash equivalents	670	677	(1.00%)
Other Current Assets	168	218	(23.04%)
Total Current Assets	**838**	**895**	**(6.36%)**
Trade and Other Receivables – Non-Current	710	643	10.31%
Property, Plant & Equipment	1,065	1,095	(2.70%)
Investment Properties	7,288	7,292	(0.06%)
Right-of-use Assets	28	29	(3.68%)
Other Non-Current Assets	42	42	0.00%
Total Non-Current Assets	**9,133**	**9,101**	**0.35%**
Total Assets	**9,971**	**9,996**	**(0.25%)**
Current Liabilities	411	430	(4.29%)
Non-Current Liabilities	4,872	4,878	(0.12%)
Total Liabilities	**5,283**	**5,308**	**(0.46%)**
Total Equity	**4,688**	**4,688**	**(0.02%)**
Total Liabilities & Equity	**9,991**	**9,996**	**(0.25%)**

< or = 1%

Strong financial position supports future infusions

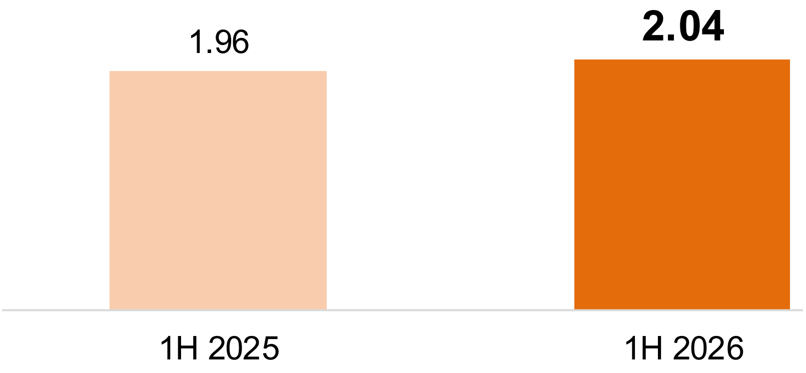
DEBT HEADROOM *(Php Bn)*

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**

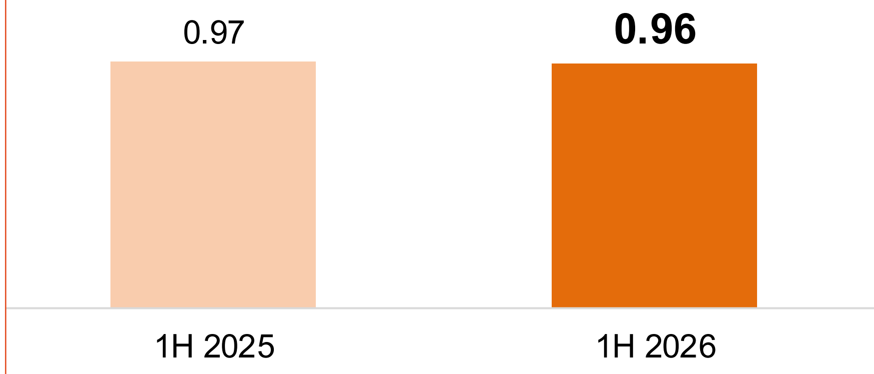
<u>CREIT Stock Price:</u>

Dec 31, 2025 – 3.57/sh
June 30, 2025 – 3.51/sh
June 30, 2026– 3.50/sh

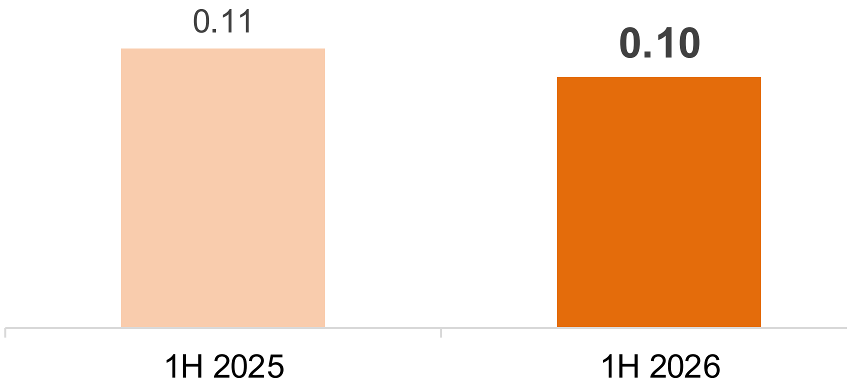
Current Ratio



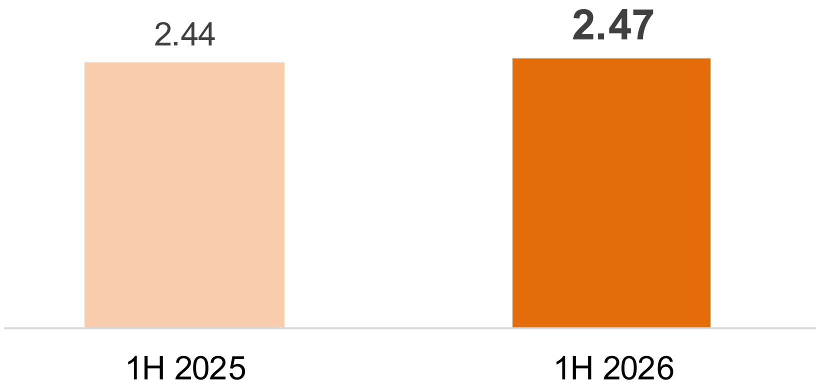
Debt to Equity



Earnings Per Share
(Php per share)



Net Asset Value per Share
(Php per share)



Green Asset Portfolio

CREIT's Green Asset Portfolio Overview

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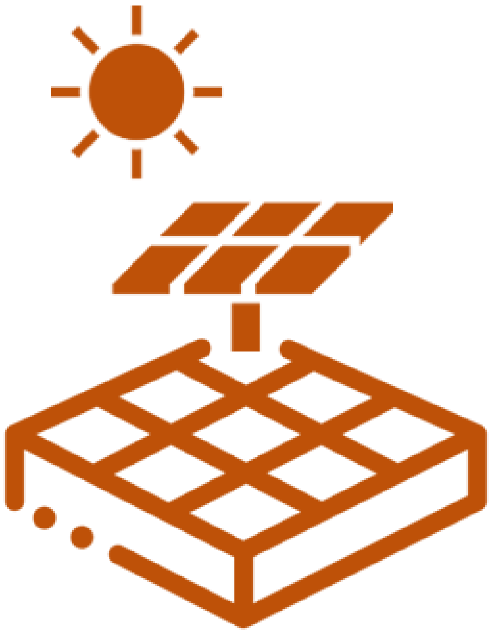
ASSETS HOLDINGS

14 Land Assets

GROSS LEASABLE AREA

7.1 Mn sqm



OCCUPANCY RATE

100%

WEIGHTED AVE. LEASE EXPIRY

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

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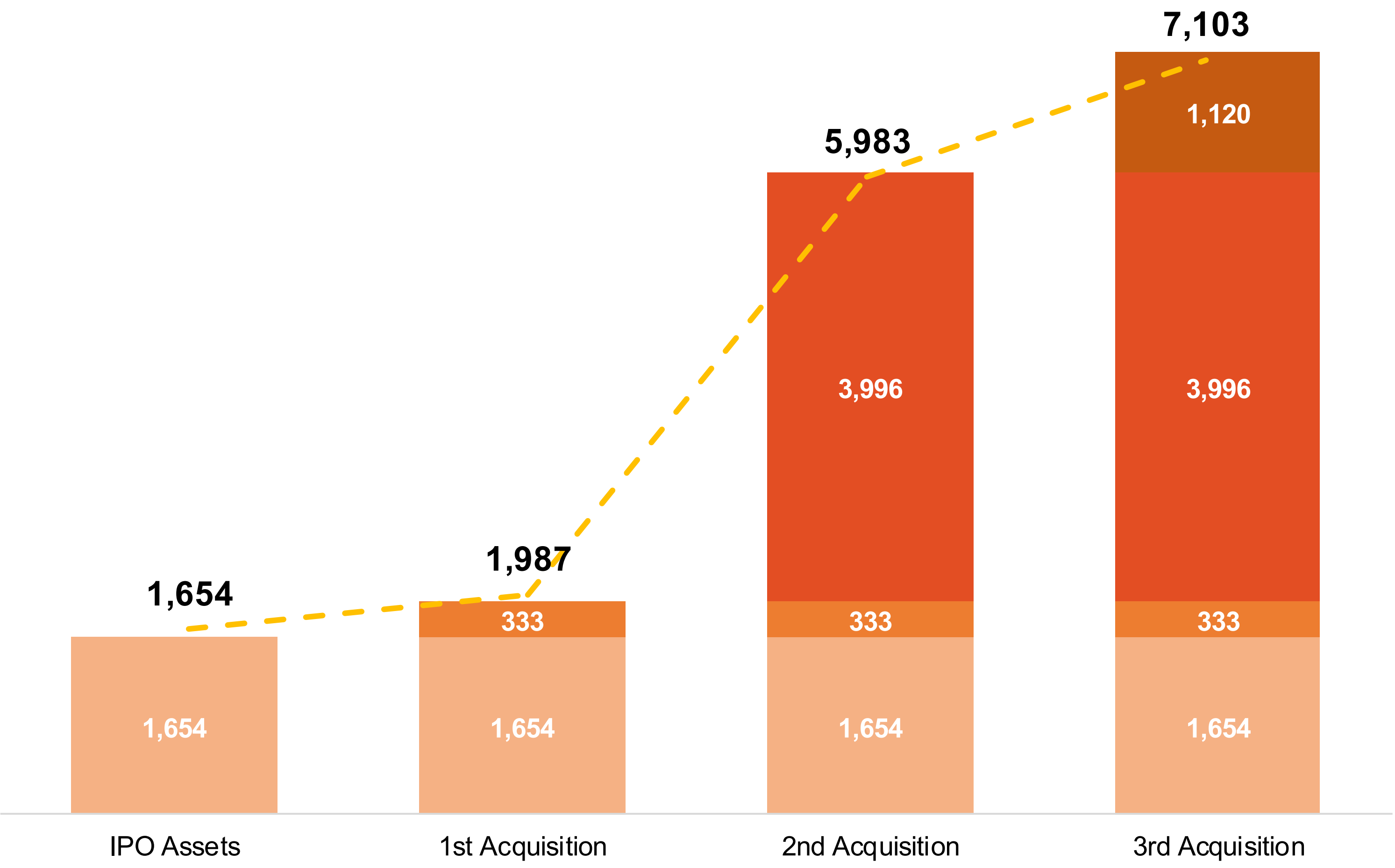
In Mn square meters of gross leasable area



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

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

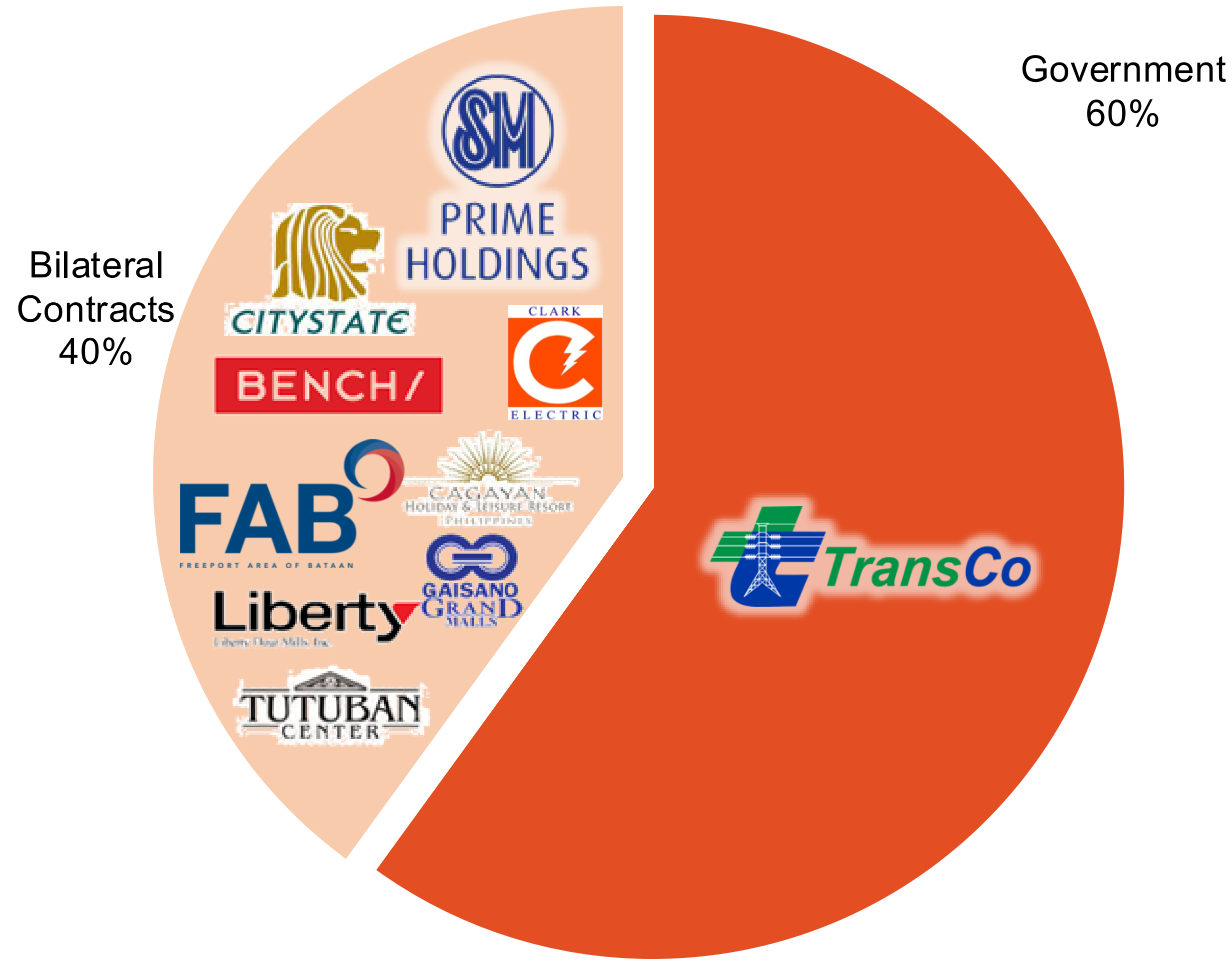
100% Occupancy from Day 1 of Long-term lease

CREIT Asset	Tenants Lease term (in years)	Area (in sqm)
Clark	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
Batangas 4	25.01	933,979
Pampanga 1	25.01	419,214
Pampanga 2	25.02	70,433
Pangasinan	20.01	1,049,102
Total		**7,102,860**

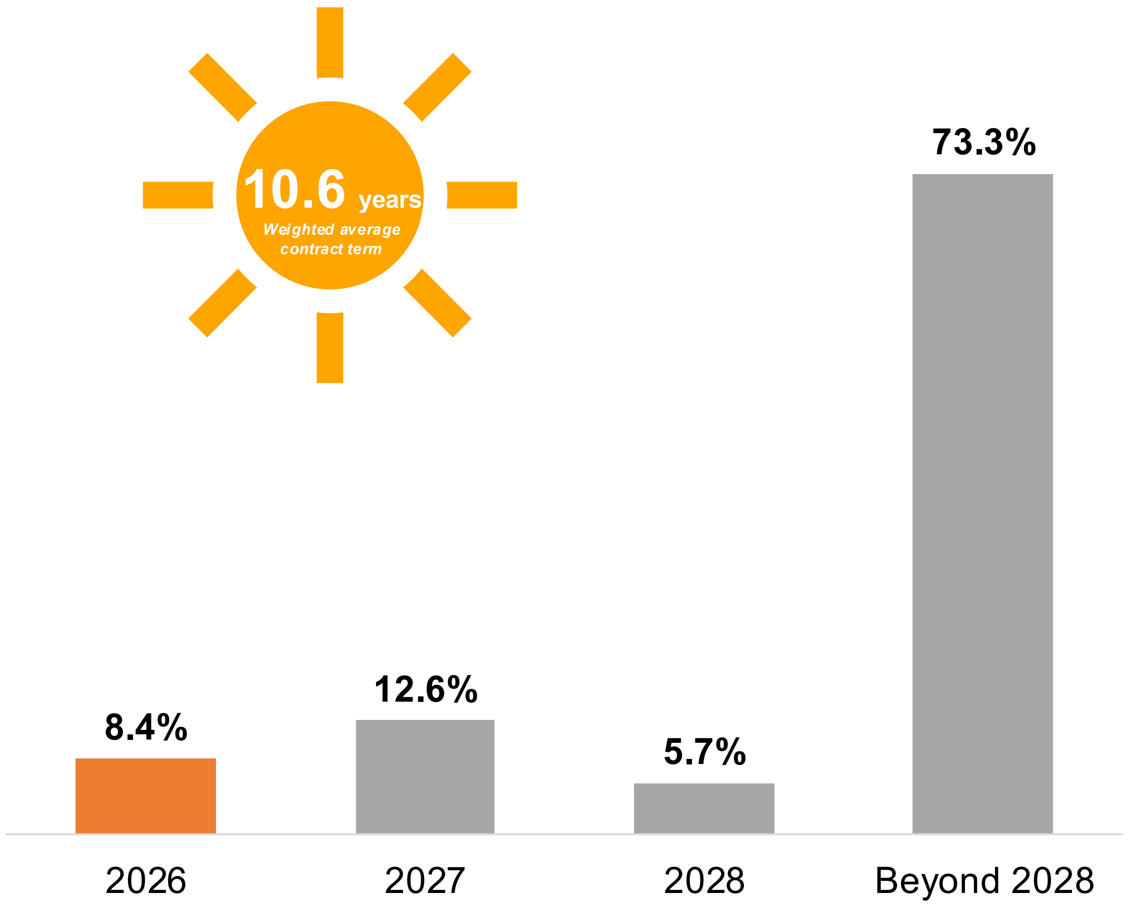
19 years WALE

Long-Term, Balanced Offtake Contracts Support Reliable Lease Payments

% of Total Contracted Capacity



Off-take Contract Renewal of Tenants' Customers



CREC Project Updates on CREIT-owned Properties

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Recently Completed Projects

CREIT - Owned Land

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

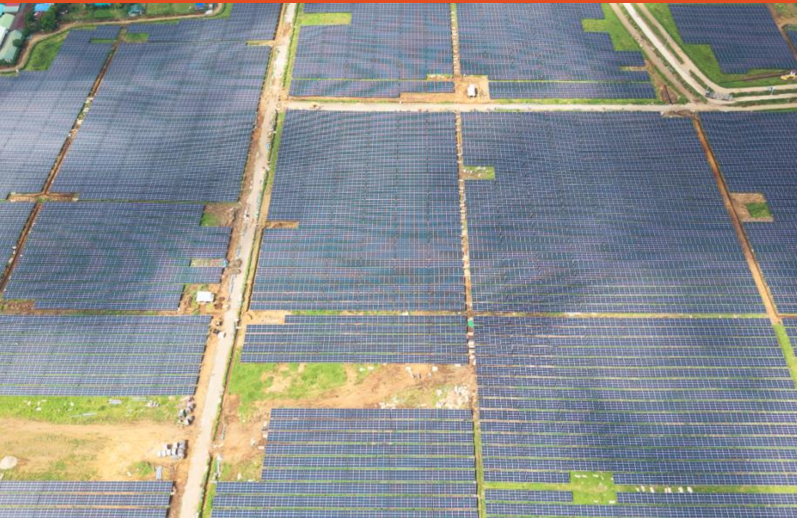
CREC Project Name:
Arayat 3A
under Citicore Solar Pampanga 1

Leasable Area:
419,214 square meters

Location:
Brgy. Arayat

Recently Completed Projects

CREIT - Owned Land



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

CITICORE RENEWABLE ENERGY

CREIT

REIT CO AS LANDLORD

Land Assets

+

Solar Assets

Post Transaction CREIT's Green Asset Portfolio will be diversified to include solar assets

Land Lease Agreement

Solar Asset Lease Agreement

Diversified Rental Payment

CITICORE SOLAR ENERGY

GEN COS

Guaranteed Base Lease
payable on equal monthly instalments

Variable Lease
50% share of incremental revenue from tenants contracted rate

New Structure Post Transaction

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

800,000

Est. Households to be powered

1.3 Mn MT

Estimated Annual Carbon Reduction
(based on US EPA AVERT)

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

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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In PhP Millions, except ratios and DPS	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	1Q26
Net income	359.28	334.14	344.94	391.02	357.96	329.93	345.16	387.21	342.27	**341.97**
Straight-line rent adjustment	(59.65)	(34.36)	(43.89)	(51.18)	(55.14)	(26.05)	(40.67)	(40.23)	(37.26)	**(37.98)**
Distributable income	299.63	299.68	301.05	339.83	302.82	303.88	304.49	346.98	305.01	**303.98**
Depreciation	17.83	17.83	17.18	18.50	17.83	17.84	17.83	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	**321.82**
AFFO Payout ratio	100%	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	**321.82**
Total dividends as percentage of distributable income	*106%*	*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	**0.049**

Above minimum requirement of 90% of distributable income

Increasing shareholder value with steady dividends and dividend growth

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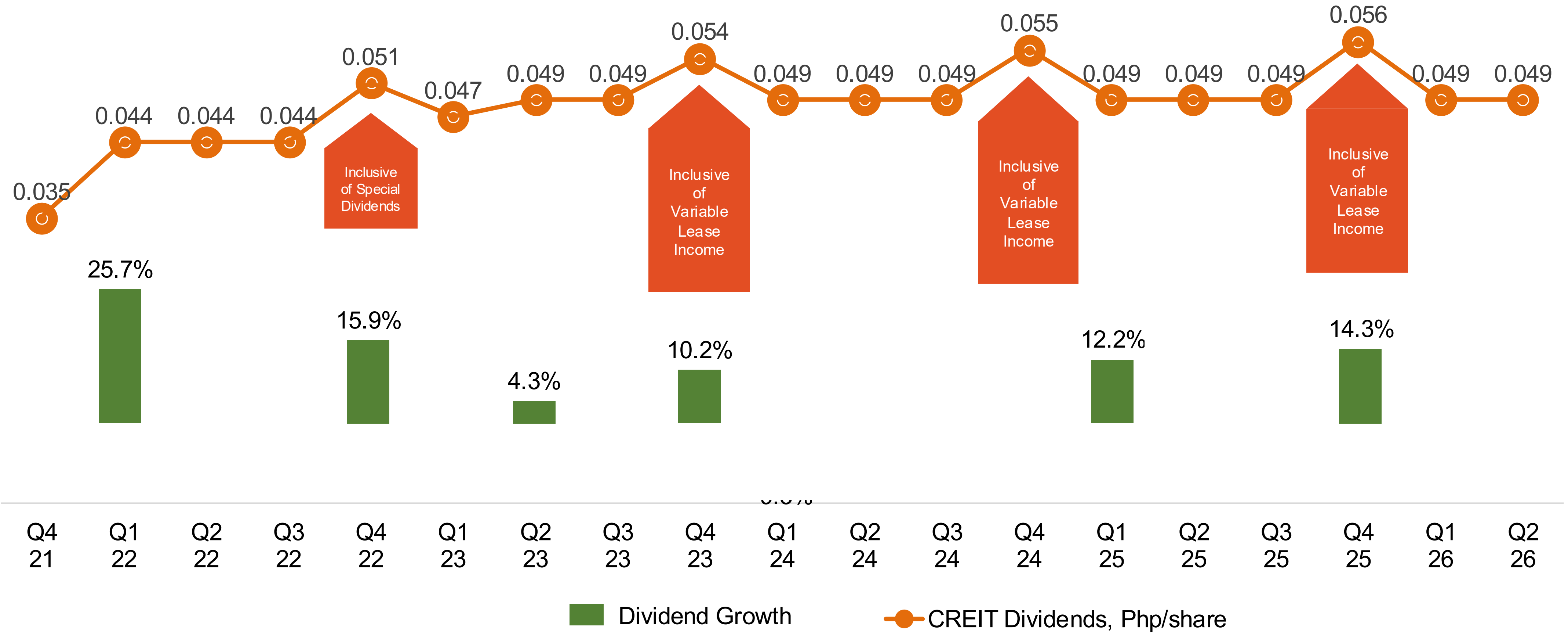

Key Takeaways

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Q & A

Thank you!

For questions, please contact:

Gideon de Villa
CREIT Investor Relations Officer
investorrelations@creit.com.ph

CREIT

CREIT.com.ph

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