CREIT | Empower Your Investments

Company Presentation

9M 2026 Financial and Operating Results

November 12, 2026

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CREIT

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9M 2026 Financial Highlights



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9M 2026 Financial Highlights

In Php Mn

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REVENUE

Php 1.37 Bn

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

EBITDA

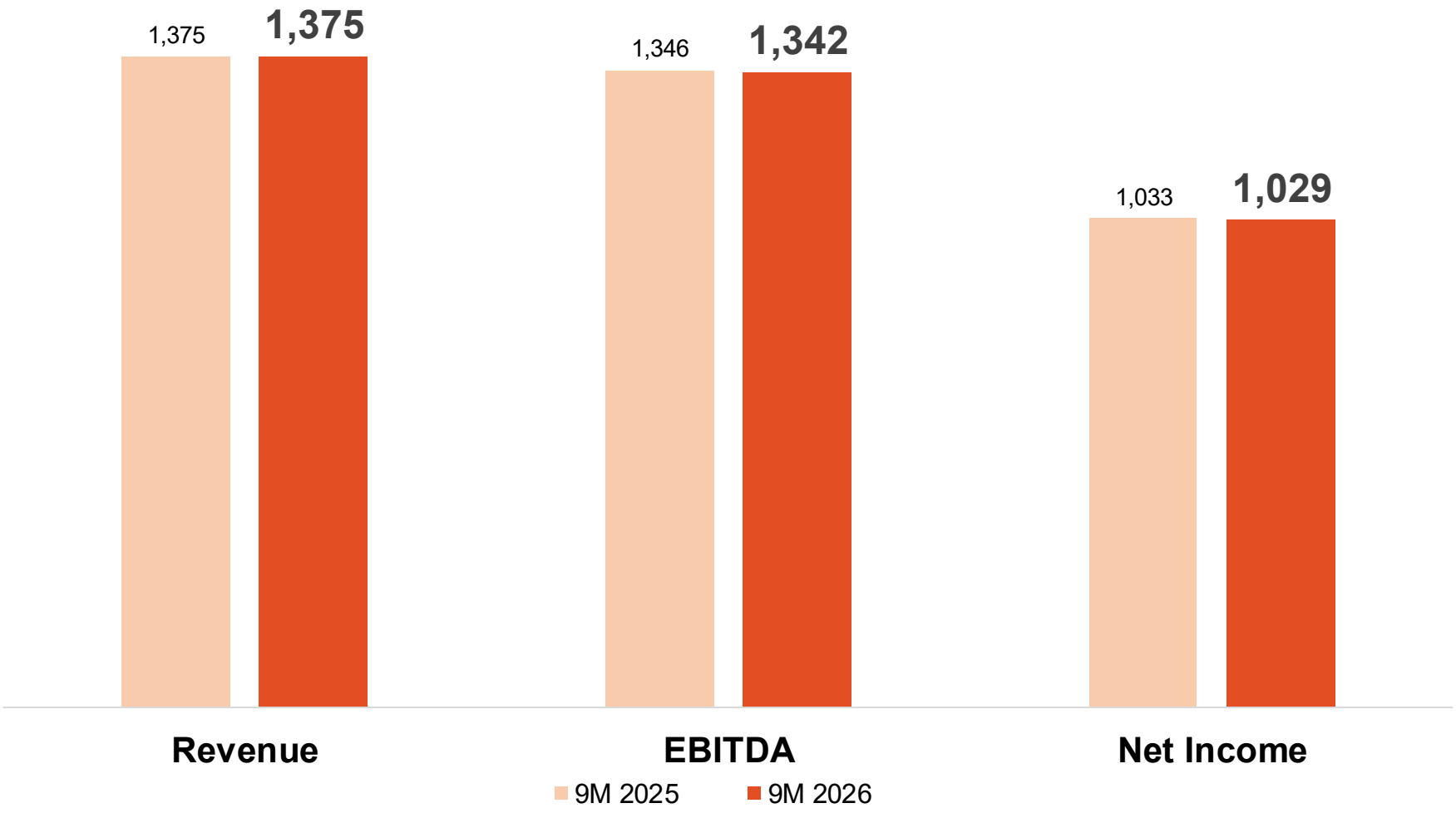
Php 1.34 Bn

EBITDA MARGIN: ***98%***

NET PROFIT

Php 1.03 Mn

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



Profitability remains steady due to strong green asset portfolio

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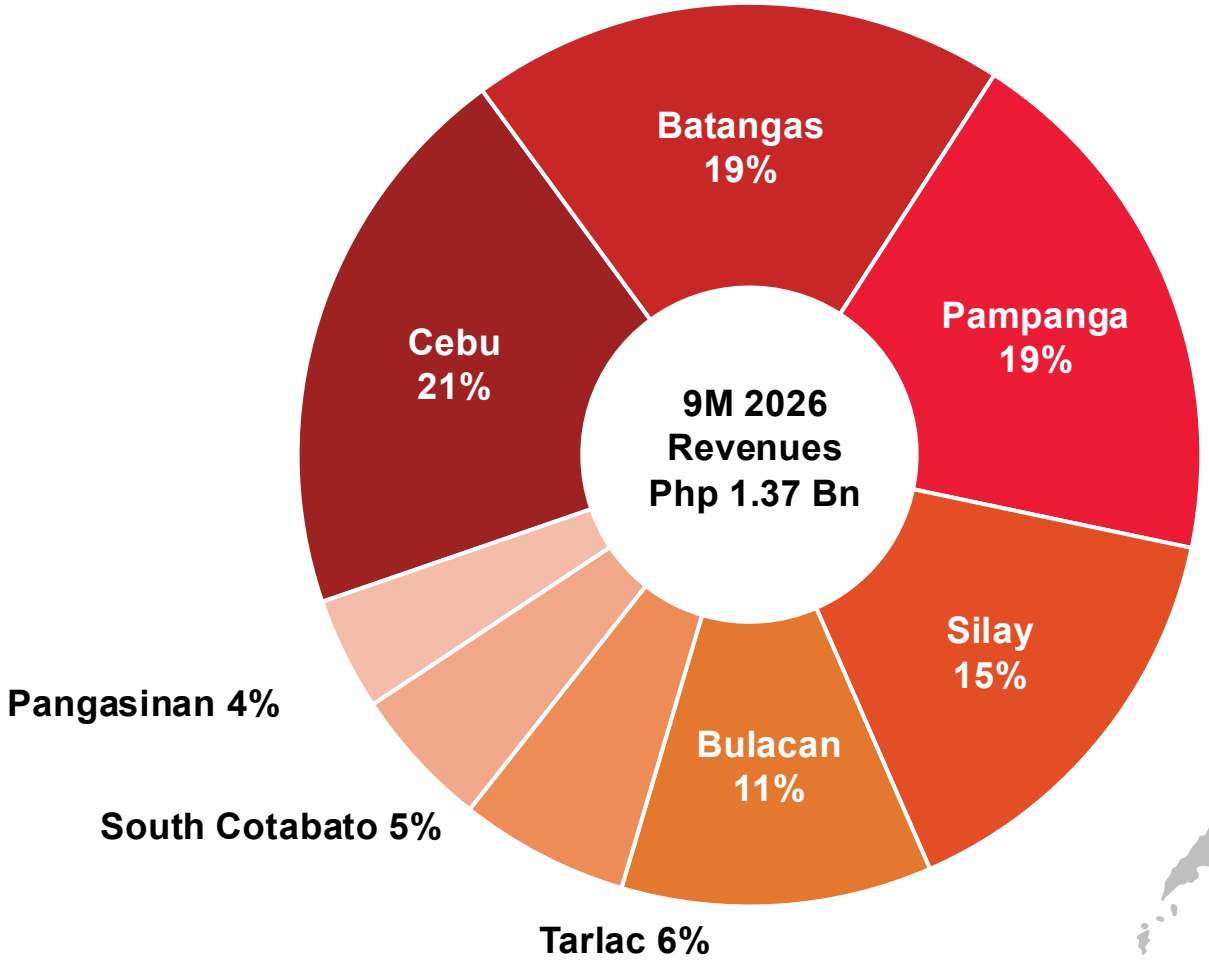
Amounts in Mn Php	30 September 2026	30 September 2025	% Change	
Rental Income	**1,375**	**1,375**	-	Lease rate escalation is weathered by PFRS 16 which is a non-cash item
Cost of Services	(79)	(79)	0.44%	
Gross Profit	**1,296**	**1,296**	**- 0.03%**	
Operating Expenses	(8)	(6)	37.43%	Only effect of timing of the accrual of the expenses incurred
Income from Operations	**1,288**	**1,290**	- 0.20%	
Finance Costs	(259)	(259)	0.25%	
Others – net	0.8	2	- 58.63%	Pertains to the interest income on receivables reduced due to collection
Income Before Tax	**1,029**	**1,033**	**- 0.43%**	
Net Income After Tax	**1,029**	**1,033**	**- 0.43%**	

Geographical Footprint and Revenue Contribution

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





Sustained strong financial position supports future acquisitions

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Amounts in Mn Php	30 September 2026	31 December 2025	% Change
Cash and cash equivalents	694	677	2.60%
Other Current Assets	168	218	- 30.28%
Total Current Assets	**846**	**895**	**- 5.45%**
Trade and Other Receivables – Non-Current	742	643	15.38%
Property, Plant & Equipment	1,050	1,095	- 4.05%
Investment Properties	7,285	7,292	- 0.09%
Right-of-use Assets	27	29	- 5.53%)
Other Non-Current Assets	42	42	-
Total Non-Current Assets	**9,148**	**9,101**	**0.51%**
Total Assets	**9,994**	**9,996**	**- 0.25%**
Current Liabilities	409	430	- 4.73%
Non-Current Liabilities	4,875	4,878	- 0.05%
Total Liabilities	**5,285**	**5,308**	**- 0.43%**
Total Equity	**4,709**	**4,688**	**0.44%**
Total Liabilities & Equity	**9,994**	**9,996**	**- 0.02%**

Decrease driven by collections of A/R

Strong financial position supports future infusions

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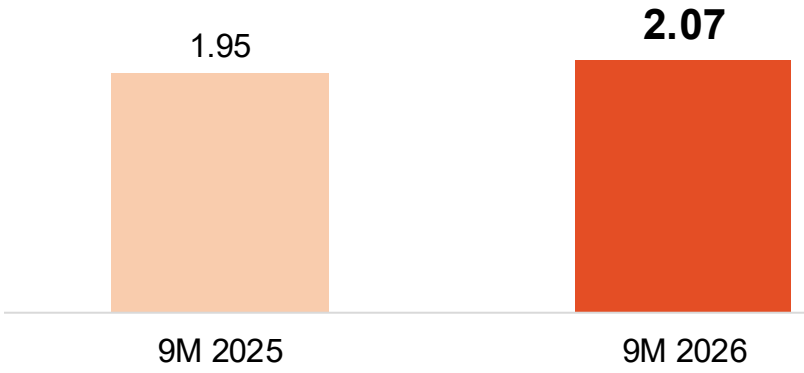
DEBT HEADROOM *(Php Bn)*

Total deposited property	20.6
Leverage ratio (PRS Aa+)	70%
Leverage limit	14.4
Total borrowings and deferred payments	5.2
Allowable additional borrowings	**9.1**

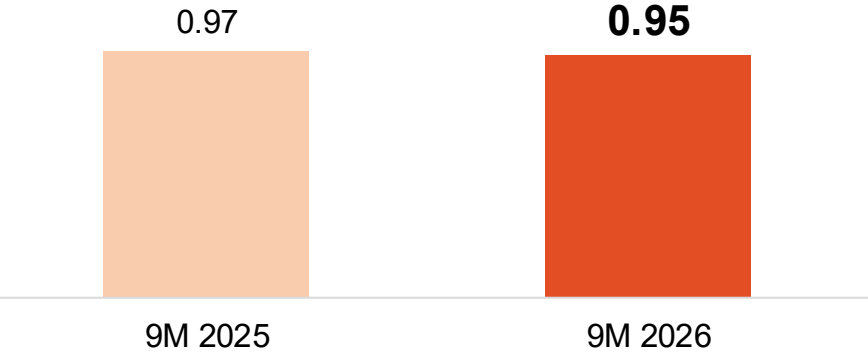
CREIT Stock Price:

Dec 31, 2025 – 3.57/sh
September 30, 2025 – 3.55/sh
Sept 30, 2026 – 2.89/sh

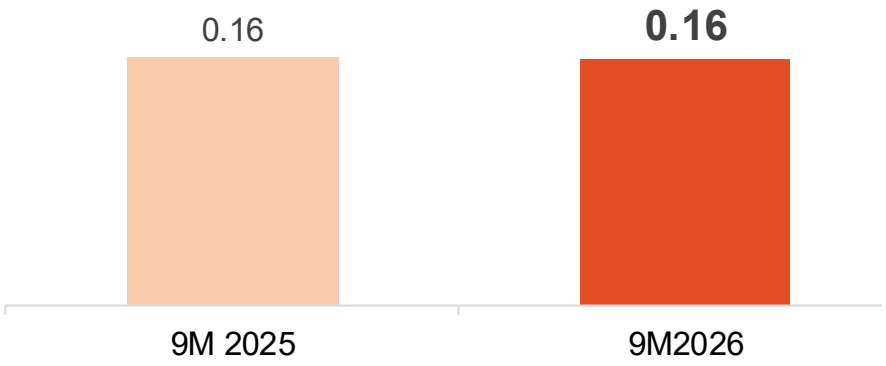
Current Ratio



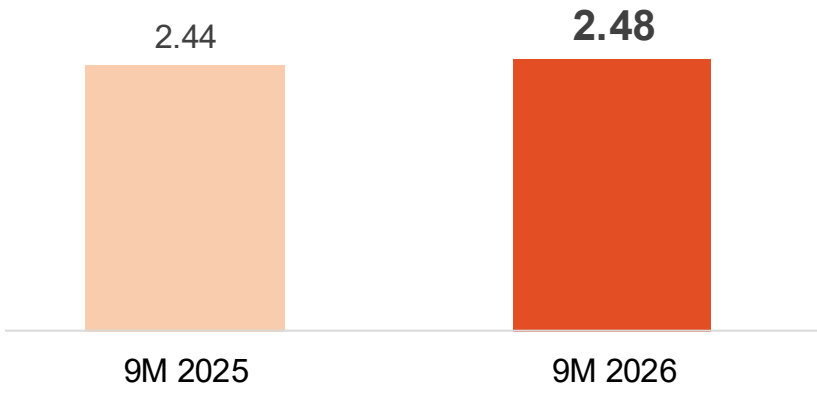
Debt to Equity



Earnings Per Share
(Php per share)



Net Asset Value per Share
(Php per share)



Green Asset Portfolio



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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

2nd ACQUISITION - 2023


LUMBANGAN – 1M sqm


LUNTAL – 840k sqm


BOLBOK 1 – 740k sqm


BOLBOK 2 – 930k sqm


ARAYAT – 420k sqm

1st ACQUISITION - 2022


BULACAN – 254k sqm


SOUTH COTABATO – 80k sqm

3rd ACQUISITION - 2023


PANGASINAN – 1M sqm

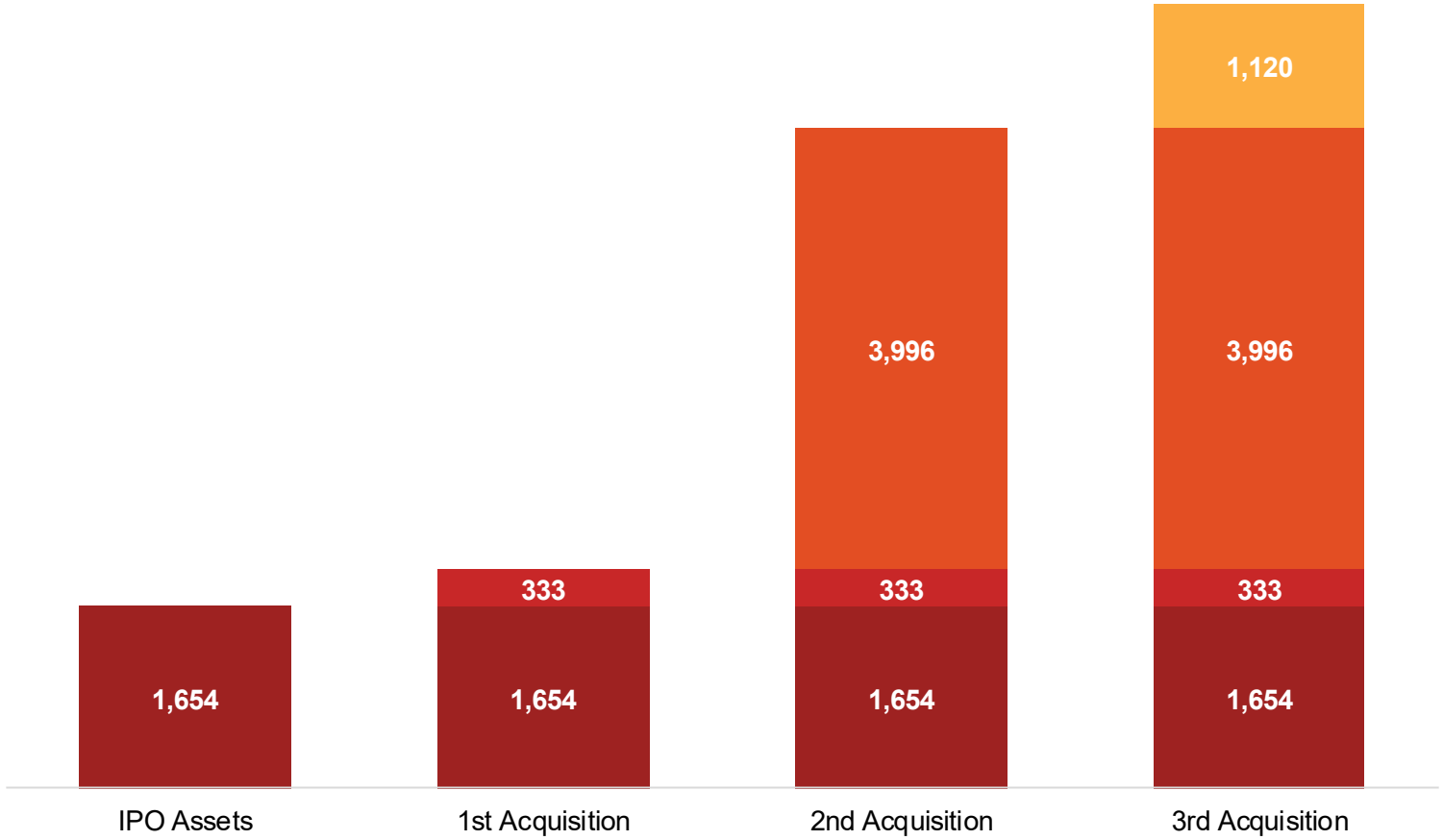

MAGALANG – 70k sqm

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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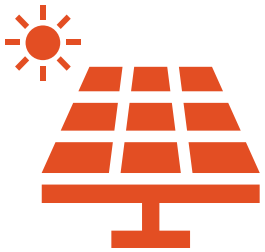
Portfolio Occupancy



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

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**

18.69 years WALE

Long-Term, Balanced Offtake Contracts Support Reliable Lease Payments

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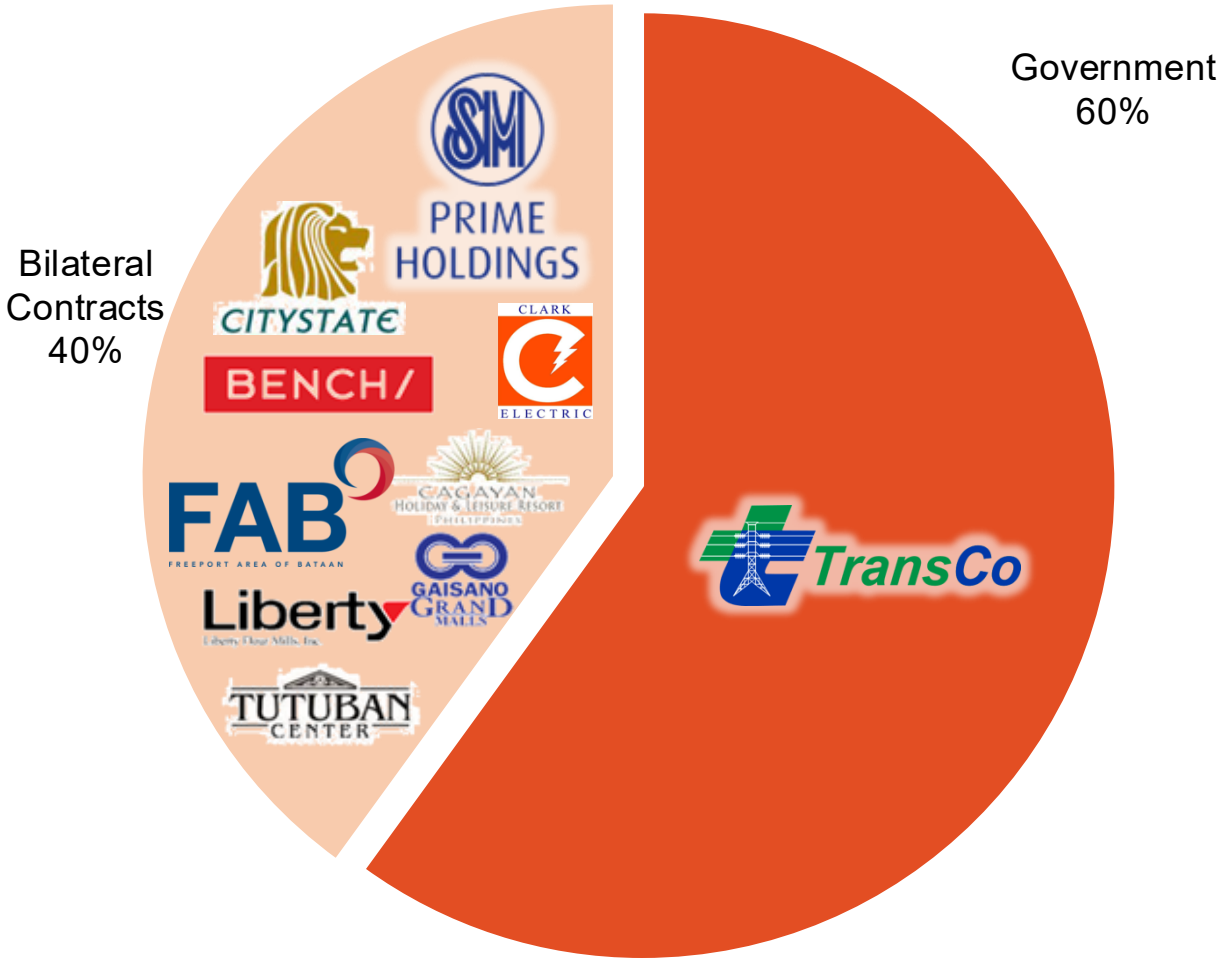
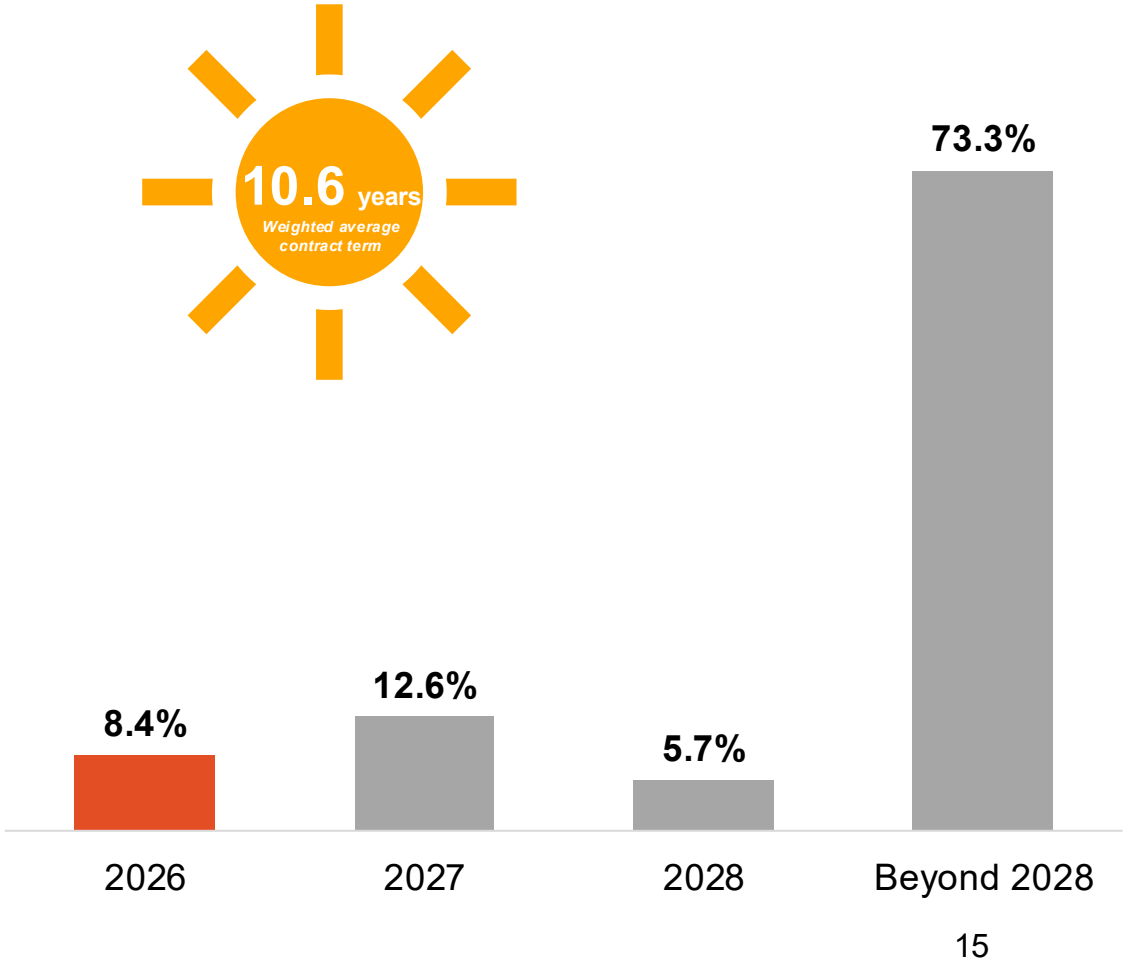
% of Total Contracted Capacity



Off-take Contract Renewal of Tenants' Customers



CREIT Dividend Updates



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Consistent quarter dividend since IPO

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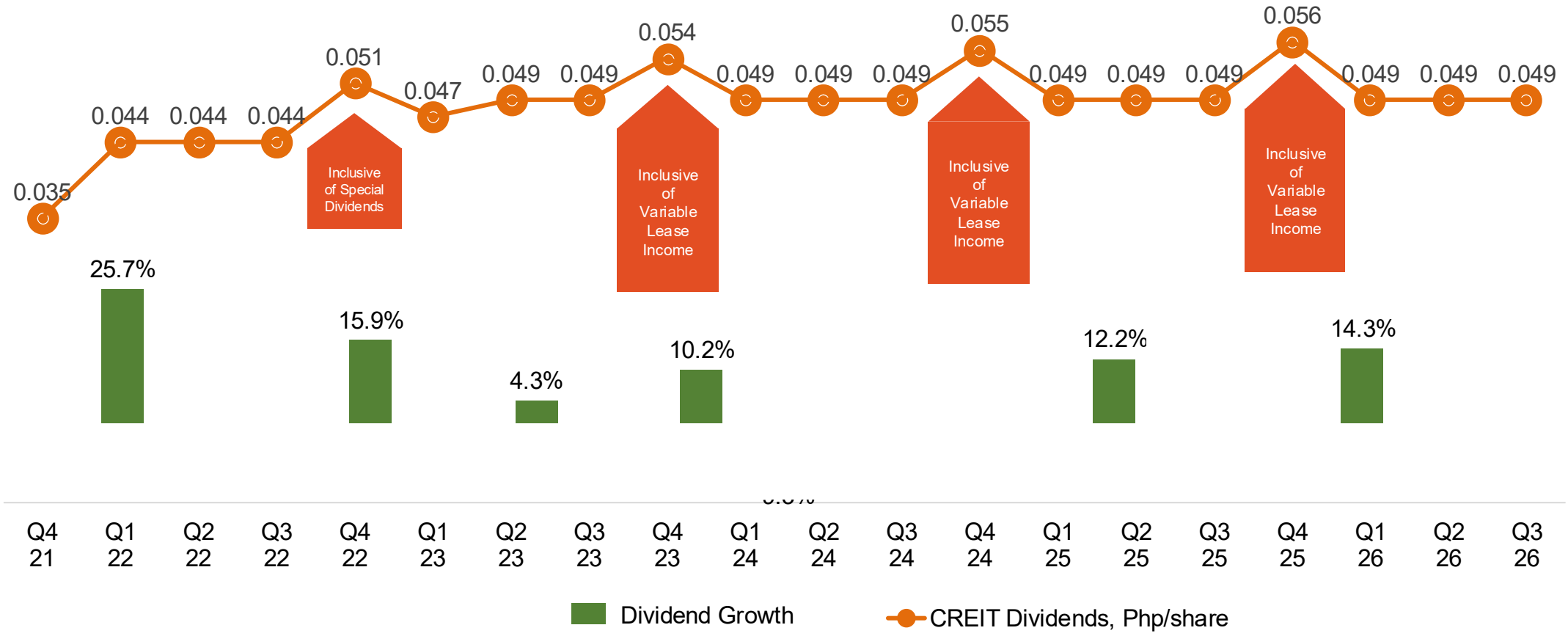
In PhP Millions, except ratios and DPS	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26	3Q26
Net income	359.28	334.14	344.94	391.02	357.96	329.93	345.16	387.21	342.27	341.97	342.46
Straight-line rent adjustment	(59.65)	(34.36)	(43.89)	(51.18)	(55.14)	(26.05)	(40.67)	(40.23)	(37.26)	(37.98)	(36.50)
Distributable income	299.63	299.68	301.05	339.83	302.82	303.88	304.49	346.98	305.01	303.98	**305.96**
Depreciation	17.83	17.83	17.18	18.50	17.83	17.84	17.83	17.83	17.83	17.83	17.84
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	**323.80**
AFFO Payout ratio	100%	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	**323.80**
Total dividends as percentage of distributable income	*106%*	*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	**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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9M 2026 Highlights and Key Themes

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Stable revenues anchored on CREIT's strong green asset portfolio

*Revenue at **Php 1.37 Bn**, EBITDA at **Php 1.34 Mn**, Net Income at **Php 1.03 Mn***

Strong financial position supports future acquisitions

*PhilRatings **PRS Aa+ rating**, Available borrowing headroom of **Php 9.1 Bn***

Consistent dividend payout at 106% of distributable income

PSE DiVY and Property Index Constituent
Q3 cash dividend declared

CREC and CREIT synergies and great potential for new acquisitions

Citicore Renewable Energy Projects for infusion
But open to other renewable power plants as well

Q & A



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Thank you!

For questions, please contact:

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