

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS

INFORMATION STATEMENT PURSUANT TO SECTION 20 OF
THE SECURITIES REGULATION CODE

1. Check the appropriate box:
 Preliminary Information Statement
 Definitive Information Statement
2. Name of Registrant as specified in its charter **Citicore Energy REIT Corp.**
3. **Philippines**
Province, country or other jurisdiction of incorporation or organization
4. SEC Identification Number **CS201010780**
5. BIR Tax Identification Code **007-813-849-00001**
6. Address of principal office **11F Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Avenue, San Juan City 1500**
7. Registrant's telephone number, including area code **(02) 8826-5698**
8. Date, time and place of the meeting of security holders **June 29, 2026 at 10:00am through remote communication via Microsoft Teams, using the following link: [Insert Link here](#). The Presiding Officer shall preside the meeting in San Juan City, Metro Manila.**
9. Approximate date on which the Information Statement is first to be sent or given to security holders: **June 5, 2026**
10. Proxy Solicitation
Name of Person filing the Statement/Solicitor: Mr. Oliver Y. Tan
Address and Telephone No.: 11F Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Avenue, San Juan City
11. Securities registered pursuant to Sections 8 and 12 of the Code or Sections 4 and 8 of the RSA (information on number of shares and amount of debt is applicable only to corporate registrants):
- | Title of Each Class | Number of Shares of Common Stock Outstanding or Amount of Debt Outstanding |
|---|--|
| <u>Common Shares</u> | <u>6,545,454.004¹</u> |
| <u>Fixed Rate ASEAN Green Bonds Due 2028</u> | <u>Php4,500,000,000.00¹</u> |
12. Are any or all of registrant's securities listed in a Stock Exchange?
Yes No
If yes, disclose the name of such Stock Exchange and the class of securities listed therein:
The Philippine Stock Exchange, Inc. – Common Shares¹
The Philippine Dealing & Exchange Corp. – Fixed Rate ASEAN Green Bonds Due 2028¹

¹ As of 04 June 2026

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS

Please be informed that the Special Meeting of the Stockholders of CITICORE ENERGY REIT CORP. (the "Company") will be conducted virtually via **MS Teams** on **June 29, 2026 at 10:00 am.**

The agenda for the Special Stockholders' Meeting shall be as follows:

1. Call to Order
2. Certification of Notice
3. Determination and Declaration of Quorum
4. Approval of the Asset for Share Swap Transaction ("Transaction")
5. Approval of the Listing with the PSE of the Shares to be Issued in Relation to the Transaction
6. Other Matters
7. Adjournment

The Board of Directors has fixed the close of business day of **05 June 2026** (the "Record Date") as the record date for the determination of stockholders entitled to notice of and to vote at the Special Meeting of the Stockholders. Only holders of shares of common stock as at the Record Date will be entitled to vote at the Special Meeting of the Stockholders.

In order that your stock may be represented at the meeting, please accomplish the enclosed Proxy Form and return it via mail / email on or before **10 April 2026** to the company's Stock Transfer Agent and Corporate Secretary through the following:

OFFICE OF THE CORPORATE SECRETARY

Via Mail: 10th Floor, Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Avenue, San Juan City
Via Email: corporatesecretary@creit.com.ph

PROFESSIONAL STOCK TRANSFER SERVICES, INC.

Via Mail: 10th Floor, Telecom Plaza, 316 Sen. Gil Puyat Avenue, 1209 Makati City
Via Email: info@professionalstocktransfer.com

Stockholders who intend to participate in the meeting through remote communication shall notify the Corporate Secretary by sending an email to corporatesecretary@crec.com.ph from **05 June 2026 to 24 June 2026**. Registered Stockholders will receive an email confirmation containing the details about joining the meeting and the voting procedure. Stockholders may exercise the right to vote through remote communication or *in absentia*, subject to validation by the Company's stock transfer agent.

Very truly yours,


DANICA C. EVANGELISTA
Corporate Secretary

A. GENERAL INFORMATION

Item 1. Date, time and place of meeting of security holders.

- (a) The special stockholder's meeting of Citicore Energy REIT Corp. (the "Company" or "CREIT") is scheduled to be held on **June 29, 2026 at 10:00 a.m.** through remote communication via Microsoft Teams, using the following link: **Please click here**

The Presiding Officer shall preside the meeting in San Juan City, Metro Manila. The principal office and complete mailing address of the Company is 11th Floor, Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Ave., San Juan City.

- (b) Approximate date on which copies of the information statement are first to be sent or given to security holder: **05 June 2026.**
- (c) Registrant's Mailing Address: **11F, Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Rd., San Juan City**

As described in the Procedure for Voting and Participation via Remote Communication, attached herein as **Exhibit "1"**, stockholders shall submit their questions, comments, or concerns, prior to the SSM by emailing the same to the Corporate Secretary of the Company at corporatesecretary@crec.com.ph **on or before 24 June 2026**. Further, during the SSM, stockholders may raise any questions or comments, through a chat box that will be available to them throughout the live broadcast of the SSM. The Company will, as far as practicable, acknowledge, read out loud, and answer all questions and comments raised.

A copy of this Information Statement and Management Report may also be accessed by interested parties by June 5, 2026 at the Company website: <https://creit.com.ph/company-disclosures/annual-stockholders-meeting/> .

Item 2. Dissenters' Right of Appraisal

A stockholder of the Company has the right to dissent and demand payment of the fair value of his shares in the following instances: (a) in case any amendment to the articles of incorporation has the effect of changing or restricting the rights of any stockholder or class of shares, or of authorizing preferences in any respect superior to those of outstanding shares or any shares of any class, or of extending or shortening the term of corporate existence; (b) in case of sale, lease, exchange, transfer, mortgage, pledge or other disposition of all or substantially all of the corporate property and assets as provided in the Revised Corporation Code of the Philippines (the "Revised Corporation Code"); (c) in case of investment of corporate funds in any other corporation or business or for any purpose other than the Company's primary purpose; and (d) in case of merger or consolidation.

The stockholder concerned must have voted against the proposed corporate action in order to avail himself of the appraisal right. As provided in the Revised Corporation Code, the procedure in the exercise of the appraisal right is as follows:

- a. The dissenting stockholder files a written demand within thirty (30) days after the date on which the vote was taken. Failure to file the demand within the thirty-day period constitutes a waiver of the right. Within ten (10) days from demand, the dissenting stockholder shall submit the stock certificate/s to the Company for notation that such shares are dissenting shares. From the time of the demand until either the abandonment of the corporate action in question or the purchase of the shares by the Company, all rights accruing to the shares shall be suspended, except the stockholder's right to receive payment of the fair value thereof.
- b. If the corporate action is implemented, the Company shall pay the stockholder the fair value of his shares upon surrender of the corresponding certificate/s of stock. Fair value is determined by the value of the shares of the Company on the day prior to the date on which vote is taken on the corporate action, excluding any appreciation or depreciation in value in anticipation of the vote on the corporate action.
- c. If the fair value is not determined within sixty (60) days from the date of the vote, it will be determined by three (3) disinterested persons (one chosen by the Company, another chosen by the stockholder, and the third one chosen jointly by the Company and the stockholder). The findings of the appraisers will be final, and their award will be paid by the Company within thirty (30) days following such award, provided the Company has sufficient unrestricted retained earnings. Upon such payment, the stockholder shall forthwith transfer his shares to the Company. No payment shall be made to the dissenting stockholder unless the Company has unrestricted retained earnings sufficient to cover such payment.
- d. If the stockholder is not paid within thirty (30) days from such award, his voting and dividend rights shall be immediately restored.

There will be no matters that will be taken up at the meeting which may warrant the exercise of this right.

Item 3. Interest of Certain Persons in or Opposition to Matters to be Acted Upon

- (a) No director or executive officer of the Company or nominee for election as such director or officer has any substantial interest, direct or indirect, in any matter to be acted upon at the special stockholders' meeting, other than election to office (in the case of directors).
- (b) Likewise, none of the directors has informed the Company of his/her opposition to any matter to be taken up at the meeting.

B. CONTROL AND COMPENSATION INFORMATION

Item 4. Voting Securities and Principal Holders Thereof

- (a) As of June 4, 2026, CREIT has 6,545,454,004 issued and outstanding common shares. Each share is entitled to (1) one vote in accordance with the By-Laws of the Company.
- (b) The record date for purposes of determining the stockholders entitled to vote is **June 5, 2026**.
- (c) Stockholders are entitled to cumulative voting in the election of directors of the Company, as provided in the Revised Corporation Code. Under Section 23 of the Revised Corporation Code, a stockholder may vote such number of shares for as many persons as there are directors to be elected or he may cumulate said shares and give one candidate as many votes as the number of directors to be elected multiplied by the number of his shares shall equal, or he may distribute them on the same principle among as many candidates as he shall see fit: Provided, That the total number of votes cast by him shall not exceed the number of shares owned by him as shown in the books of the Company multiplied by the whole number of directors to be elected. The stockholder must be a stockholder of record as of March 25, 2026 in order that he may exercise cumulative voting rights. There are no conditions precedent to the exercise of the stockholders' cumulative voting right.
- (d) Security Ownership of Certain Record and Beneficial Owners
 - (1) The names, addresses, citizenship, number of shares held, and percentage to total of persons owning more than five percent (5%) of the outstanding voting shares of the Company as of April 30, 2026:

Title of Class	Name and Address of Record Owner/Relationship with Company	Name of Beneficial Owner/Relationship with Record Owner	Citizenship	No. of Shares Held	% Held
Common	Citicore Renewable Energy Corp. ("CREC") - Stockholder	Edgar B. Saavedra Mr. Saavedra is the ultimate beneficial owner of CREC.	Filipino	2,151,987,996 (Indirect)	32.88%
Common	SM Investments Corporation ("SMIC") - Stockholder	SM INVESTMENTS CORPORATION ¹	Filipino	1,884,374,000 (Indirect)	28.79%

¹ Ms. Elizabeth Anne C. Uychaco and/or Mr. Ian Jason R. Aguirre will represent and vote the shares of SM Investments Corporation.

- (2) Security Ownership of Directors and Management as of April 30, 2026:

The names, citizenship, number of shares held and percentage to total of persons forming part of the Board and Management of the Company as of April 30, 2026 are as follows:

Title of Class	Name of Beneficial Owner	Amount and Nature of Beneficial Owner	Citizenship	Percentage
Common	Edgar B. Saavedra <i>Chairman of the Board</i>	1 (Direct)	Filipino	Nil

Common	Oliver Y. Tan <i>Director, CEO, and President</i>	1 (Direct) 7,423,000 (Indirect)	Filipino	0.11%
Common	Manuel Louie B. Ferrer <i>Director</i>	1 (Direct)	Filipino	Nil
Common	Elizabeth Anne C. Uychaco <i>Director</i>	1 (Direct)	Filipino	Nil
Common	Ian Jason R. Aguirre <i>Director</i>	1 (Direct)	Filipino	Nil
Common	Jose M. Layug, Jr. <i>Lead Independent Director</i>	1 (Direct)	Filipino	Nil
Common	Emmanuel G. Herbosa <i>Independent Director</i>	1 (Direct)	Filipino	Nil
Common	Pacita U. Juan <i>Independent Director</i>	1 (Direct)	Filipino	Nil
Common	Michelle A. Magdato <i>Treasurer, Chief Financial Officer, and Chief Risk Officer</i>	10,000 (Indirect)	Filipino	Nil
Aggregate Shareholdings of Directors and Officers as a Group		7,433,008	-	0.11%

The indirect shareholdings of Oliver Y. Tan are lodged with PCD Nominee Corporation (Filipino) under the name of a family member. The indirect shareholdings of Michelle A. Magdato are lodged with PCD Nominee Corporation (Filipino).

No director or member of the Company's management owns 2.0% or more of the outstanding capital stock of the Company.

(3) Voting Trust Holders of 5% or more

As of 30 April 2026, the Company is not aware of any person holding more than 5% of common shares under a voting trust or similar agreement.

(4) Changes in Control

As of 30 April 2026, the Company is not aware of any arrangements which may result in a change of control of the Company.

(5) Foreign Ownership level as of 30 April 2026:

Class of Securities	Total Outstanding Shares	Shares Owned by Foreigners	Percent of Ownership
Common Shares	6,545,454,004	147,829,784	2.26%

Item 5. Directors and Executive Officers

No action will be taken in this special stockholders' meeting with respect to the election and appointment of Directors and Executive Officers of the Company.

Item 6. Compensation of Directors and Executive Officers

No action will be taken in this special stockholders' meeting with respect to:

- (a) any bonus, profit sharing or other compensation plan, contract or arrangement in which any director, nominee for election as a director, or executive officer of the registrant will participate;
- (b) any pension or retirement plan in which any such person will participate; or
- (c) the granting or extension to any such person of any option/s, warrant/s or right/s to purchase any securities, other than warrants or rights issued to security holders as such, on a pro rata basis. However, if

the solicitation is made on behalf of persons other than the registrant, the information required need be furnished only the nominees of the persons making the solicitation and associates of such nominees.

Item 7. Independent Public Accountants

No action will be taken in this special stockholders' meeting with respect to the appointment, approval, or ratification of the Company's external auditor.

Item 8. Compensation Plans

No action will be taken in this special stockholders' meeting with respect to any plan pursuant to which cash or non-cash compensation may be paid or distributed.

C. ISSUANCE AND EXCHANGE OF SECURITIES

Item 9. Authorization or Issuance of Securities Other than for Exchange

On the Special Stockholders Meeting the following will be presented to the shareholders for ratification.

CREIT intends to acquire land assets and solar assets from its Affiliates, namely; (a) Citicore Land Holdings, Inc.; (b) Citicore Solar Batangas 1, Inc.; (c) Citicore Solar Batangas 2, Inc.; (d) Citicore Solar Pangasinan Inc.; (e) Citicore Solar Pangasinan 2 Inc.; (f) Citicore Solar Quezon, Inc.; (g) Citicore Solar Pampanga 1 Inc.; and (h) Citicore Solar Negros Occidental 2, Inc.; and thereafter lease the assets to the operating companies engaged in solar power generation. The Asset Infusion involves the transfer of the assets identified from its Affiliates in exchange for shares in CREIT making CREIT the owner of the assets.

Information on Affiliates

Affiliate	Principal Business Address	Nature of Relationship with CREIT
Citicore Land Holdings, Inc. ("CLHI")	11/F Santolan Town Plaza, Santolan Road, Little Baguio, San Juan City, National Capital Region, 1500	CLHI and CREIT both share the same parent company, CREC.
Citicore Solar Batangas 1, Inc. ("CS Bat 1")	Sitio Ibaba, Barangay Lumbangan, Tuy, Batangas	The parent company of CS Bat 1 is Citicore Solar Energy Corporation ("CSEC"). The parent company of CSEC and CREIT, is CREC.
Citicore Solar Batangas 2, Inc. ("CS Bat 2")	Sitio Maligas, Purok 7, Barangay Bolbok, Tuy, Batangas	The parent company of CS Bat 2 is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Pangasinan Inc. ("CS Pang")	Barangay Balingueo, Municipality of Sta. Barbara, Pangasinan	The parent company of CS Pang is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Pangasinan 2 Inc. ("CS Pang 2")	Barangay Santa Catalina, Municipality of Binalonan, Pangasinan	The parent company of CS Pang 2 is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Quezon, Inc. ("CS Quezon")	Sitio Patolbungan, Brgy. Kanluran Malicboy, Pagbilao, Quezon	The parent company of CS Quezon is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Pampanga 1 Inc. ("CS Pam 1")	Barangay Telapayong, Municipality of Arayat, Pampanga	The parent company of CS Pam 1 is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Negros Occidental 2, Inc. ("CS Negros 2")	Brgy. Eustaquio Lopez, Silay City, Negros Occidental	The parent company of CS Negros 2 is CSEC. The parent company of CSEC and CREIT, is CREC.

Transaction Details

The Transaction will be divided into three (3) stages. In the first stage, Citicore Renewable Energy Corporation ("CREC") will be selling its currently held CREIT shares to the public to increase public float. This is to prevent breaching the minimum public ownership threshold when stage 2 is implemented. The 2nd stage will be the actual property-for-share swap, CREIT will be issuing primary shares to the Affiliates in exchange of their properties. In the 3rd stage, the Affiliates may sell to CREC, SM Investments Corporation

("SMIC"), or to the public to bring back their pre-Transaction ownership interest through a secondary sale of shares. The timing of such sale is to be determined based on market conditions.

Below outlines the three stages in terms of the CREIT shares and ownership involved:

	Pre-Transaction		Step 1	
	No. of shares	% ownership	No. of shares	% ownership
CREC + directors and officers	2,159,621,004	33.0%	1,405,211,396	21.5%
SMIC	1,884,374,000	28.8%	1,884,374,000	28.8%
Public	2,501,459,000	38.2%	3,255,868,608	49.7%
Affiliates	-	0.0%	-	0.0%
Total	6,545,454,004	100.0%	6,545,454,004	100.0%
<i>CREC (direct + indirect)</i>	<i>2,159,621,004</i>	<i>33.0%</i>	<i>1,405,211,396</i>	<i>21.5%</i>

	Step 2		Step 3	
	No. of shares	% ownership	No. of shares	% ownership
CREC + directors and officers	1,405,211,396	14.4%	3,222,744,623	33.0%
SMIC	1,884,374,000	19.3%	2,812,000,885	28.8%
Public	3,255,868,608	33.3%	3,732,860,315	38.2%
Affiliates	3,222,151,819	33.0%	-	0.0%
Total	9,767,605,823	100.0%	9,767,605,823	100.0%
<i>CREC (direct + indirect)</i>	<i>4,627,363,215</i>	<i>47.4%</i>	<i>3,222,744,623</i>	<i>33.0%</i>

The Transaction involves the issuance of 3,222,151,819 common shares to the Affiliates. The common shares to be issued possess the same rights as CREIT's existing common shares. No other material rights, restrictions, or limitations are applicable to the common shares to be issued. There are no provisions in CREIT's Articles of Incorporation or By-Laws which will delay, defer, or prevent a change in control of CREIT.

Below are the details of the properties to be transferred to CREIT in exchange for the common shares to be issued:

Area/Project	CREC Subsidiary	Subject assets	Transaction value (PHP)	Third-party valuation (PHP)		Exchange price	No. of shares to be issued
				Low	High		
Sta. Barbara - land	CLHI	~42 has. Land	539,831,246	464,770,000	558,860,000	3.60	149,953,124
Pagbilao 1 - land	CLHI	~87 has. Land	1,068,523,573	916,980,000	1,089,950,000	3.60	296,812,103
Pagbilao 2 - land	CLHI	~55 has. Land	697,809,004	600,750,000	717,580,000	3.60	193,835,835
Binalonan	CS Pangasinan 2	50% of solar panels	929,840,089	874,510,000	954,760,000	3.60	258,288,914
Sta. Barbara	CS Pangasinan	75% of solar panels	1,320,289,635	1,241,820,000	1,356,890,000	3.60	366,747,121
Pagbilao 1	CS Quezon	50% of solar panels	936,795,654	880,460,000	972,350,000	3.60	260,221,015
Pagbilao 2	CS Quezon	25% of solar panels	167,821,397	157,730,000	174,190,000	3.60	46,617,055
Lumbangan	CS Batangas 1	100% of solar panels	1,971,761,915	1,854,730,000	2,028,260,000	3.60	547,711,643
Luntal	CS Batangas 1	100% of solar panels	936,572,593	882,390,000	963,410,000	3.60	260,159,054
Bolbok 1	CS Batangas 2	50% of solar panels	566,504,624	532,840,000	582,210,000	3.60	157,362,396
Bolbok 2	CS Batangas 2	50% of solar panels	995,332,743	936,180,000	1,022,930,000	3.60	276,481,318
Arayat 3A	CS Pampanga	40% of solar panels	239,571,522	225,350,000	246,440,000	3.60	66,547,645
Silay 2A	CS Negros Occidental 2	100% of solar panels, inverters, e	864,120,214	812,760,000	888,080,000	3.60	240,033,393
Silay 2B	CS Negros Occidental 2	100% of solar panels	364,972,340	343,280,000	375,090,000	3.60	101,381,206
Total			11,599,746,548	10,724,550,000	11,931,000,000		3,222,151,819

The following are the valuation approach and methodologies which were used in the Transaction.

A. Income Approach (Properties)

1. Discounted cash flows method - forecasting the asset's appropriate cash flow stream over an appropriate period and discounting the forecasted cash flows back to present value using an appropriate discount rate.
2. Direct capitalization method - capitalizing the net operating income at a predetermined capitalization rate.
3. Dividend discount model - forecasting the subject company's future dividends over an appropriate period and discounting all the future dividends back to present value using the cost of equity.

B. Market Approach

1. Comparable assets method (properties) - valuation multiples can be derived from identified comparable companies / assets, adjusted for comparability, and then applied to the subject company's or assets corresponding fundamental data to estimate the equity / asset value.

The valuation and fairness opinion provider is FTI Consulting Philippines, Inc. ("FTI"), a company accredited by the SEC as a Professional Services Organization for the valuation of shares of stock, intangibles and other assets. FTI is also accredited by the Philippine Stock Exchange, Inc. ("PSE") to issue fairness opinions and valuation reports of listed companies and prospective initial listing applicants of the Exchange. FTI's reports are supported by property appraisal report of Cuervo Inc. - which is also an SEC-accredited property appraiser.

The Transaction involves a non-cash asset-for-share exchange, and no cash proceeds will be received by CREIT. The non-cash assets (properties) to be received by CREIT will be leased back to the Affiliates. CREIT will act only as the owner-lessor, and the operating risks will remain with the Affiliates.

The Company will apply for the listing of the shares covered by the Transactions within the period prescribed by the Philippine Stock Exchange.

Item 10. Modification or Exchange of Securities

No action will be taken in this special stockholders' meeting with respect to the modification of any class of securities of the Company, or the issuance or authorization for issuance of one (1) class of securities in exchange for outstanding securities of another class.

Item 11. Financial and Other Information

For CREIT's Management's Discussion and Analysis and Changes in and Disagreements with Accountants on Accounting and Financial Disclosure, please refer to the Management's Report to this Information Statement as **Exhibit "2"**.

Additionally, CREIT's Consolidated Audited Financial Statements for the period ending 31 December 2025 and CREIT's Interim Financial Statements as of 31 March 2026, is to be incorporated in the Information Statement by reference as **Exhibit "3"** and **Exhibit "4"**, respectively.

Item 12. Mergers, Consolidations, Acquisitions and Similar Matters

No action will be taken in this special stockholders' meeting with respect to any transaction involving: (a) merger or consolidation into or with any other person or of any other person into or with CREIT; (b) acquisition by the Company or any of its security holders of securities of another person; (c) acquisition of any other going business or of the assets thereof; (d) sale or other transfer of all or any substantial part of the assets of the Company; or (e) liquidation or dissolution of the Company.

Item 13. Acquisition or Disposition of Property

On the Special Stockholders Meeting the following will be presented to the shareholders for ratification.

CREIT intends to acquire land assets and solar assets from its Affiliates, namely; (a) Citicore Land Holdings, Inc.; (b) Citicore Solar Batangas 1, Inc.; (c) Citicore Solar Batangas 2, Inc.; (d) Citicore Solar Pangasinan Inc.; (e) Citicore Solar Pangasinan 2 Inc.; (f) Citicore Solar Quezon, Inc.; (g) Citicore Solar Pampanga 1 Inc.; and (h) Citicore Solar Negros Occidental 2, Inc.; and thereafter lease the assets to the operating companies engaged in solar power generation. The Asset Infusion involves the transfer of the assets identified from its Affiliates in exchange for shares in CREIT making CREIT the owner of the assets.

Information on Affiliates

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Citicore Solar Batangas 1, Inc. ("CS Bat 1")	Sitio Ibaba, Barangay Lumbangan, Tuy, Batangas	The parent company of CS Bat 1 is Citicore Solar Energy Corporation ("CSEC"). The parent company of CSEC and CREIT, is CREC.
Citicore Solar Batangas 2, Inc. ("CS Bat 2")	Sitio Maligas, Purok 7, Barangay Bolbok, Tuy, Batangas	The parent company of CS Bat 2 is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Pangasinan Inc. ("CS Pang")	Barangay Balingueo, Municipality of Sta. Barbara, Pangasinan	The parent company of CS Pang is CSEC. The parent company of CSEC and CREIT, is CREC.
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Citicore Solar Pampanga 1 Inc. ("CS Pam 1")	Barangay Telapayong, Municipality of Arayat, Pampanga	The parent company of CS Pam 1 is CSEC. The parent company of CSEC and CREIT, is CREC.
Citicore Solar Negros Occidental 2, Inc. ("CS Negros 2")	Brgy. Eustaquio Lopez, Silay City, Negros Occidental	The parent company of CS Negros 2 is CSEC. The parent company of CSEC and CREIT, is CREC.

Transaction Details

The Transaction will be divided into three (3) stages. In the first stage, Citicore Renewable Energy Corporation ("CREC") will be selling its currently held CREIT shares to the public to increase public float. This is to prevent breaching the minimum public ownership threshold when stage 2 is implemented. The 2nd stage will be the actual property-for-share swap, CREIT will be issuing primary shares to the Affiliates in exchange of their properties. In the 3rd stage, the Affiliates may sell to CREC, SM Investments Corporation ("SMIC"), or to the public to bring back their pre-Transaction ownership interest through a secondary sale of shares. The timing of such sale is to be determined based on market conditions.

Below outlines the three stages in terms of the CREIT shares and ownership involved:

	Pre-Transaction		Step 1	
	No. of shares	% ownership	No. of shares	% ownership
CREC + directors and officers	2,159,621,004	33.0%	1,405,211,396	21.5%
SMIC	1,884,374,000	28.8%	1,884,374,000	28.8%
Public	2,501,459,000	38.2%	3,255,868,608	49.7%
Affiliates	-	0.0%	-	0.0%
Total	6,545,454,004	100.0%	6,545,454,004	100.0%
<i>CREC (direct + indirect)</i>	<i>2,159,621,004</i>	<i>33.0%</i>	<i>1,405,211,396</i>	<i>21.5%</i>

	Step 2		Step 3	
	No. of shares	% ownership	No. of shares	% ownership
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Public	3,255,868,608	33.3%	3,732,860,315	38.2%
Affiliates	3,222,151,819	33.0%	-	0.0%
Total	9,767,605,823	100.0%	9,767,605,823	100.0%
<i>CREC (direct + indirect)</i>	<i>4,627,363,215</i>	<i>47.4%</i>	<i>3,222,744,623</i>	<i>33.0%</i>

The Transaction involves the issuance of 3,222,151,819 common shares to the Affiliates. The common shares to be issued possess the same rights as CREIT's existing common shares. No other material rights, restrictions, or limitations are applicable to the common shares to be issued. There are no provisions in CREIT's Articles of Incorporation or By-Laws which will delay, defer, or prevent a change in control of CREIT.

Below are the details of the properties to be transferred to CREIT in exchange for the common shares to be issued:

Area/Project	CREC Subsidiary	Subject assets	Transaction value (PHP)	Third-party valuation (PHP)		Exchange price	No. of shares to be issued
				Low	High		
Sta. Barbara - land	CLHI	~42 has. Land	539,831,246	464,770,000	558,860,000	3.60	149,953,124
Pagbilao 1 - land	CLHI	~87 has. Land	1,068,523,573	916,980,000	1,089,950,000	3.60	296,812,103
Pagbilao 2 - land	CLHI	~55 has. Land	697,809,004	600,750,000	717,580,000	3.60	193,835,835
Binalonan	CS Pangasinan 2	50% of solar panels	929,840,089	874,510,000	954,760,000	3.60	258,288,914
Sta. Barbara	CS Pangasinan	75% of solar panels	1,320,289,635	1,241,820,000	1,356,890,000	3.60	366,747,121
Pagbilao 1	CS Quezon	50% of solar panels	936,795,654	880,460,000	972,350,000	3.60	260,221,015
Pagbilao 2	CS Quezon	25% of solar panels	167,821,397	157,730,000	174,190,000	3.60	46,617,055
Lumbangan	CS Batangas 1	100% of solar panels	1,971,761,915	1,854,730,000	2,028,260,000	3.60	547,711,643
Luntal	CS Batangas 1	100% of solar panels	936,572,593	882,390,000	963,410,000	3.60	260,159,054
Bolbok 1	CS Batangas 2	50% of solar panels	566,504,624	532,840,000	582,210,000	3.60	157,362,396
Bolbok 2	CS Batangas 2	50% of solar panels	995,332,743	936,180,000	1,022,930,000	3.60	276,481,318
Arayat 3A	CS Pampanga	40% of solar panels	239,571,522	225,350,000	246,440,000	3.60	66,547,645
Silay 2A	CS Negros Occidental 2	100% of solar panels, inverters, e	864,120,214	812,760,000	888,080,000	3.60	240,033,393
Silay 2B	CS Negros Occidental 2	100% of solar panels	364,972,340	343,280,000	375,090,000	3.60	101,381,206
Total			11,599,746,548	10,724,550,000	11,931,000,000		3,222,151,819

The following are the valuation approach and methodologies which were used in the Transaction.

A. Income Approach (Properties)

- Discounted cash flows method - forecasting the asset's appropriate cash flow stream over an appropriate period and discounting the forecasted cash flows back to present value using an appropriate discount rate.
- Direct capitalization method - capitalizing the net operating income at a predetermined capitalization rate.
- Dividend discount model - forecasting the subject company's future dividends over an appropriate period and discounting all the future dividends back to present value using the cost of equity.

B. Market Approach

- Comparable assets method (properties) - valuation multiples can be derived from identified comparable companies / assets, adjusted for comparability, and then applied to the subject company's or assets corresponding fundamental data to estimate the equity / asset value.

The valuation and fairness opinion provider is FTI Consulting Philippines, Inc. ("FTI"), a company accredited by the SEC as a Professional Services Organization for the valuation of shares of stock, intangibles and other assets. FTI is also accredited by the Philippine Stock Exchange, Inc. ("PSE") to issue fairness opinions and valuation reports of listed companies and prospective initial listing applicants of the Exchange. FTI's reports are supported by property appraisal report of Cuervo Inc. - which is also an SEC-accredited property appraiser.

The Transaction involves a non-cash asset-for-share exchange, and no cash proceeds will be received by CREIT. The non-cash assets (properties) to be received by CREIT will be leased back to the Affiliates. CREIT will act only as the owner-lessor, and the operating risks will remain with the Affiliates.

The Company will apply for the listing of the shares covered by the Transactions within the period prescribed by the Philippine Stock Exchange.

Item 14. Restatement of Accounts

No action will be taken in this special stockholders' meeting with respect to restatement of any asset, capital, or surplus account of the Company.

D. OTHER MATTERS

Item 15. Action with Respect to Reports

No action will be taken in this special stockholders' meeting with respect to any report of the registrant or of its directors, officers or committees or minutes of any meeting of its security holders.

Item 16. Matters Not Required to be Submitted

No action will be taken in this special stockholders' meeting with respect to any matter which is not required to be submitted to a vote of security holders.

Item 17. Amendment of Charter, Bylaws or Other Documents

No action is to be taken with respect to Item 17 during the special stockholders' meeting.

Item 18. Other Proposed Action

No action will be taken in this special stockholders' meeting with respect to any other proposed actions.

Item 19. Voting Procedures

The stockholders as of 05 June 2026 may vote during the special stockholders meeting.

- a) The vote required for approval and/or election

The vote required for the approval of the Property for Share Swap is the vote of at least two-thirds (2/3) of the outstanding capital stock.

Each common share of stock entitles its holder as of record date to one vote. Article II, Section 7 of the By-laws provides that each stockholder shall be entitled to one vote, in person or by proxy, for each share held by such stockholder.

- b) The method by which votes will be counted

Article II, Section 7 of the By-laws provides that at all meetings of stockholders, a stockholder may vote in person or by proxy. Section 23 of the Revised Corporation Code of the Philippines provides that in stock corporations, every stockholder entitled to vote shall have the right to vote in person or by proxy the number of shares of stock standing, at the time fixed in the bylaws, in his own name on the stock books of the corporation, or where the by-laws are silent, at the time of the election.

In accordance with SEC Memorandum Circular No. 06, Series of 2020, voting during the SSM will be done through remote communication. In this regard, the manner and procedure by which the shareholders may vote is described in **Exhibit "1"**.

Each stockholder shall have one (1) vote for each share of stock entitled to vote and recorded in his name in the books of CREIT.

Isla Lipana & Co. will verify the votes tabulated.

UNDERTAKING: The Company will provide without charge its Annual Report or SEC Form 17-A to its stockholders upon receipt of written request addressed to: The Office of the Corporate Secretary, CREIT, at 11th Floor, Rockwell Santolan Town Plaza, Col. Bonny Serrano Ave., San Juan City.

INFORMATION REQUIRED IN A PROXY FORM

1. Identification

The proxy solicitation is made by **CITICORE ENERGY REIT CORP.** (the “Company”), represented by Mr. Oliver Y. Tan, the President of the Company. The proxy solicitation is in favor of Mr. Tan or in case of his non-attendance, the Chairman of the Special Stockholders’ Meeting chosen in accordance with the Company’s By-Laws.

All costs and expenses incidental to the proxy solicitation will be borne, directly or indirectly, by the Company.

2. Instructions

- (a) The security holder is instructed to complete, and affix their signature on the attached form.
 - (i) If the securities are owned by two or more joint owners, the proxy form must be signed by all of the joint owners.
 - (ii) If the securities are owned in an “and/or” capacity, the proxy form must be signed by either one of the owners.
 - (iii) If the securities are owned by a corporation, association, partnership or unincorporated entity, the proxy form must be accompanied by a certification, signed by a duly authorized officer, partner or representative of such corporation, association, partnership or unincorporated entity, that designates and empowers an authorized signatory to sign the proxy form pursuant to the constitutive documents or duly approved policies of such corporation, association, partnership or unincorporated entity for this particular purpose.
- (b) The security holder appoints Mr. Oliver Y. Tan, or in case of his non-attendance, the Chairman of the Special Stockholders’ Meeting, to represent and vote all shares registered in his or her name as proxy of the undersigned security holder.
- (c) The security holder shall clearly indicate the date of execution of the proxy form. A proxy form which is undated, post-dated, or which provides that it shall be deemed to be dated as of any date subsequent to the date on which it is signed by the security holder, shall not be valid,
- (d) The security holder shall sign the proxy form or have the form signed by a duly authorized representative, and file the same with the Corporate Secretary not later than 5:00 p.m. on April 10, 2026.
- (e) Retrieval and validation of all the proxy forms shall be administered by the Corporate Secretary and persons designated by the Corporate Secretary who shall be under her supervision and control from March 25, 2026 to April 15, 2026.

3. Revocability and Validity of Proxy

The proxy form in favor of the Company shall be irrevocable and shall be effective and valid for a period of five (5) years from the date of its execution. There is no formal procedure or limitation for the right of revocation of a proxy before it is exercised.

4. Persons Making the Solicitation

The Company is not soliciting any votes. Neither is the Company aware of any director who intends to oppose any action intended to be taken by the Company.

5. Interest of Certain Persons in Matters to be Acted Upon

There is no person who has been a director, independent director, or nominee for election as director, or independent director, or officer of the Company and, to the best knowledge of the Company, no associate of a director or independent director, or officer, or nominee for election as a director or independent director, or officer of the Company, at any time since the beginning of the last calendar year, has any substantial interest in any matter to be acted upon at the Special Stockholders’ Meeting.

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete, and correct. This report is signed in the City of San Juan on 05 June 2026.

CITICORE ENERGY REIT CORP.


By: DANICA C. EVANGELISTA
Corporate Secretary

***PLEASE FILL UP AND SIGN THIS PROXY FORM AND RETURN OR EMAIL IMMEDIATELY TO:
CITICORE ENERGY REIT CORP.**

**11/F Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Ave., San Juan City
Email: corporatesecretary@crec.com.ph**

STOCKHOLDER PROXY

The undersigned stockholder (the "Stockholder") of CITICORE ENERGY REIT CORP. (the "Company"), hereby appoints Mr. Oliver Y. Tan, with full power of substitution and delegation, or, in case of his non-attendance, the Chairman of the Special Stockholders' Meeting of the Company, chosen in accordance with the Company's By-Laws, as the Stockholder's proxy to represent the Stockholder and vote all shares registered in the Stockholder's name in the books of the Company, at the Special Meeting of the Stockholders to be conducted virtually on June 29, 2026 via MS Teams at 10:00 am, and any adjournments and postponements thereof, as fully to all intents and purposes as the stockholder might or could do if present in person, hereby ratifying and confirming any and all actions to be taken during any said meetings and adjournments thereof for the purpose of acting on the following matters

1. Approval of the Asset for Share Swap Transaction ("Transaction")
 - For
 - Against
 - Abstain

2. Approval of the Listing with the PSE of the Shares to be Issued in Relation to the Transaction
 - For
 - Against
 - Abstain

This proxy revokes and supersedes any previously executed proxy or proxies. This proxy shall be valid for a period of five (5) years from the date of its execution.

This proxy, when properly executed, will be voted in the manner as directed herein by the stockholder. If no direction is made, this proxy will be voted "For" the approval of the matter stated above and for such other matters as may properly come before the meeting, including matters which the solicitors do not know a reasonable time before the solicitation are to be presented at the meeting, and those incidental to the conduct of the meeting, in the manner described in the information statement and/or as recommended by management or the board of directors.

Signed on this _____ day of _____, _____ in _____.

Signature of Stockholder or Stockholder's Representative over Printed Name

PROCEDURE FOR VOTING AND PARTICIPATION VIA REMOTE COMMUNICATION

Citicore Energy REIT Corp. (the “Company”) shall be conducting its 2026 Special Stockholders’ Meeting on **29 June 2026, at 10:00 A.M.** via remote communication (“2026 SSM”). In this regard, stockholders of record as of 25 March 2026 (“Stockholders”), shall be entitled to attend, participate, and vote in the 2026 SSM, in accordance with the procedure outlined below:

I. VOTING IN ABSENTIA

1. The Stockholders who would like to vote in absentia shall register at [Registration Link](#) from 05 June 2026 to 24 June 2026, where they will be asked to provide the following information:

- a. **For individual Stockholders:**

- i. Full name;
- ii. Address;
- iii. Birthdate;
- iv. Email address;
- v. Phone number;
- vi. Mobile number;
- vii. Current photograph, with face fully visible;
- viii. Scanned copy of valid government-issued ID; and
- ix. For Stockholders with joint accounts, a scanned copy of an authorization letter signed by the other Stockholders, indicating who among them is authorized to cast the vote for the account.

- b. **For corporate Stockholders:**

- i. Corporate Name;
- ii. Address;
- iii. Email address;
- iv. Phone number;
- v. Mobile number;
- vi. Scanned copy of the Secretary’s Certificate or Board Resolution authorizing the representative of the corporation to cast the vote;
- vii. Current photograph of the representative authorized to cast the vote for the corporation, with face fully visible; and
- viii. Scanned copy of valid government-issued ID of the authorized representative.

The submissions of Stockholders shall immediately be validated by the stock transfer agent of the Company, Professional Stock Transfer, Inc., in coordination with the Corporate Secretary.

2. Upon validation, a Stockholder shall be sent a username and password to the email address he/she has provided during registration. The Stockholder shall use this username and password to log in to the voting page at [Voting Link](#) to be able to cast his/her vote in all the matters included in the agenda of the Company’s 2026 SSM.

When a Stockholder has finished voting, he/she shall be shown a summary of the votes he/she has cast. If the Stockholder is satisfied, he/she may click the “Submit” button; otherwise, the Stockholder may click the “Back” button to make any desired changes in his/her votes.

The registered Stockholders shall be allowed to vote until 11:59 P.M. of 24 June 2026. The votes shall be considered cast for all the shares of the Stockholder.

3. The Stockholders who register and vote in absentia are deemed to have given their permission to the collection, use, transfer, disclosure, sharing, storage, and other forms of processing (collectively “Processing”), by the Company or any relevant third party, of the personal data they have provided. The Processing of the Stockholders personal data shall be used for the purpose of voting in absentia during the 2026 SSM, including for any reason necessary or incidental thereto.

II. VOTING BY PROXY

The Stockholders of the Company may also vote by completing the proxy form attached to the Information Statement. The completed and signed proxy form shall be submitted by the Stockholder to the Company’s stock transfer agent, through electronic mail and/or personal service, from **05 June 2026 until 24 June 2026**. Please refer to the details provided below:

Through Electronic Mail:
PROFESSIONAL STOCK TRANSFER, INC.
Ms. Edelyn S. Jimeno – info@professionalstocktransfer.com;
edelyn.jimeno@professionalstocktransfer.com

Through Personal Service:
PROFESSIONAL STOCK TRANSFER, INC.
10th Floor Telecom Plaza
316 Sen. Gil Puyat Avenue,
1209 Makati City

Contact Person: Ms. Edelyn S. Jimeno info@professionalstocktransfer.com;
edelyn.jimeno@professionalstocktransfer.com

For the purpose of validation, the Stockholder must include the following in transmitting the completed and signed proxy form:

1. Full name of contact person;
2. Phone or mobile number of contact person;
3. Scanned copy of valid government-issued ID of the Stockholder and his/her appointed proxy (if not the Chairman of the Company); and
4. For corporate Stockholders, scanned copy of Secretary's Certificate or Board Resolution authorizing the representative to act as the proxy.

III. **TABULATION OF VOTES**

Thereafter, the stock transfer agent of the Company shall tabulate the votes cast in absentia and by proxy. The results shall be verified by the Company's independent auditor, Isla Lipana & Co.

The total votes made in absentia and by proxy, as well as the number of shares represented by the same, shall be announced during the 2026 SSM.

IV. **PARTICIPATION IN THE 2026 SSM THROUGH REMOTE COMMUNICATIONS**

1. The Stockholders may attend the meeting on **08 June 2026, at 10:00 A.M.**, through the following link: [Event Link](#). The 2026 SSM shall be broadcasted live via Microsoft Teams, which may be accessed either through a web browser or the Microsoft Teams application.
2. The Stockholders who have not voted in absentia or submitted their proxies may still attend the 2026 SSM through the link provided above. However, to be included in the determination of the quorum, they must notify the stock transfer agent of the Company of their intention to attend the 2026 SSM by emailing info@professionalstocktransfer.com or edelyn.jimeno@professionalstocktransfer.com by **5:00 P.M. of 24 June 2026**. Such Stockholders must provide or attach in the email the requirements listed in Section I (1) (a) or I (1) (b), as the case may be, in order to be validated.
3. In view of the foregoing, the quorum for the 2026 SSM shall be determined based on the following:
 - a. The Stockholders who were validated and voted in absentia;
 - b. The Stockholders who submitted their proxy forms and were validated; and
 - c. The Stockholders who notified the Corporate Secretary of their intention to attend the 2026 SSM and were validated.
4. During the 2026 SSM, Stockholders will be given the opportunity to raise any questions or comments, by submitting the same in a chat box that will be made available to them throughout the live broadcast. The Company shall acknowledge, read out loud, and address such questions or comments.

The Stockholders are, however, encouraged to furnish all questions, concerns, or comments to the Company prior to the 2026 SSM, by emailing the same to the stock transfer agent of the Company at info@professionalstocktransfer.com, edelyn.jimeno@professionalstocktransfer.com and/or to the Corporate Secretary at corporatesecretary@creit.com.ph by **5:00 P.M. of 24 June 2026**. These questions, concerns, or comments shall be answered during the 2026 SSM. Any unanswered questions shall be addressed via email.

MANAGEMENT REPORT**(A) Management's Discussion and Analysis or Plan of Operation**

On May 25, 2021, the Company amended its articles of incorporation to, among others, change the primary purpose of the business from operation of renewable energy power-generating plant to a REIT Company. Upon SEC approval on the amended Articles of Incorporation, the Company also executed several lease contract with solar operating plants, lessees whereby Armenia and Dalayap properties commenced its lease contract on November 1, 2021 and Toledo and Silay properties commenced on January 1, 2022.

On October 13, 2021, the Company assigned its Service Contract to operate the Clark Solar Plant to CREC and accordingly, on the same date, executed lease contract beginning November 1, 2021 for a period 18 years. The assignment of service contract was approved on December 24, 2021, hence, the commencement date of the lease was moved to January 1, 2022.

The foregoing financial statements as of and for the year ended December 31, 2021 pertains to the operation and maintenance of the Clark Plant while the lease income for Dalayap and Armenia represents two months duration only. Subsequent to 2021, financials of the Company reflects the operation as a full REIT entity.

March 31, 2026 vs March 31, 2025

Review of results for the three (3) months ended March 31, 2026 as compared with the results for the three (3) months ended March 31, 2025

*Results of Operations***Revenues decreased by P14.15 million**

Revenues for the period amounted to P458.23 million, a decrease of Php14.15 million compared to the same period last year. The decline was primarily attributable to PFRS 16 adjustments relating to various parcels of land, which are non-cash in nature. The lease agreements covering these land parcels commenced in 2021 and 2022.

Direct Costs increased by P0.11 million

Direct costs amounted to P26.29 million and were higher by P0.11 million than last year's same period. The increase mainly pertains to related property and fund management fees recognized for the period brought about by the related increase in fixed or contractual revenue, non-PFRS.

Gross Profit decreased by P14.27 million

Gross profit amounted to P431.94 million for the first three months of 2026, translating to a stable gross profit margin of 94%. The decrease is aligned with the decrease in revenue, a non cash item.

Other Operating Expenses increased by P0.59 million or 19%

Net Other Operating Expenses for the three-month period stood at P3.68 million, 19% higher than last year's P3.08 million. This account is mainly due to third party services paid particularly for the annual PSE listing fee, some professional fees and business taxes. The increase is mainly due to the timing of the accrual of the expenses incurred.

Finance cost increased by P0.56 million

This account is mainly related to the coupon payments of the green bond of the Company and amortization of the related bond issue cost for the period amounting to P81.49 million. On February 10, 2023, the Company issued a 5-year green bond amounting to P4.5 billion with a coupon rate of 7.0543%. Other finance cost for the period is mainly related to finance cost on long term lease contract which are accounted for under PFRS 16, Leases.

Others - net decreased by 40% or P0.27 million

Other charges - net amounted to P.40 million, 40% lower from year-ago levels of P0.67 million. The account mainly consists of interest income on receivables from Transco Accounts' arrears on FIT rate adjustments. The decrease is due to the reduction in receivables as the recovery for these accounts regularly continues.

Net Income decreased by P15.69 million

Net income amounted to P342.27 billion compared to a year ago level of P357.96 billion. The decrease is mainly driven by the decrease in revenue due to PFRS adjustments.

FY 2025 vs FY2024*Results of Operations*

Review of results for the year ended December 31, 2025 as compared with the results for the year ended December 31, 2024.

Year ended December 31, 2025 compared with year ended December 31, 2024

Revenues

Revenues decreased by P4.46 million

Revenues for the period amounted to P1.88 billion, P4.46 million lower than last year P1.89 billion. The Company's revenue in 2025 mainly pertains lease revenue from its freehold properties amounting to P851.33 million, leasehold properties amounting to P748.37 million and solar plant amounting to P283.50 million. The decrease in revenue for the period mainly pertains to PFRS 16 adjustments made last year for Lumbangan lots to catch up with the revised lease period of 25 years from the original period of 21 years. The lease agreements for all parcels of land commenced in 2021 and 2022. The decrease is a non-cash item.

Guaranteed based and contractual lease revenue amounted to P1.67 billion while variable lease revenue amounted to P50.29 million. Variable rental income is equivalent to 50% of the incremental gross revenue earned by the Lessee from any excess of its agreed base revenue for the current fiscal year.

Direct Costs increased by P0.45 million

Direct costs amounted to P104.75 million and were higher by P0.45 million. The increase mainly pertains to property and fund management fee aligned with the increase in fixed or contractual revenue.

Gross Profit decreased by P4.91 million

Gross profit amounted to P1.78 billion for the twelve months of 2025, translating to a stable gross profit margin of 94%. The decrease is aligned with the movement in revenue.

Other Operating Expenses decreased by 44.53% or P5.10 million

Net Other Operating Expenses for the twelve-month period amounted to P11.5 million, 68% higher than last year's P6.8 million. This account is mainly due to third party services paid particularly for the annual PSE listing fee, some professional fees and business taxes.

Finance cost increased by P0.67 million

This account is mainly related to the coupon payments of the green bond of the Company and amortization of the related bond issue cost for the period amounting to P317.44 million. On February 10, 2023, the Company issued a 5-year green bond amounting to P4.5 billion with a coupon rate of 7.0543%. Other finance cost for the period is mainly related to finance cost on long term lease contract which are accounted for under PFRS 16, Leases.

Others – net decreased by 28.76% or P1.05 million

The account mainly consists of interest income on receivables from Transco Accounts' arrears on FIT rate adjustments. The decrease is due to the reduction in receivables as the recovery for these accounts regularly continues.

Net Income decreased by P1.52 million

Net income amounted to P1.427 billion compared to last year's net profit of P1.429 billion. The decrease is mainly driven by the decrease in revenue due to PFRS adjustments.

FY2024 vs FY2023

Results of Operations

Review of results for the year ended December 31, 2024 as compared with the results for the year ended December 31, 2023.

Year ended December 31, 2024 compared with year ended December 31, 2023

Revenues

Revenues increased by 5% or P89.5 million

Revenues for the period amounted to P1.89 billion, 5% or P89.5 million higher from the same period last year. The Company's revenue in 2024 mainly pertains lease revenue from its freehold properties amounting to P864.5 million, leasehold properties amounting to P739.6 million and solar plant amounting to P283.5 million. The increase in revenue for the year pertains to the full year take up of revenue for the new parcels of land acquired by the Company from the use of proceeds of its green bond offering last February 10, 2023. These parcels of land were then leased out to the new projects that are currently under construction.

Guaranteed based and contractual lease revenue amounted to P1.84 billion while variable lease revenue amounted to P50.02 million. Variable rental income is equivalent to 50% of the incremental gross revenue earned by the Lessee from any excess of its agreed base revenue for the current fiscal year.

Direct Costs increased by 1% or ₱1.3 million

Direct costs amounted to ₱104.3 million and were higher by 1% or ₱1.3 million. The increase mainly pertains to property and fund management fee aligned with the increase in fixed or contractual revenue.

Gross Profit increased by 5% or ₱88.2 million

Gross profit amounted to ₱1.78 billion for the twelve months of 2024, translating to a stable gross profit margin of 94%. The increase is mainly driven by the 5% revenue increase in 2024 versus last year.

Other Operating Expenses increased by 68% or ₱4.6 million

Net Other Operating Expenses for the twelve-month period amounted to ₱11.5 million, 68% higher than last year's ₱6.8 million. The increase in the account is mainly due to third party services availed by the Company in preparation for its target asset infusion in the next one to two years, and settlement of withholding taxes related to services rendered during bonds and shares offerings.

Finance cost increased by 12% or ₱36.7 million

The increase in finance cost is mainly due to the full year take up of the coupon payments and accrual of the green bond of the Company amounting to ₱317.4 million. On February 10, 2023, the Company issued a 5-year green bond amounting to ₱4.5 billion with a coupon rate of 7.0543%. This account also includes amortization of bond issue cost for the period amounting to ₱8.7 million. Other finance cost for the period is mainly related to finance cost on long term lease contract which are accounted for under PFRS 16, Leases.

Others – net decreased by 81% or ₱15.6 million

Other charges – net is mainly consisting of finance income from bank deposits and interest income from Transco Receivable. The decrease was due to the interest income earned in the first half of 2023 from unutilized proceeds of the green bonds offering last February 10, 2023. In 2023, pending utilization of funds, these were temporarily invested in highest available yielding secured investment.

Net Income increased by 2% or ₱31.3 million

Net income amounted to ₱1.43 billion compared to year ago level of ₱1.40 billion. The increase is mainly related to full take up of incremental revenues from the assets acquired in 2023 which were financed by the green bond issuance.

FY2023 vs FY2022**Results of Operations**

Review of results for the year ended December 31, 2023 as compared with the results for the year ended December 31, 2022.

Year ended December 31, 2023 compared with year ended December 31, 2022**Revenues****Revenues increased by 31% or ₱423.7 million**

Revenues for the period amounted to ₱1.80 billion, 31% or ₱423.7 million higher from the same period last year. The Company's revenue in 2023 mainly pertains lease revenue from its freehold properties amounting to ₱792.2 million, leasehold properties amounting to ₱722.4 million and solar plant amounting to ₱283.5 million. The increase in revenue for the year pertains to the new parcels of land acquired by the Company from the use of proceeds of its green bond offering last February 10, 2023. These parcels of land were then leased out to the new projects that are currently under construction.

Guaranteed based and contractual lease revenue amounted to ₱1.59 billion while variable lease revenue amounted to ₱33.9 million. Variable rental income is equivalent to 50% of the incremental gross revenue earned by the Lessee from any excess of its agreed base revenue for the current fiscal year.

Direct Costs increased by 13% or ₱11.8 million

Direct costs amounted to ₱103.0 million and were higher by 13% or ₱11.8 million. The increase mainly pertains to property and fund management fee recognized in 2023 brought about by the related increase in fixed or contractual revenue.

Gross Profit increased by 32% or ₱411.9 million

Gross profit amounted to ₱1.70 billion for the twelve months of 2023, translating to a gross profit margin of 94%, 1% higher than last year's gross profit margin of 93%. The increase is related to the Company's expansion of leasing activities arising from various acquisitions of freehold assets out of the green bond's proceeds.

Other Operating Expenses decreased by 19% or ₱1.6 million

Net Other Operating Expenses for the twelve-month period amounted to ₱6.8 million, 19% lower than last year's ₱8.4 million. The previous year's net other operating expenses mainly related to expenses incurred from the Company's

initial public offering attributable to secondary offer and hence are not deductible against the Company's additional paid-up capital.

Finance cost increased by 1,660% or P291.9 million

The increase in finance cost is mainly related to the coupon payments and accrual of the green bond of the Company amounting to P282.08 million. On February 10, 2023, the Company issued a 5-year green bond amounting to P4.5 billion with a coupon rate of 7.0543%. This account also includes amortization of bond issue cost for the period amounting to P7.22 million. Other finance cost for the period is mainly related to finance cost on long term lease contract which are accounted for under PFRS 16, Leases.

Other Income – net increased by 470% or P15.9 million

Other charges - net, which consists of finance income pertaining to unused bond proceeds amounting to P14.09 million, interest income from Transco Receivable of P4.42 million and unrealized foreign currency gains amounted to P11 thousand, or a total of P19.24 million is 470% higher from year-ago levels.

Net Income increased by 12% or P145.7 million

Net income amounted to P1.40 billion compared to year ago level of P1.25 billion. The increase is mainly related to commencement of the Company's lease contracts on its newly-acquired properties in Brgy. Lumbangan, Brgy. Luntal and Brgy. Bolbok, Batangas, as well as in Arayat and Magalang, Pampanga and Pangasinan offset by the accrual and recognition of the coupon payments of the P4.5 billion green bond issuance.

FINANCIAL POSITION

As of March 31, 2026 compared with as of March 31, 2025

Assets

Current Assets decreased by 2% or by P21.46 million

The following discussion provides a detailed analysis of the decrease in current assets:

Cash and Cash Equivalents increased by 3% or P17.35 million

The increase in cash and cash equivalents mainly pertains to collection of variable leases billed last December 2025.

Trade and Other Receivables decreased by 65% or by P60.48 million

The net decrease in trade and other receivables mainly pertains to the collection of variable lease income made in January 2026.

The trade receivables include current portion of the actual recovery of the arrears FIT rate adjustment from the output it generated from January 2016 to December 2020 which payment schedule is expected to be collected within one year. There was a net collection of P10.69 million made in this account during the quarter.

Prepayments and Other Current Assets increased by 17% or by P21.66 million

Prepayments and other current assets increased by P21.66 million mainly attributed to the increase in creditable withholding tax certificates received from the lessees during lease collection which are not yet utilized by the Company against its income tax due as the Company has been enjoying tax deductibility from Dividends Declared under the REIT Law. The increase in the account is likewise due to input vat on the payments made for property and fund management fees.

Non-Current Assets increased by P15.99 million

The following discussion provides a detailed analysis of the increase in non-current assets:

Trade and other receivables – noncurrent increased by P33.35 million or 5%

The increase in noncurrent portion of trade and other receivables is mainly related to straight line adjustment of the Company's lease revenue in accordance PFRS 16, Leases. The related receivable is to be recovered upon billing to lessee based on the contractual lease schedule. This is partially offset by the reclassification to current assets of the FIT receivables that are due to be collected in one year.

Property, Plant and Equipment decreased by P14.77 million

The movement in the Company's property, plant and equipment mainly pertains to the depreciation charges for the period.

Investment Properties decreased by P2.05 million

The movement in the Company's investment properties is mainly attributed to the amortization of the leasehold assets during the period.

Right of Use Assets decreased P0.53 million or 2%

The movement in the right of use asset account which pertains to leasehold right on the land where its Clark solar plant is located pertains to amortization charges for the period.

Other Non-Current Assets stood at P42.32 million

This account pertains to cash bonds posted to the Department of Agrarian Reform (DAR) in relation to the land conversion requirement which are refundable after 18 to 24 months. This account also includes security deposits for the lease agreement with Clark Development. These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term.

Liabilities and Equity

Current Liabilities increased by 6% or P26.74 million

The following discussion provides a detailed analysis of the increase in current liabilities:

Trade and Other Payables decreased by P23.26 million

Net decrease in trade and other payables is mainly due to payment of fund and property management fees billed in December 2025, as well as the subsequent payment of final withholding taxes relative to the coupon bond payment and dividend payments accrued last year.

Dividends payable increased by 17% or P54.09 million

The increase pertains to the declaration of dividends made last March 25, 2026 inclusive of variable lease payable on May 21, 2026.

Lease liabilities – current portion decreased by 50% or by P4.09 million

The decrease is due to payments made for Toledo third party land lease during the period.

Non-Current Liabilities decreased by P7.94 million

The following discussion provides a detailed analysis of the decrease in non-current liabilities:

Security deposits and deferred rent income decreased by P0.86 million

The decrease pertains to the amortization of deferred rent income during the period.

Lease liabilities – noncurrent portion decreased by 4% or P9.51 million

The decrease is mainly due to payments for Toledo land lease and a reclassification to current portion during the period. Lease payment to the third-party lessor for these parcels of land is made every two years.

Bonds payable increased by P2.43 million

The account pertains to the green bond issuance last February 10, 2023 amounting to P4.5 billion. The amount was reduced by bond issue costs amounting to P47 million pertaining to all expenses incurred in relation to the bond's issuance and is amortized over the period of the bond's life. The increase in this account mainly pertains to the amortization of the bond issuance costs during the period.

Retirement benefit obligation amounted to P0.31 million

This account pertains to retirement obligation of the Company's employees as computed by an actuary as of the end of December 31, 2021. There are no movements on this account.

Equity decreased by P24.28 million

The Company's equity stands at P4.66 billion as of March 31, 2026. Movement in equity is a function of the declaration of dividends totaling P366.55 million for the fourth quarter of 2025. Net income recognized for the period amounted to P342.27 million.

As of December 31, 2025 compared with as of December 31, 2024

Assets

Current Assets decreased by P11.43 million

The following discussion provides a detailed analysis of the decrease in current assets:

Cash and Cash Equivalents increased by 13% or P79.01 million

The increase in cash and cash equivalents mainly pertains to the collection of the VAT refund, slightly offset by acquisition of some minimal land related expenses, and net of dividend payments for the year.

Trade and Other Receivables decreased by 55% or P115.33 million

The net decrease in trade and other receivables mainly pertains to the collection of the VAT refund filed last November 2024, and the variable lease income collected in January 2025 which were billed in December 2024.

The trade receivables include current portion of the actual recovery of the arrears FIT rate adjustment from the output it generated from January 2016 to December 2020 which payment schedule is expected to be collected within one year.

Prepayments and Other Current Assets increased by 25% or by P24.90 million

Prepayments and other current assets increased by P24.90 million mainly attributed to the increase in creditable withholding tax certificates received from the lessees during lease collection which are not yet utilized by the Company against its income tax due as the Company has been enjoying tax deductibility from Dividends Declared under the REIT Law. The increase in the account is likewise due to input vat on the payments made for property and fund management fees.

Non-Current Assets increased by P116.54 million

The following discussion provides a detailed analysis of the increase in non-current assets:

Trade and other receivables – noncurrent increased by P124.02 million or 24%

The increase in noncurrent portion of trade and other receivables is mainly related to straight line adjustment of the Company's lease revenue in accordance PFRS 16, Leases. The related receivable is to be recovered upon billing to lessee based on the contractual lease schedule. This is partially offset by the reclassification to current assets of the FIT receivables that are due to be collected in one year.

Property, Plant and Equipment decreased by 5% or by P59.11 million

The movement in the Company's property, plant and equipment mainly pertains to the depreciation charges for the period.

Investment Properties increased by 1% or by P52.88 million

The movement in the Company's investment properties is attributed to some minimal land acquisition-related expenses incurred during the period, offset by the amortization of the leasehold assets during the year.

Right of Use Assets decreased P2.14 million or 7%

The movement in the right of use asset account which pertains to leasehold right on the land where its Clark solar plant is located pertains to amortization charges for the period.

Other Non-Current Assets stood at by P41.45 million

This account pertains to cash bonds posted to the Department of Agrarian Reform (DAR) in relation to the land conversion requirement which are refundable after 18 to 24 months. The increase in this account is due to the cash bond posted for the parcels of land in Magalang, Pampanga during the period. This account also includes security deposits for the lease agreement with Clark Development. These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term.

LIABILITIES AND EQUITY

Current Liabilities decreased by P2.12 million

The following discussion provides a detailed analysis of the decrease in current liabilities:

Trade and Other Payables decreased by 6% or by P6.60 million

The decrease in trade and other payables is mainly due to the timing of accrual of final withholding taxes relative to the coupon bond payment and dividend payments.

Dividends payable stood at P312.46 million

The amount pertains to dividends declared last November 2025 relating to 3Q 2025 earnings that were subsequently paid on January 13, 2026.

Lease liabilities – current portion increased by 150% or by P4.91 million

The increase is due to reclassification from non-current to current portion during the period.

Non-Current Liabilities increased by P1.56 million

The following discussion provides a detailed analysis of the increase in non-current liabilities:

Security deposits and deferred rent income decreased by 3% or P5.11 million

The decrease pertains to the amortization of deferred rent income during the period.

Lease liabilities – noncurrent portion decreased by P2.67 million

The decrease is due to reclassification from non-current to current portion during the period.

Bonds payable increased by P9.34 million

The account pertains to the green bond issuance last February 10, 2023 amounting to P4.5 billion. The amount was reduced by bond issue costs amounting to P47 million pertaining to all expenses incurred in relation to the bond's

issuance and is amortized over the period of the bond's life. The increase in this account mainly pertains to the amortization of the bond issuance costs during the period.

Retirement benefit obligation amounted to P0.31 million

This account pertains to retirement obligation of the Company's employees as computed by an actuary as of the end of December 31, 2021. There are no movements on this account.

Equity increased by P105.67 million or by 2%

The Company's equity stands at P4.69 billion as of December 31, 2025. Movement in the equity is a function of the declaration of dividends totaling P1.32 billion and net income recognized for the period amounting to P1.43 billion.

As of December 31, 2024 compared with as of December 31, 2023

Assets

Current Assets increased by 3% or by P23.56 million

The following discussion provides a detailed analysis of the increase in current assets:

Cash and Cash Equivalents decreased by 3% or P19.28 million

The decrease in cash and cash equivalents pertains to the related cash generated from its operations both from old and new parcels land being leased out to operating and under construction plants, offset by minimal land acquisition related expenses, and net of dividend payments for the year.

Trade and Other Receivables increased by 222% or by P143.36 million

The increase in trade and other receivables mainly pertains to the Input VAT refund currently under process and was approved by the Bureau of Internal Revenue (BIR) for payment the following year. This also includes variable lease income billed at the end of the reporting period, which is due 30 days upon billing. The trade receivables likewise include the current portion of the actual recovery of the arrears FIT rate adjustment from the output it generated from January 2016 to December 2020 which payment schedule is expected to be collected within one year.

Prepayments and Other Current Assets decreased by 50% or by P100.53 million

Prepayments and other current assets decreased by P100.53 million mainly due to ongoing VAT refund applied during the year and was approved for payment last December 2024. Majority of the input vat amounts previously recognized were relative to the land conversion costs of the newly acquired parcels of land. The decrease was slightly offset by the increase attributed by the creditable withholding tax certificates received from the lessees during lease collection which are not yet utilized by the Company due to tax incentives received from the REIT Law.

Non-Current Assets increased by P144.79 million or 2%

The following discussion provides a detailed analysis of the increase in non-current assets:

Trade and other receivables – noncurrent increased by P149.36 million or 40%

The increase in noncurrent portion of trade and other receivables is mainly related to straight line adjustment of the Company's lease revenue in accordance PFRS 16, Leases. The related receivable is to be recovered upon billing to lessee based on the contractual lease schedule. This is partially offset by the reclassification to current assets of the FIT receivables that are due to be collected in one year.

Property, Plant and Equipment decreased by 5% or by P59.11 million

The movement in the Company's property, plant and equipment mainly pertains to the depreciation charges for the period.

Investment Properties increased by 1% or by P56.68 million

The movement in the Company's investment properties is attributed to minimal land acquisition related expenses incurred during the period, offset by the amortization of the leasehold assets during the period.

Right of Use Assets decreased P2.14 million or 6%

The movement in the right of use asset account which pertains to leasehold right on the land where its Clark solar plant is located pertains to amortization charges for the period.

Other Non-Current Assets stood at by P41.45 million

Other Non-Current Assets pertained to cash bond posted to the Department of Agrarian Reform (DAR) in relation to the land conversion requirement and are refundable after 18 to 24 months. This account also includes security deposits for the lease agreement with Clark Development. These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term.

LIABILITIES AND EQUITY

Current Liabilities increased by 1% or by P6.26 million

The following discussion provides a detailed analysis of the increase in current liabilities:

Trade and Other Payables increased by 8% or by P8.30 million

The increase in trade and other payables is mainly due to the final withholding taxes relative to the coupon bond payment and dividend payments. These dues are then paid for the following month.

Dividends payable stood at P312.89 million

There are no significant movements in this account.

Lease liabilities – current portion decreased by 44% or by P2.60 million

The decrease is due to the lease payments made for Toledo property during the period.

Non-Current Liabilities increased by 1% or P48.35 million

The following discussion provides a detailed analysis of the increase in non-current liabilities:

Security deposits and deferred rent income increased by 34% or P48.22 million

The increase pertains to additional security deposits received from Batangas, Pangasinan and Pampanga projects, and offset by the amortization of deferred rent income during the period.

Lease liabilities – noncurrent portion decreased by 4% or by P8.56 million

The decrease is due to reclassification from non-current to current portion during the period.

Bonds payable increased by P8.69 million

The account pertains to the green bond issuance last February 10, 2023 amounting to P4.5 billion. The amount was reduced by bond issue costs amounting to P47 million pertaining to all expenses incurred in relation to the bond's issuance and is amortized over the period of the bond's life. The increase in this account mainly pertains to the amortization of the bond issuance costs during the period.

Retirement benefit obligation amounted to P0.31 million

This account pertains to retirement obligation of the Company's employees as computed by an actuary as of the end of December 31, 2021. There are no movements on this account.

Equity increased by P113.74 million or by 3%

The Company's equity stands at P4.58 billion as of December 31, 2024. Movement in the equity is a function of the declaration of dividends totaling P1.32 billion and net income recognized for the period amounting to P1.43 billion.

As of December 31, 2023 compared with as of December 31, 2022

Assets

Current Assets increased by 39% or by P222.88 million

The following discussion provides a detailed analysis of the increase in current assets:

Cash and Cash Equivalents increased by 8% or P45.44 million

The increase in cash and cash equivalents pertains to the related cash generated from its operations both from old and new parcels land being leased out to operating and under construction plants, net of dividend payments for the year.

Trade and Other Receivables increased by 23% or by P12.06 million

The increase in trade and other receivables mainly pertains to the variable lease income billed at the end of the reporting period which is due 30 days upon billing. The trade receivables also include the current portion of the actual recovery of the arrears FIT rate adjustment from the output it generated from January 2016 to December 2020 which payment schedule is expected to be collected within one year.

Prepayments and Other Current Assets increased by 458% or by P165.38 million

Prepayments and other current assets increased by P165.38 million mainly due to recognition of input vat relative to the land conversion costs of the newly acquired parcels of land. The increase was also attributed by the increase in creditable withholding tax certificates received from the lessees during lease collection which are not yet utilized by the Company due to tax incentives received from the REIT Law.

Non-Current Assets increased by P4.39 billion or 99%

The following discussion provides a detailed analysis of the increase in non-current assets:

Trade and other receivables – noncurrent increased by P156.01 million or 73%

The increase in noncurrent portion of trade and other receivables is mainly related to straight line adjustment of the Company's lease revenue in accordance PFRS 16, Leases. The related receivable is to be recovered upon billing to lessee based on the contractual lease schedule. This is partially offset by the reclassification to current assets of the FIT receivables that are due to be collected in one year.

Property, Plant and Equipment decreased by 5% or by P59.12 million

The movement in the Company's property, plant and equipment mainly pertains to the depreciation charges for the period.

Investment Properties increased by 146% or by P4.26 billion

Investment properties increased due to the acquisition of various parcels of land in Tuy, Batangas, Arayat, Pampanga and Pangasinan amounting to P4.46 billion during the period. Meanwhile, amortization of leasehold asset amounted to P10.10 million during the period.

Right of Use Assets decreased P2.13 million or 6%

The movement in the right of use asset account which pertains to leasehold right on the land where its Clark solar plant is located pertains to amortization charges for the period.

Other Non-Current Assets increased by P36.17 million or 685%

Other Non-Current Assets increased by 685% or P36.17 million due to cash bond posted to the Department of Agrarian Reform (DAR) in relation to the land conversion requirement and are refundable after 18 to 24 months. This account also includes security deposits for the lease agreement with Clark Development. These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term.

LIABILITIES AND EQUITY

Current Liabilities increased by 10% or by P38.31 million

The following discussion provides a detailed analysis of the increase in current liabilities:

Trade and Other Payables increased by 110% or by P56.18 million

Trade and other payables increased 110% from last year's P51.25 million to P107.44 million this year. The increase is mainly due to the accrual of interest payable pertaining to the fourth coupon payment of the bonds payable for the period amounting to P44 million. Due to government agencies likewise increased specifically the final withholding tax relative to the coupon bond payment. These billings and dues are then paid the following month.

Due to related parties – current decreased by 100% or P53.22 million

This account pertains to liabilities to Parent Company which are to be demanded within one year. The decrease pertains to the full payment of the Company to CREC.

Dividends payable increased by 11% or P31.89 million

The increase in dividends payable is mainly attributable to the increase in cash dividends declared of P0.049 per share for the third quarter of 2023 versus P0.044 per share of same period last year.

Lease liabilities – current portion increased by 144% or by P3.46 million

The increase is due to reclassification from non-current to current portion during the period.

Non-Current Liabilities increased by 1,203% or P4.46 billion

The following discussion provides a detailed analysis of the increase in non-current liabilities:

Security deposits and deferred rent income decreased by 2% or P2.22 million

The decrease pertains to the amortization of deferred rent income during the period.

Lease liabilities – noncurrent portion decreased by 0.22 million

The increase is due to reclassification from non-current to current portion during the period.

Bonds payable increased by 100% or P4.46 billion

The account pertains to the green bond issuance last February 10, 2023 amounting to P4.5 billion. The amount was reduced by bond issue costs amounting to P47 million pertaining to all expenses incurred in relation to the bond's issuance. Bond issuance cost is recorded as contra account and is deducted from the bonds payable account in the balance sheet. The same is amortized over the period of the bond's life and related amortization is recorded as an addition to the finance cost and a deduction to the bond issue costs.

Retirement benefit obligation amounted to P0.31 million

This account pertains to retirement obligation of the Company's employees as computed by an actuary as of the end of December 31, 2023. There are no movements in this account.

Equity increased by 3% or P115.19 million

The Company's equity stands at P4.47 billion as of December 31, 2023. Movement in the equity is a function of the declaration of dividends totaling P1.28 billion. Net income recognized for the period amounted to P1.40 billion.

Material Events and Uncertainties

There are no other material changes in CREIT's financial position by five percent (5%) or more and no condition that will warrant a more detailed discussion. Further, there are no material events and uncertainties known to management that would impact or change the reported financial information and condition of CREIT.

Other than the impact of COVID-19 on the business which is disclosed in Note 1 of the audited financial statements or **Exhibit "3"**, there are no known trends or demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in increasing or decreasing CREIT's liquidity in any material way. CREIT does not anticipate having any cash flow or liquidity problems. It is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments.

There are no material off-balance transactions, arrangements, obligations (including contingent obligations), and other relationships of CREIT with unconsolidated entities or other persons created during the reporting period.

There are no material commitments for capital expenditures, events or uncertainties that have had or that are reasonably expected to have a material impact on the continuing operations of CREIT.

There were no seasonal aspects that had a material effect on the financial condition or results of operations of CREIT other than the variable leases which is computed and billed based on the actual revenue of the Lessees versus its base revenue at the end of each year.

There are no material events subsequent to 31 December 2025 that have not been reflected in the audited financial statements or **Exhibit "3"** of the Company.

Liquidity and Capital Resources

As regards internal and external sources of liquidity, the Company's funding is sourced from internally generated cash flows, and also from borrowings or available credit facilities from other local and international commercial banks.

There is no material commitment for capital expenditures other than those performed in the ordinary course of trade or business. Additionally, there is no significant element of income not arising from continuing operations.

There have not been any seasonal aspects that had a material effect on the financial condition or results of operations of CREIT.

Cash Flows

The following table sets forth information from CREIT's statements of cash flows for the period indicated:

(Amounts in P Millions)	For three (3) months ended March 31	
Cash Flow	2026	2025
Net cash from operating activities	427	605
Net cash used in investing activities	(0.47)	(50)
Net cash used in financing activities	(409)	(433)

(Amounts in Php Millions)	For the years ended December 31		
Cash Flow	2025	2024	2023
Net cash provided by operating activities	1,787	1,707	1,341
Net cash used in investing activities	(63)	(67)	(4,253)
Net cash provided by (used in) financing activities	(1,645)	(1,660)	2,958

Indebtedness

As of April 30, 2026, CREIT has not been in default in paying interest and principal amortizations.

CREIT is not aware of any events that will trigger direct or contingent financial obligations that are material to it, including any default or acceleration of an obligation.

Key Performance Indicators (KPIs)

CREIT's KPIs are as follows:

KPI	March 31, 2026	March 31, 2025
Current Ratio ²	1.91	1.84
Debt-to-equity ratio	0.96	0.98
Debt Service Coverage Ratio ⁷	3.54	3.24
Earnings per Share ³	0.05	0.05
Net Profit Margin ⁴	75%	76%
Dividend Payout Ratio ⁵	106%	106%
Net Asset Value Per Share ⁶	2.46	2.44
Book Value Per Share ⁷	0.71	0.70

¹ Current Assets/Current Liabilities

¹ Net Profit/Issued and Outstanding Shares

¹ Net Profit / Revenue

¹ Dividends / Distributable Income

¹ Fair value of Net Assets / Issued and Outstanding Shares

¹ Total Equity/Issued and Outstanding Shares

⁷ Earnings before interest, taxes, depreciation and amortization + cash, beginning/Current loan payable + Interest expense + Current lease liabilities

All Ratios except Earnings per Share and Book Value per Share	2025	2024	2023
Current Ratio ¹	2.08	2.10	2.07
Debt to Equity Ratio ²	0.96	0.98	1.00
Book Value Per Share ³	0.72	0.70	0.68
Earnings per Share ⁴	0.22	0.22	0.21
Return on Assets ⁵	0.29	0.15	0.19
Return on Equity ⁶	0.31	0.32	0.32
Net Profit Margin ⁷	0.76	0.76	0.78

¹ Current Assets/Current Liabilities

² Interest bearing loans and borrowings /Stockholder's Equity

³ Total Equity/Issued and Outstanding Shares

⁴ Net Profit/Issued and Outstanding Shares

⁵ Net Profit/Average Shares

⁶ Net Profit/Average Equity

⁷ Net Profit/Revenue

The KPIs were chosen to provide management with a measure of CREIT's sustainability on financial strength (Current Ratio and Debt to Equity Ratio), and profitability (Earnings per Share, Return on Assets, Return on Equity, Net Profit Margin).

Risk Management Objectives and Policies

CREIT is exposed to a variety of financial risks in relation to its financial instruments. Its risk management is coordinated with the Board of Directors and focuses on actively securing CREIT's short-to-medium term cash flows by minimizing the exposure to financial markets.

CREIT does not engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which it is exposed to are market risk, credit risk and liquidity risk. The detailed discussion

² Current Assets/Current Liabilities

³ Net Profit/Issued and Outstanding Shares

⁴ Net Profit / Revenue

⁵ Dividends / Distributable Income

⁶ Fair value of Net Assets / Issued and Outstanding Shares

⁷ Total Equity/ Issued and Outstanding Shares

⁷ Earnings before interest, taxes, depreciation and amortization + cash, beginning/Current loan payable + Interest expense + Current lease liabilities

of the impact of these risks are discussed in Note 32 of the audited financial statements financial statements or **Exhibit “3”**, and the interim financial statements or **Exhibit “4”**.

(B) Financial Statements

CREIT’s audited financial statements and the supplementary schedules to the same which were submitted to the Bureau of Internal Revenue are attached hereto as **Exhibit “3”**.

(C) Changes in and Disagreements with External Accountants on Accounting and Financial Disclosure

There were no changes in and disagreements with CREIT’s external accountants with respect to any matter relevant with any accounting and financial disclosure.

External Audit and Audit-Related Fees

The following table sets out the aggregate fees billed for each of the last three (3) fiscal years for professional services rendered by CREIT’s external auditors:

Particulars	Nature	Audit Fees (amounts in PhP) For the years ended December 31		
		2025	2024	2023
Isla Lipana & Co. (“ PwC Philippines ”)	Audit of Financial Statements	800,000	700,000	550,000
	Quarterly reviews for bond offering	-	-	-
	Pro forma financial statements	-	-	-
	Agreed-upon procedures - Issuance of comfort letter	-	-	-

Isla Lipana did not provide any other types of service other than the abovementioned.

The Board’s Audit and Risk Oversight Committee (AROC) Pre-Approval Policy

The AROC is composed of Mr. Emmanuel G. Herbosa, *Chairman of the AROC*, Ms. Elizabeth Anne C. Uychaco, Atty. Jose M. Layug, Jr., Ms. Pacita U. Juan, and Mr. Oliver Y. Tan

The AROC is required to pre-approve all audit and non-audit services to be rendered by independent accountants and approve the engagement fee and any other compensation to be paid to such independent accountants. When deciding whether to approve these items, the AROC takes into account whether the provision of any non-audit service is compatible with the independence standards under the guidelines of the SEC. To assist in this undertaking, the AROC communicates with the external auditors with regard to any relationship or services that may impact their objectivity and independence and, if appropriate, recommends that the Board take the necessary action to ensure their independence.

Changes in and Disagreements with External Accountants on Accounting and Financial Disclosure

The name of the handling partner for the auditor of CREIT is as follows:

Auditor	Year	Handling Partner
Isla Lipana & Co. (“ PwC Philippines ”)	2025, 2024, 2023, 2022, 2021 and 2020	2020 to 2025 – <i>Pocholo Domondon</i>

CREIT did not have any disagreements with its internal auditors or independent accountants on any matter of accounting principles or practices, financial statements, disclosures, or auditing scope or procedures. CREIT’s independent accountant has not resigned, nor was it dismissed, or otherwise ceased performing services for CREIT.

(D) Description of the General Nature and Scope of Business

Citicore Energy REIT Corp. (the “Company”) was registered with the Philippine Securities and Exchange Commission (SEC) on July 15, 2010. The Company attained its status as “public company” on February 22, 2022 when it listed its shares as a Real Estate Investment Trust (REIT) in the main board of the PSE.

Prior to May 25, 2021, the Company’s primary objective is to explore, develop and utilize renewable resources with particular focus on solar and wind energy generation; to design, construct, erect, assemble, commission and operate power-generating plants and related facilities for the conversion of renewable energy into usable form fit for electricity

generation and distribution; and to perform other ancillary and incidental activities as may be provided by and under contract with the Government of the Republic of the Philippines, or any subdivision, instrumentality or agency thereof, or any government- owned and controlled corporation, or other entity engaged in the development, supply and distribution of renewable energy.

The amended primary purpose of the Company is to engage in the business of owning income- generating real estate assets, including renewable energy generating real estate assets, under a real estate investment trust (REIT) by virtue of Republic Act (RA) No. 9856, otherwise known as the “Real Estate Investment Trust Act of 2009” and its implementing rules and regulations.

The Company was registered with the Philippine Board of Investments (BOI) on October 16, 2015 as a renewable energy developer of solar energy resources under RA No. 9513, otherwise known as the “Renewable Energy Act of 2008”.

The Company’s 22.33-megawatt (MW) Clark Solar Power Project in Clark, Freeport Zone, Pampanga was successfully commissioned on March 12, 2016 through the confirmation of the Department of Energy (DOE) covering its Solar Energy Service Contract (SESC) No. 2014-07-086 and Amended Certificate of Commerciality No. SCC-2015-03-014-B with validity of 25 years. On October 13, 2021, the Company assigned the SESC to the Parent Company, making the latter the operator of the Clark Solar Power Plant. The assignment was approved by the DOE on December 24, 2021.

(E) Directors and Executive Officers of CREIT

Directors and Executive Officers

As of April 30, 2026, CREIT is governed by a Board of eight (8) directors, composed of the following:

1. Mr. Edgar B. Saavedra, Chairman of the Board;
2. Mr. Oliver Y. Tan, Director CEO, and President;
3. Mr. Manuel Louie B. Ferrer, Director;
4. Ms. Elizabeth Anne C. Uychaco, Director;
5. Mr. Ian Jason R. Aguirre, Director;
6. Atty. Jose M. Layug, Jr., Lead Independent Director;
7. Mr. Emmanuel G. Herbosa, Independent Director;
8. Ms. Pacita U. Juan, Independent Director;

Moreover, CREIT management team is also headed by Mr. Edgar B. Saavedra, a licensed civil engineer, who has been practicing for over twenty (20) years.

The directors shall hold office for one (1) year or until their successors are elected and qualified. The first directors are also the incorporators. The annual meeting of the stockholders shall be held every 8th of June of each year.

The Board is responsible for the direction and control of the business affairs and management of CREIT, and the preservation of its assets and properties. No person can be elected as director of CREIT unless he or she is a registered owner of at least 1 voting share of CREIT.

Pursuant to SEC Memorandum Circular (M.C.) No. 19, Series of 2016, the Company adopted its New Manual on Corporate Governance (Manual). In accordance with Section VI (5) (a) of the Manual, the Board shall have at least three (3) independent directors, or such number as to constitute at least one-third (1/3) of the members of the Board, whichever is higher. At present, three (3) members of the Board are independent directors.

Meanwhile, the Amended Articles of Incorporation and By-Laws of CREIT provide that the eight (8) directors shall include such number of independent directors as may be required by law.

Board of Directors

The table below sets forth each member of CREIT’s Board, as of April 30, 2026.

Name	Age	Citizenship	Positions	Term of Office	Directorships Held in Other Companies/ Business Experience
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Edgar B. Saavedra	51	Filipino	Chairman of the Board	Yearly	<p>Chairman, President, and CEO, Megawide Construction Corporation (“MCC”)</p> <p>Chairman and President, Citicore Holdings Investment Inc. (“CHII”), Megawide Land, Inc. (“MLI”)</p> <p>Chairman of the Board, MWM Terminals, Inc. (“MWMTI”), Megawide Terminals, Inc. (“MTI”), Altria East Land, Inc. (“Altria”), PH1 World Developers, Inc. (“PH1”), Cebu2World Development, Inc., (“Cebu2World”), Citicore Megawide Consortium, Inc. (“CMCI”), Wide-Horizons, Inc. (“Wide-Horizons”), Tunnel Prefab Corporation (“TPC”), Megawide Onemobility Corporation (“MOC”), Citicore Power Inc. (“CPI”), Citicore Construction, Inc. (“CCI”), Citicore Renewable Energy Corporation (“CREC”), Citicore Solar Energy Corporation (“CSEC”) Citicore Wind Energy Corporation (“CWEC”) and Citicore Group of Companies (“Citicore Group”)</p> <p>Director, GMR Megawide Cebu Airport Corporation (“GMCAC”), Greencore Power Solutions 3, Inc. (“GPS3”), and Citicore Levanta Wind Development Corp. (“Citicore Levanta Wind”)</p> <p>Trustee, Citicore Candlewick Foundation, Inc. (“Citicore Foundation”), Megawide Corporate Foundation, Inc. (“Megawide Foundation”)</p>
Oliver Y. Tan	48	Filipino	Director, President, and Chief Executive Officer	Yearly	<p>Director, CEO and President of CREC</p> <p>Director and President, CPI, CMCI, GPS3, CSEC, CWEC, Citicore Levanta Wind, Citicore Wind Aklan, Inc. (“CWAJ”), Lucanin Solar, Inc. (“LSI”) and Citicore Group</p> <p>Director and Vice President, CHII</p> <p>Director and Treasurer, MTI and MLI</p> <p>Director, MCC, and CCI</p> <p>Chairman of the Board, Citicore Foundation, Purple Seed Capital Holding, Inc. (“PSCHI”)</p> <p>Chairman and President, Citicore Agri-Aqua Ventures, Inc. (“CAAVI”)</p>
Manuel Louie B. Ferrer	50	Filipino	Director	Yearly	<p>Vice Chairman of the Board and Executive Director for Infrastructure Development, MCC</p> <p>Vice Chairman of the Board, PH1</p> <p>Director and President, MTI and Altria</p> <p>Director, GMCAC, Cebu2World, CHII, MWMTI, CPI, CREC, MCC-CCI, Citicore Levanta Wind, CSEC, CWEC, Citicore Group, PH1, MLI, and GMI</p> <p>Trustee, Citicore Foundation and Megawide Foundation</p>

Ian Jason R. Aguirre	51	Filipino	Director	Yearly	President and CEO, APC Group, Inc. Vice President and CFO, Philippine Geothermal Production Company, Inc. President, Pan Pacific Power Phils. Corp.
Elizabeth Anne C. Uychaco	70	Filipino	Director	Yearly	Executive Vice President, SM Investments Corporation ("SMIC") Chairman, NEO Group Director, Republic Glass Holdings Corporation, Goldilocks Bakeshop, Inc., Brownies Unlimited, Inc., and Philippines Urban Living Solutions
Jose M. Layug, Jr.	55	Filipino	Lead Independent Director	Yearly	Senior Partner, Divina Law Offices Dean, University of Makati School of Law Trustee and President, Developers of Renewable Energy for Advancement, Inc. Director, Philippine Energy Research & Policy Institute Independent Director, Vivant Corporation, Oriental Petroleum and Minerals Corporation, Upgrade Energy Philippines, Inc., and Phinma Solar Corporation Advisory Director, ELSAL Ventures, Inc.
Emmanuel G. Herbosa	72	Filipino	Independent Director	Yearly	Chairman, Philippine Veterans Bank Director, Trinity Insurance & Reinsurance Brokers, Inc. and P & Gers Fund, Inc. Trustee, De La Salle School Boards, De La Salle Brothers Fund, Inc. Independent Director, ATR FAMI, Metro Pacific Tollways Corporation, PureGold S&R, and Ovioland, Inc., Assist America of the Philippines, Inc., La Funeraria Paz, Inc., Intervest Projects, Inc., Intervest Insurance Agency, Inc.
Pacita U. Juan	71	Filipino	Independent Director	Yearly	President, M.D, Juan Enterprises, Inc. Vice President for Finance and Treasurer, Centro Mfg. Corporation

Officers Who Are Not Directors

The table below sets forth the officers of CREIT, as of April 30, 2026.

Name	Age	Citizenship	Position	Term of Office	Directorships Held in Other Companies/ Business Experience
Michelle A. Magdato	37	Filipino	Treasurer, Chief Financial Officer, and Chief	Yearly	Deputy CFO, CREC Director and Treasurer, CCI, CPMI, CFMI, CESI, and Citicore Group Trustee and Treasurer, Citicore Foundation

			Risk Officer		Treasurer, Citicore Levanta Wind and CAAVI
Raymund Jay S. Gomez	54	Filipino	Chief Compliance Officer	Yearly	Director, MWMTI, Altria, MTI, Cebu2World, MOC, CMCI, and MLI Chief Legal Officer, Compliance Officer, and Data Protection Officer, MCC
Freniel Mikko P. Austria	34	Filipino	Chief Audit Executive	Yearly	Chief Audit Executive, CREC
Danica C. Evangelista	32	Filipino	Corporate Secretary	Yearly	Director and Corporate Secretary, CESI Director, LSI Corporate Secretary, CPI, CREC, CPMI, CFMI, CCI, Citicore Foundation, CWAI, Citicore Levanta Wind, CAAVI, PSCHI and Citicore Group Assistant Corporate Secretary, GPS3
Steven Angelo Michael C. Sy	33	Filipino	Corporate Information Officer & Assistant Corporate Secretary	Yearly	Corporate Information Officer and Assistant Corporate Secretary, CREC Assistant Corporate Secretary, CPI, CPMI, CESI, CCI, Citicore Foundation, CWAI, Citicore Levanta Wind, CAAVI, and Citicore Group

(F) Market Price of and Dividends on the Registrant's Common Equity

i. Market Information

CREIT's common shares are traded on the PSE under the symbol "CREIT." The shares were listed on the PSE on February 22, 2022. The following table sets out the high and low prices of CREIT's common shares as reported to the PSE:

2025	High	Low
First Quarter (January-March)	3.04	3.23
Second Quarter (April-June)	3.10	3.53
Third Quarter (July-September)	3.52	3.93
Fourth Quarter (October-December)	3.31	3.74

The closing price per share of CREIT's common shares as of latest practicable trading date (June 4, 2026) is Three Pesos and 48/100 (Php 3.48).

ii. Holdings

As of April 30, 2026 there are Six Billion Five Hundred Forty-Five Million Four Hundred Fifty-Four Thousand Four (6,545,454,004) outstanding common shares registered in the names of the following:

	Stockholder	Number of Common Shares Held	Percentage of Total Shares
1	PCD Nominee Corporation (Filipino)	4,505,722,212	68.84%
2	SM Investments Corporation	1,884,374,000	28.79%
3	PCD Nominee Corporation (Non-Filipino)	147,374,784	2.25%
4	Carousel Holdings, Inc.	7,310,000	0.11%
5	Chang Han-Chun	328,000	0.01%
6	Zhong Yunnan	87,000	0.01%
7	Group 168 Holdings Corporation	75,000	Nil
8	Capital Place International Limited	40,000	Nil
7	Myra P. Villanueva	40,000	Nil
8	Mark Louie Apao	30,000	Nil
9	Milagros P. Villanueva	20,000	Nil
10	Myrna P. Villanueva	20,000	Nil

11	Lilibeth S. Apao or Socrates Apao	10,000	Nil
12	Juan Carlos V. Cabreza	10,000	Nil
13	Marietta V. Cabreza	10,000	Nil
14	Ramos, Jennifer T.	3,000	Nil
15	Ian Jason R. Aguirre	1	Nil
16	Manuel Louie B. Ferrer	1	Nil
17	Edgar B. Saavedra	1	Nil
18	Oliver Y. Tan	1	Nil
19	Pacita U. Juan	1	Nil
20	Elizabeth Anne C. Uychaco	1	Nil
21	Emmanuel G. Herbosa	1	Nil
22	Jose M. Layug, Jr.	1	Nil
	Total	6,545,454,004	100.00%
	Shares Owned by Foreigners	147,829,784	2.26%

Every stockholder of the common shares shall be entitled to one (1) vote for each share of stock held as of established record date and shall have all the rights attributable to a stockholder of record under the Revised Corporation Code, other pertinent laws, rules, and regulations.

The beneficial owners of the shares registered in the name of the PCD Nominee Corporation are the participants of PCD who hold the shares on behalf of their clients, including the top 20 shareholders.

iii. Dividends

The Company has adopted a dividend policy in accordance with the provisions of the REIT Law, pursuant to which the Company's shareholders may be entitled to receive at least 90% of the Company's annual Distributable Income. The Company intends to implement an annual cash dividend payout ratio of at least 95% of Distributable Income for the preceding fiscal year, subject to compliance with the requirements of the REIT Law and the Revised REIT IRR, including but not limited to the requirement that the dividends shall be payable only from the unrestricted retained earnings as provided for under Section 42 of the Philippine Revised Corporation Code, among others, the terms and conditions of the Company's outstanding loan facilities in the event the Company incurs indebtedness, and the absence of circumstances which may restrict the payment of such amount of dividends, including, but not limited to, when there is need for special reserve for probable contingencies. The Company intends to declare and pay out dividends on a quarterly basis each year.

The failure to distribute at least 90% of the annual Distributable Income will subject the Company, if such failure remains un-remedied within 30 days, to income tax on the taxable net income as defined in Chapter IV, Title II of the National Internal Revenue Code, as amended, instead of the taxable net income as defined in the REIT Law. Accordingly, dividends distributed by the Company may be disallowed as a deduction for purposes of determining taxable net income. Additionally, other tax incentives granted under the REIT Law may be revoked, and the failure to distribute at least 90% of the annual Distributable Income may be a ground to delist the Company from the PSE.

The Company did not declare any dividends for the year ended December 31, 2021. Meanwhile, in 2022, 2023, 2024 and 2025, CREIT has consistently declared and paid out cash dividends as follows:

Date Approved	Record Date	Dividend per share (in PhP)	Date of Payment	Type of Dividend
March 9, 2022*	March 23, 2022	0.035	March 29, 2022	Regular
May 11, 2022	June 8, 2022	0.044	June 24, 2022	Regular
July 20, 2022	August 19, 2022	0.044	September 14, 2022	Regular
November 9, 2022	December 9, 2022	0.044	January 5, 2023	Regular
March 22, 2023	April 18, 2023	0.044	May 15, 2023	Regular
March 22, 2023	April 18, 2023	0.007	May 15, 2023	Special
May 10, 2023	June 9, 2023	0.047	July 6, 2023	Regular
August 9, 2023	September 9, 2023	0.049	October 4, 2023	Regular
November 9, 2023	December 27, 2023	0.049	January 22, 2024	Regular
March 19, 2024	April 18, 2024	0.054	May 15, 2024	Regular

May 13, 2024	June 13, 2024	0.049	July 9, 2024	Regular
August 9, 2024	September 10, 2024	0.049	October 4, 2024	Regular
November 12, 2024	December 12, 2024	0.049	January 13, 2025	Regular
March 25, 2025	April 24, 2025	0.055	May 21, 2025	Regular
May 9, 2025	June 9, 2025	0.049	July 4, 2025	Regular
August 13, 2025	September 12, 2025	0.049	October 8, 2025	Regular
November 11, 2025	December 11, 2025	0.049	January 12, 2026	Regular

**Dividends declared March 9, 2022 were taken from FY2021 net earnings which were substantially based on the sale of electricity from the Clark Solar Plant as full year REIT transaction impact took effect only starting January 1, 2022.*

iv. Recent Sales of Unregistered or Exempt Securities

CREIT has not sold any unregistered securities within the past three (3) years.

(G) Corporate Governance

It is the firm belief of CREIT that an organization that faithfully practices and implements the core principles of good corporate governance such as honesty, integrity, fairness, accountability, and transparency will, more often than not, outperform and outshine its competitors. Thus, CREIT is in full compliance with the rules and regulations of the SEC, the PSE, and all other relevant rules and regulations, especially those involving public-listed companies.

Below are some of the Company's policies and programs in relation to corporate governance:

1. In compliance with SEC M.C. No. 19, Series of 2016, CREIT adopted its New Manual and has taken several steps to apply its principles, such as constituting all the Board Committees required therein:

1. Executive Committee;
2. Audit and Risk Oversight Committee
3. Related Party Transaction Review & Compliance Committee Meetings
4. Nominations, Compensation & Personnel Committee
5. Environmental, Social & Governance Committee

The charters and compositions of the foregoing Board Committees are in accordance with the Manual.

2. The Company has elected three (3) Independent Directors to ensure that the Board will protect, not only the interests of the Company, but its shareholders as well.
3. To further its corporate governance initiatives, CREIT, in 2018, implemented its Code of Business Conduct and Ethics, Code of Conduct and Ethical Standards for Suppliers, Insider Trading Policy, and Conflict of Interest Policy Supplemental Guidelines and Conflict of Interest Disclosure Form. Further, CREIT actively rolled out its Whistleblowing Policy to its employees, suppliers, vendors, and clients, to encourage the disclosure of illegal and dishonest activities occurring within the Company.
4. In 2019, CREIT adopted its Anti-Fraud Policy, Board Self-Evaluation Policy, and introduced changes to its Related Party Transactions Policy in compliance with SEC M.C. No. 10 series of 2019. It also conducted an Annual Corporate Governance Training on November 13, 2019, with the assistance of the Institute of Corporate Directors, which was attended by the Company's Directors and key officers.
5. The Board revised the Company's vision, mission, and values, which it launched in 2019. The Company designates a Chief Compliance Officer, who is a member of the Company's management team, in charge of the compliance function. The Chief Compliance Officer is primarily liable to the Company and its shareholders, and not to the Chairman or CEO of the Company. The Chief Compliance Officer shall monitor, review, evaluate and ensure the compliance by the Company, its officers and directors with the relevant laws, rules and regulations, and all governance issuances of regulatory agencies.
6. To reinforce the CREIT's adherence to good corporate governance, and in compliance with its Manual and SEC M.C. No. 04, Series of 2019, attached is the Company's Sustainability Report as **Exhibit "5"**.

7. The Company also adheres with the regulatory requirements on corporate governance through the timely submission of its Integrated Annual Corporate Governance Report with the SEC and the regular updating of its corporate website (www.creit.com.ph).

CREIT adopts an evaluation policy, championed by its Environmental, Social, and Governance Committee (“ESGC”), which evaluation policy is outlined in its Manual of Corporate Governance. This allows CREIT to determine and ensure compliance by the members of the Board and top level management with good corporate governance practice. The Company’s ESGC is continuously monitoring the company and is also using the SEC Integrated Annual Corporate Governance Report (I-ACGR) as a guide to improve on and adopt the best practices in corporate governance.

The Company is currently in the midst of preparing its annual corporate governance report due to be submitted to the SEC on May 30, 2026. As of date of the submission of this document, the Company has not imposed on any individual any penalty for non-compliance with CREIT’s Manual of Corporate Governance.

CREIT has not deviated from its Manual on Corporate Governance since its adoption until present.

UNDERTAKING: The Company will provide without charge its Annual Report or SEC Form 17-A to its stockholders upon receipt of written request addressed to: The Office of the Corporate Secretary, CREIT, at 11th Floor, Rockwell Santolan Town Plaza, Col. Bonny Serrano Ave., San Juan City.



MAR 25 2026

**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR FINANCIAL STATEMENTS**

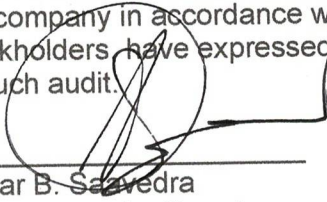
The management of Citicore Energy REIT Corp. (the "Company") is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the years ended December 31, 2025, 2024 and 2023, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein, and submits the same to the stockholders.


PwC, Isla Lipana & Co., the independent auditors, appointed by the stockholders for the periods ended December 31, 2025, 2024 and 2023 have audited the financial statements of the company in accordance with Philippine Standards on Auditing, and in their reports to the stockholders have expressed their opinion on the fairness of presentation upon completion of such audit.



Edgar B. Saavedra
Chairman of the Board



Oliver Y. Tan
President and Chief Executive Officer



Michelle Magdato
Treasurer

MAR 25 2026

Signed this ____ day of ____



SAN JUAN CITY

MAR 25 2026

SUBSCRIBED AND SWORN TO before me in _____ on _____, affiants exhibiting to me their respective valid IDs, as follows:

NAME	Valid ID	DATE OF ISSUE/ VALID UNTIL	PLACE OF ISSUE
Edgar V. Saavedra	Passport No. P6875140B	Valid until May 26, 2031	Manila
Oliver Y. Tan	Passport No. P4489306B	Valid until January 21, 2030	DFA NCR East
Michelle A. Magdato	Passport No. P6873524A	Valid until April 21, 2028	DFA NCR East



STEVEN ANGELO MICHAEL C. SY
Notary Public for and in San Juan City
Appointment No. 17 (2026-2027)
Until 31 December 2027

10F Santolan Town Plaza, 276 Santolan Road,
Little Baguio San Juan City Metro Manila
Roll No.75659

PTR No.SJ 1894641 | 6 Jan 2026 | San Juan City
IBP No.583526 | 2 Jan 2026 | Quezon City Chapter
Admitted to the Bar on 30 July 2020

Doc. No. 245 ;

Page No. 60 ;

Book No. 6 ;

Series of 2026.



Independent Auditor's Report

To the Board of Directors and Shareholders of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
11F Rockwell Santolan Town Plaza
276 Col. Bonny Serrano Avenue
San Juan City, Metro Manila

Report on the Audits of the Financial Statements

Our Opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Citicore Energy REIT Corp. (the "Company") as at December 31, 2025 and 2024, and its financial performance and its cash flows for each of the three years in the period ended December 31, 2025, in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

What we have audited

The financial statements of the Company comprise:

- the statements of financial position as at December 31, 2025 and 2024;
- the statements of total comprehensive income for each of the three years in the period ended December 31, 2025;
- the statements of changes in equity for each of the three years in the period ended December 31, 2025;
- the statements of cash flows for each of the three years in the period ended December 31, 2025; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas,
1226 Makati City, Philippines
+63 (2) 8845 2728

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSA). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the Code of Ethics for Professional Accountants in the Philippines ("Code of Ethics"), as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to our audits of the financial statements of public interest entities in the Philippines. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we considered where management made subjective judgments; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Company, the accounting processes and controls, and the industry in which the Company operates.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters identified in our audit are summarized as follows:

Key audit matters	How our audit addressed the key audit matters
<p><u>Fair value of investment properties</u></p> <p>The Company leases freehold land and subleases leasehold land to its related parties. All freehold and leasehold land assets are classified as investment properties which are accounted for using the cost model. The Company discloses the fair value of investment properties as required by PAS 40, "Investment Property". The carrying value and fair value of investment properties amounted to P7.29 billion and P19.83 billion, respectively, as at December 31, 2025. Management determined the fair value of the investment properties based on the report issued by an accredited appraiser. The appraiser used the discounted cash flow model which is considered as an income approach based on the lessor's interest in the land.</p> <p>The determination of the fair values of these properties involved significant assumption and estimations and complex calculations.</p> <p>These assumptions include: (1) discount rates which are influenced by the prevailing market rates and comparable market transactions and (2) market data used in determining terminal values. Discount rates are subject to higher level of estimation uncertainty due to the current economic conditions. The disclosures on the fair value of investment properties are included in Note 8 to the financial statements.</p>	<p>We obtained understanding of the nature, scope and objective of the appraiser's work. We evaluated the competence and capabilities of the accredited appraiser and objectivity by considering the accredited appraiser's qualifications, experience and reporting responsibilities. We also evaluated the data used, assumptions and calculation methods and assessed the relevance and reasonableness of the accredited appraiser's findings and conclusions and consistency with other audit evidence we obtained. Data and assumptions used were validated as follows:</p> <ul style="list-style-type: none"> a. Lease rates and unexpired lease term were traced to the lease agreements with related parties; and b. We compared the parameters used for discount rate and terminal values of the land against market data. <p>We also assessed the adequacy of the fair value disclosures based on the requirements of PFRS 13, "Fair Value Measurement".</p>

Independent Auditor's Report
To the Board of Directors and Shareholders of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
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Other Information

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report, but does not include the financial statements and our auditor's report thereon. The SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report are expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the SEC Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with PSA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with PSA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

Independent Auditor's Report
To the Board of Directors and Shareholder of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
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- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Independent Auditor's Report
To the Board of Directors and Shareholder of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
Page 7

Report on the Bureau of Internal Revenue Requirement

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information in Note 25 to the financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such supplementary information is the responsibility of management and has been subjected to the auditing procedures applied in our audits of the basic financial statements. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The engagement partner on the audit resulting in this independent auditor's report is Pocholo C. Domondon.

Isla Lipana & Co.



Pocholo C. Domondon
Partner

CPA Cert. No. 108839

P.T.R. No. 0011401; issued on January 8, 2026 at Makati City

SEC A.N. (Individual) as general auditors 108839 - SEC, Category A;
valid to audit 2021 to 2025 financial statements

SEC A.N. (Firm) as general auditors 0142-SEC, Category A;
valid to audit 2020 to 2025 financial statements

T.I.N. 213-227-235

BIR A.N. 08-000745-128-2024; issued on November 9, 2024; effective until November 8, 2027

BOA/PRC Reg. No. 0142, effective until November 14, 2028

Makati City
March 25, 2026



Isla Lipana & Co.

Statement Required by Section 8-A Revenue Regulation No. V-1

To the Board of Directors and Shareholder of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
11F Rockwell Santolan Town Plaza
276 Col. Bonny Serrano Avenue
San Juan City, Metro Manila

None of the partners of the firm has any financial interest in Citicore Energy REIT Corp. or any family relationships with its president, managers or principal shareholders.

The supplementary information on taxes and licenses is presented in Note 25 to the financial statements.

Isla Lipana & Co.



Pocholo C. Domondon
Partner

CPA Cert. No. 108839

P.T.R. No. 0011401; issued on January 8, 2026 at Makati City

SEC A.N. (Individual) as general auditors 108839 - SEC, Category A;
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Makati City
March 25, 2026

Isla Lipana & Co., 29th Floor, AIA Tower, 8767 Paseo de Roxas,
1226 Makati City, Philippines
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Isla Lipana & Co.

Statement Required by Rule 68 Securities Regulation Code (SRC)

To the Board of Directors and Shareholder of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
11F Rockwell Santolan Town Plaza
276 Col. Bonny Serrano Avenue
San Juan City, Metro Manila

We have audited the financial statements of Citicore Energy REIT Corp. (the "Company") as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025, on which we have rendered the attached report dated March 25, 2026. The supplementary information shown in Schedules A, B, C, D, E, F, and G, Reconciliation of Retained Earnings Available for Dividend Declaration and the Map showing the relationships between and among the Company and its ultimate parent company, middle parent, subsidiaries or co-subsidiaries, and associates, as additional components required by Revised Rule 68 of the SRC, are presented for purposes of filing with the Securities and Exchange Commission and are not required parts of the basic financial statements. Such supplementary information is the responsibility of management and has been subjected to auditing procedures applied in the audits of the basic financial statements. In our opinion, the supplementary information has been prepared in accordance with Revised Rule 68 of the SRC.

Isla Lipana & Co.

Pocholo C. Domondon
Partner

CPA Cert. No. 108839

P.T.R. No. 0011401; issued on January 8, 2026 at Makati City

SEC A.N. (Individual) as general auditors 108839 - SEC, Category A;
valid to audit 2021 to 2025 financial statements

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Makati City
March 25, 2026

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Statement Required by Rule 68 Securities Regulation Code (SRC)

To the Board of Directors and Shareholder of
Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)
11F Rockwell Santolan Town Plaza
276 Col. Bonny Serrano Avenue
San Juan City, Metro Manila

We have audited in accordance with Philippine Standards on Auditing the financial statements of Citicore Energy REIT Corp. (the "Company") as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025 and have issued our report thereon dated March 25, 2026. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The Supplementary Schedule on Financial Soundness Indicators, including their definitions, formulas, calculations, and their appropriateness or usefulness to the intended users, are the responsibility of the Company's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRS) Accounting Standards and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purpose of complying with the Revised Rule 68 of the SRC issued by the Securities and Exchange Commission, and is not a required part of the basic financial statements prepared in accordance with PFRS Accounting Standards. The components of these financial soundness indicators have been traced to the Company's financial statements as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025 and no material exceptions were noted.

Isla Lipana & Co.



Pocholo C. Domondon
Partner

CPA Cert. No. 108839

P.T.R. No. 0011401; issued on January 8, 2026 at Makati City

SEC A.N. (Individual) as general auditors 108839 - SEC, Category A;

valid to audit 2021 to 2025 financial statements

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Makati City
March 25, 2026

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Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)

Statements of Financial Position
As at December 31, 2025 and 2024
(All amounts in Philippine Peso)

	Notes	2025	2024
Assets			
Current assets			
Cash	3	676,589,026	597,582,293
Trade and other receivables, net	4	92,532,728	207,865,787
Prepayments and other current assets	5	125,887,382	100,988,887
Total current assets		895,009,136	906,436,967
Non-current assets			
Trade and other receivables, net of current portion	4	643,351,693	519,334,455
Property, plant and equipment, net	6	1,094,718,598	1,153,818,036
Investment properties, net	8	7,292,001,476	7,239,119,531
Right-of-use assets, net	19	29,021,337	31,157,023
Other non-current assets	7	42,321,957	41,450,164
Total non-current assets		9,101,415,061	8,984,879,209
Total assets		9,996,424,197	9,891,316,176
Liabilities and Equity			
Current liabilities			
Trade payables and other liabilities	9	109,144,778	115,741,759
Dividends payable	9, 13	312,455,931	312,888,626
Lease liabilities	19	8,176,613	3,267,523
Total current liabilities		429,777,322	431,897,908
Non-current liabilities			
Lease liabilities, net of current portion	19	215,746,397	218,421,080
Security deposits and deferred rent income	11	184,023,397	189,135,416
Bonds payable	10	4,477,910,264	4,468,567,198
Retirement benefit obligation	12	314,672	314,672
Total non-current liabilities		4,877,994,730	4,876,438,366
Total liabilities		5,307,772,052	5,308,336,274
Equity			
Share capital	13	1,636,363,501	1,636,363,501
Additional paid-in-capital	13	2,307,335,739	2,307,335,739
Remeasurement on retirement benefits	12	50,894	50,894
Retained earnings		744,902,011	639,229,768
Total equity		4,688,652,145	4,582,979,902
Total liabilities and equity		9,996,424,197	9,891,316,176

The notes on pages 1 to 48 are integral part of these financial statements.

Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)

Statements of Total Comprehensive Income
For each of the three years in the period ended December 31, 2025
(All amounts in Philippine Peso)

	Notes	2025	2024	2023
Rental income	1, 14	1,883,201,624	1,887,665,265	1,798,186,978
Cost of services	15	(104,752,334)	(104,305,887)	(103,045,990)
Gross profit		1,778,449,290	1,783,359,378	1,695,140,988
Operating expenses	16	(6,358,223)	(11,462,939)	(6,841,842)
Income from operations		1,772,091,067	1,771,896,439	1,688,299,146
Finance costs	17	(346,828,501)	(346,162,465)	(309,448,027)
Other income, net	17	2,591,386	3,637,781	19,245,257
Income before income tax		1,427,853,952	1,429,371,755	1,398,096,376
Income tax expense	18	-	-	-
Net income for the year		1,427,853,952	1,429,371,755	1,398,096,376
Other comprehensive income		-	-	-
Total comprehensive income for the year		1,427,853,952	1,429,371,755	1,398,096,376
Earnings per share				
Basic and diluted	20	0.22	0.22	0.21

The notes on pages 1 to 48 are integral part of these financial statements.

Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)

Statements of Changes in Equity
For each of the three years in the period ended December 31, 2025
(All amounts in Philippine Peso)

	Share capital (Note 13)	Additional paid-in-capital (Note 13)	Remeasurement on retirement benefits	Retained earnings	Total
Balances at January 1, 2023	1,636,363,501	2,307,335,739	50,894	410,306,874	4,354,057,008
Comprehensive income					
Net income for the year	-	-	-	1,398,096,376	1,398,096,376
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	1,398,096,376	1,398,096,376
Transactions with owners					
Cash dividends	-	-	-	(1,282,908,983)	(1,282,908,983)
Total transactions with owners	-	-	-	(1,282,908,983)	(1,282,908,983)
Balances at December 31, 2023	1,636,363,501	2,307,335,739	50,894	525,494,267	4,469,244,401
Comprehensive income					
Net income for the year	-	-	-	1,429,371,755	1,429,371,755
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	1,429,371,755	1,429,371,755
Transactions with owners					
Cash dividends	-	-	-	(1,315,636,254)	(1,315,636,254)
Total transactions with owners	-	-	-	(1,315,636,254)	(1,315,636,254)
Balances at December 31, 2024	1,636,363,501	2,307,335,739	50,894	639,229,768	4,582,979,902
Comprehensive income					
Net income for the year	-	-	-	1,427,853,952	1,427,853,952
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	1,427,853,952	1,427,853,952
Transactions with owners					
Cash dividends	-	-	-	(1,322,181,709)	(1,322,181,709)
Total transactions with owners	-	-	-	(1,322,181,709)	(1,322,181,709)
Balances at December 31, 2025	1,636,363,501	2,307,335,739	50,894	744,902,011	4,688,652,145

The notes on pages 1 to 48 are integral part of these financial statements.

Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)

Statements of Cash Flows
For each of the three years in the period ended December 31, 2025
(All amounts in Philippine Peso)

	Notes	2025	2024	2023
Cash flows from operating activities				
Income before income tax		1,427,853,952	1,429,371,755	1,398,096,376
Adjustments for:				
Depreciation and amortization	6, 8, 19	71,335,930	71,347,776	71,360,501
Finance costs	17	346,828,501	346,162,465	309,448,027
Unrealized foreign exchange (gain) losses, net	21	99,100	47,456	(10,960)
Interest income	3, 4, 17	(2,500,487)	(3,762,414)	(19,234,297)
Operating income before working capital changes		1,843,616,996	1,843,167,038	1,759,659,647
Changes in working capital:				
Trade and other receivables		(8,684,179)	(166,949,657)	(168,063,993)
Prepayments and other current assets		(24,898,495)	(25,244,178)	(171,718,274)
Other non-current assets		(871,793)	-	(36,170,854)
Trade payables and other liabilities		(7,029,676)	8,860,619	11,352,965
Due to a related party		-	-	(53,223,717)
Security deposits and deferred income		(9,491,025)	43,789,681	(6,126,256)
Net cash generated from operations		1,792,641,828	1,703,623,503	1,335,709,518
Interest received		2,500,487	3,762,414	5,147,697
Net cash provided by operating activities		1,795,142,315	1,707,385,917	1,340,857,215
Cash flows from investing activities				
Additions to investment properties	8	(62,982,751)	(66,782,403)	(4,267,241,500)
Interest received from short-term placements		-	-	14,086,600
Net cash used in investing activities		(62,982,751)	(66,782,403)	(4,253,154,900)
Cash flows from financing activities				
Principal payment of lease liabilities	19	(3,338,189)	(16,398,878)	(2,406,115)
Interest payment on lease liabilities	19	(10,189,433)	(10,404,404)	(10,589,344)
Payments of dividends	13	(1,322,181,709)	(1,315,636,254)	(1,250,181,713)
Interest payment on bonds	10	(317,443,500)	(317,443,506)	(238,082,626)
Proceeds from bonds issuance	10	-	-	4,500,000,000
Payments of bond issuance costs	10	-	-	(41,004,160)
Net cash provided by (used in) financing activities		(1,653,152,831)	(1,659,883,042)	2,957,736,042
Net increase (decrease) in cash		79,006,733	(19,279,528)	45,438,357
Cash at January 1	3	597,582,293	616,861,821	571,423,464
Cash at December 31	3	676,589,026	597,582,293	616,861,821

The notes on pages 1 to 48 are integral part of these financial statements.

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Notes to the Financial Statements

As at December 31, 2025 and 2024 and

for each of the three years in the period ended December 31, 2025

(All amounts are shown in Philippine Peso unless otherwise stated)

1 General information

(a) Corporate information

Citicore Energy REIT Corp. (formerly Enfinity Philippines Renewable Resources Inc.) (the “Company”) was registered with the Philippine Securities and Exchange Commission (SEC) on July 15, 2010.

Prior to May 25, 2021, the Company’s primary objective is to explore, develop and utilize renewable resources with particular focus on solar and wind energy generation; to design, construct, erect, assemble, commission and operate power-generating plants and related facilities for the conversion of renewable energy into usable form fit for electricity generation and distribution; and to perform other ancillary and incidental activities as may be provided by and under contract with the Government of the Republic of the Philippines, or any subdivision, instrumentality or agency thereof, or any government-owned and controlled corporation, or other entity engaged in the development, supply and distribution of renewable energy.

The amended primary purpose of the Company is to engage in the business of owning income-generating real estate assets, including renewable energy generating real estate assets, under a real estate investment trust (REIT) by virtue of Republic Act (RA) No. 9856, otherwise known as the “*Real Estate Investment Trust Act of 2009*” and its implementing rules and regulations.

The Company’s 22.33-megawatt (MW) Clark Solar Power Project in Clark, Freeport Zone, Pampanga was successfully commissioned on March 12, 2016 through the confirmation of the Department of Energy (DOE) covering its Solar Energy Service Contract (SESC) No. 2014-07-086 and Amended Certificate of Commerciality No. SCC-2015-03-014-B with validity of 25 years. On October 13, 2021, the Company assigned the SESC to Citicore Renewable Energy Corp. (the “Parent Company” or CREC), making the latter the operator of the Clark Solar Power Plant. The assignment was approved by the DOE on December 24, 2021.

On May 25, 2021, the Company’s Board of Directors (BOD) and shareholders approved, among others, the following amendments to the Company’s Articles of Incorporation (AOI): (i) change of corporate name from Enfinity Philippines Renewable Resources Inc. to Citicore Energy REIT Corp.; (ii) amendment of the primary purpose to that of a real estate investment trust; (iii) change of principal office address from Prince Balagtas Avenue Extension, Clark Freeport Zone, Pampanga to 11F, Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Avenue, San Juan City, Metro Manila; and (iv) increase of authorized share capital to P3.84 billion divided into 15.36 billion common shares with par value of P0.25 per share.

On May 26, 2021, as part of the increase in authorized share capital, the Parent Company subscribed to 2.4 billion shares as consideration for the assignment by Parent Company of its advances to the Company amounting to P602,465,066. In addition, Parent Company and Citicore Solar Tarlac 1, Inc. (CST1) (formerly nv vogt Philippine Solar Energy Three, Inc.) subscribed to 19,461,142 shares and 918,720,864 shares, respectively, or a total of 938,182,006 shares, as consideration for the assignment of parcels of land, with an aggregate area of 138,164 sq.m., located in Brgy. Armenia, Tarlac (Note 13).

The Company’s submission to the SEC for the foregoing amendments was approved on October 12, 2021. Upon issuance of the shares during 2021, the Company’s shareholding structure was 16.7% and 83.3% owned by CST1 and Parent Company, respectively. Prior to October 12, 2021, the Parent Company owns 100% of the Company.

The Company's ultimate parent company is Citicore Holdings Investment, Inc., a company incorporated in the Philippines as a holding company engaged in buying and holding shares of other companies.

On November 4, 2021, the Company's BOD and shareholders approved, among others, to amend its AOI and delete one of the secondary purposes reflected in the amended AOI as approved by BOD on May 25, 2021 as follows: "to invest in or otherwise engage in the exploitation, development, and utilization of renewable energy resources with particular focus on solar and wind energy generation; to design, construct, erect, assemble, commission and operate power-generating plants and related facilities for the conversion of renewable energy into usable form fit for electricity generation and distribution; and to perform other ancillary and incidental activities as may be provided by and under contract with the Government of the Republic of the Philippines, or any subdivision, instrumentality or agency thereof, or any government-owned and controlled corporation, or other entity engaged in the development, supply and distribution of renewable energy". The Company's submission to the SEC for the foregoing amendment was approved on November 17, 2021.

On January 14, 2022 and February 2, 2022, the Philippine Stock Exchange ("PSE") issued notice of acceptance and the Philippine SEC issued permit to sell, respectively, in relation to the Company's application for initial public offering. The Company attained its status as "public company" on February 22, 2022 when it listed its shares as a REIT in the main board of the PSE. As a public company, it is covered by the Part II of Securities Regulation Code ("SRC") Rule 68.

On March 15, 2024, the Parent Company and CST1 sold a total of 1,884,374,000 common shares in the Company at P2.6534 per share to SM Investments Corporation (SMIC) raising approximately P5.0 billion. The Parent Company will continue to be the single largest shareholder in the Company with a 32.88% effective ownership post-transaction (excluding shares in trust held by directors and officers). Proceeds from the sale will be used by the Parent Company to fund further development of solar construction projects across different locations nationwide. The Parent Company believes that it maintains control mainly because it is still in-charge of managing the relevant business activities including day-to-day operations.

As at December 31, 2024, the Company has 136 shareholders, each owning one hundred (100) or more shares. As at December 31, 2025, the Company has 146 shareholders, each owning one hundred (100) or more shares.

The total shares outstanding are held by the following shareholders as at December 31:

	2025	2024
CREC*	32.99%	32.99%
SMIC	28.79%	28.79%
Public	38.22%	38.22%
	100.00%	100.00%

*includes 0.11% held by directors and officers

On June 8, 2022, the Company's stockholders approved the issuance of fixed-rate bonds not exceeding thirty five percent (35%) of the value of the deposited property of the Company or up to the allowable leverage under the REIT Act of 2009 and its implementing rules and regulations. On February 10, 2023, the Company listed its maiden ASEAN Green Bonds amounting to P4.5 billion which bear a coupon interest rate of 7.0543% in the Philippine Dealing and Exchange Corp (Note 10). In 2022, the Company received PRS AA+ rating with stable outlook from PhilRatings for both the Company and its proposed bond issuance. The rating, which is considered as an investment grade, allowed the Company to increase its leverage limit from the minimum 35% of the deposited property to a maximum of 70% as prescribed in the REIT IRR. PRS AA+ rating is continuously monitored as long as the rated bond issuance is outstanding. On February 3, 2025, PhilRatings reaffirmed the Company's issuer credit rating of PRS AA+ (corp.) with a "Stable Outlook" for both the Company and its outstanding ASEAN Green bonds. PhilRatings cited CREIT's fully occupied renewable energy asset portfolio, reputable shareholders, strong profitability, and sound liquidity as key bases for maintaining the rating. On March 6, 2026, PhilRatings reaffirmed the Company's issuer credit rating of PRS AA+ (corp.) with a "Stable Outlook" for both the Company and its outstanding ASEAN Green bonds.

(b) Approval and authorization for the issuance of financial statements

These financial statements have been approved and authorized for issuance by the Company's BOD on March 25, 2026.

2 Segment reporting

The Company's operating businesses are organized and managed according to the nature of the products and services that are being marketed. Each segment represents a strategic business unit that offers different products and serves different markets. The Company has operations only in the Philippines.

The Company derives revenues from two (2) main segments as follows:

(a) Sale of solar energy

This business segment pertains to the generation of electricity from solar power energy through its Clark Solar Power Project. National Transmission Corporation (TransCo) is the Company's sole customer for its sale of solar energy. As a result of assignment of SESC of the Clark Solar Plant to its Parent Company, the sale of solar energy business was terminated with the approval of the DOE on December 24, 2021 effective December 25, 2021 (Note 14). The assignment entailed the transfer of rights as a service contractor with the Philippine government but did not convey ownership over the assets. This was a change in the revenue model using the same solar plant and equipment. As a result, the Company still generates cash flows from these assets in the form of lease income through its leasing business segment (Note 14) and interest income from its outstanding receivables (Note 4), instead of the previous sale of solar energy before the assignment. Notwithstanding the change in revenue model, the cash-generating unit remains intact and owned by the Company.

The remaining income recognized for the sale of solar energy in the table below only relates to the interest income arising from trade receivables from TransCo (Note 4).

(b) Leasing

This business segment pertains to the rental operations of the Company with related parties (Note 14).

All amounts reported in the financial statements of the Company as at and for the years ended December 31, 2025 and 2024 are attributable to this segment except for trade receivables from TransCo amounting to P42.75 million (2024 - P62.78 million) and interest income arising from amortization of discount on trade receivables amounting to P2.27 million (2024 - P3.60 million; 2023 - P4.42 million) (Note 4), which are attributable to sale of solar energy segment.

The results of operations of the reportable segments of the Company for each of the three years in the period ended December 31, 2025 are as follows:

	December 31, 2025		
	Leasing	Sale of solar energy	Total
Revenue	1,883,201,624	-	1,883,201,624
Cost of services	(104,752,334)	-	(104,752,334)
Gross profit	1,778,449,290	-	1,778,449,290
Operating expense	(6,358,223)	-	(6,358,223)
Finance costs	(346,828,501)	-	(346,828,501)
Other income, net	316,648	2,274,738	2,591,386
Income before income tax	1,425,579,214	-	1,427,853,952
Income tax expense	-	-	-
Net income for the year	1,425,579,214	2,274,738	1,427,853,952

	December 31, 2024		
	Leasing	Sale of solar energy	Total
Revenue	1,887,665,265	-	1,887,665,265
Cost of services	(104,305,887)	-	(104,305,887)
Gross profit	1,783,359,378	-	1,783,359,378
Operating expense	(11,462,939)	-	(11,462,939)
Finance costs	(346,162,465)	-	(346,162,465)
Other income, net	41,728	3,596,053	3,637,781
Income before income tax	1,425,775,702	3,596,053	1,429,371,755
Income tax expense	-	-	-
Net income for the year	1,425,775,702	3,596,053	1,429,371,755

	December 31, 2023		
	Leasing	Sale of solar energy	Total
Revenue	1,798,186,978	-	1,798,186,978
Cost of services	(103,045,990)	-	(103,045,990)
Gross profit	1,695,140,988	-	1,695,140,988
Operating expense	(6,841,842)	-	(6,841,842)
Finance costs	(309,448,027)	-	(309,448,027)
Other income, net	14,828,979	4,416,278	19,245,257
Income before income tax	1,393,680,098	4,416,278	1,398,096,376
Income tax expense	-	-	-
Net income for the year	1,393,680,098	4,416,278	1,398,096,376

The segment assets and liabilities of the reportable segments of the Company as at December 31 are as follows:

	2025			2024		
	Leasing	Sale of solar energy	Total	Leasing	Sale of solar energy	Total
Segment assets						
Current	852,260,199	42,748,937	895,009,136	873,925,220	32,511,747	906,436,967
Non-current	9,101,415,061	-	9,101,415,061	8,954,610,256	30,268,953	8,984,879,209
	9,953,675,260	42,748,936	9,996,424,197	9,828,535,476	62,780,700	9,891,316,176
Segment liabilities						
Current	429,777,327	-	429,777,327	431,897,908	-	431,897,908
Non-current	4,877,994,725	-	4,877,994,725	4,876,438,366	-	4,876,438,366
	5,307,772,052	-	5,307,772,052	5,308,336,274	-	5,308,336,274

All revenues of the Company are from domestic entities incorporated in the Philippines, hence, the Company did not present geographical information required by Philippine Financial Reporting Standards (PFRS) 8, "Operating Segments".

3 Cash

Cash as at December 31 consist of:

	2025	2024
Cash on hand	-	50,000
Cash in banks	676,589,026	597,532,293
	676,589,026	597,582,293

Cash in banks earn interest at the prevailing bank deposit rates.

Total interest income earned from cash in banks and short-term placements for the year ended December 31 2025 amounted to P225,749 (2024 - P166,360, 2023 - P14,818,019) (Note 17).

4 Trade and other receivables, net

Trade and other receivables, net as at December 31 consist of:

	Notes	2025	2024
Current			
Trade receivables from TransCo		42,748,937	32,511,747
Lease receivables	11	49,783,791	49,584,830
Receivable arising from VAT refunds	5	-	125,769,210
		92,532,728	207,865,787
Other receivable		1,944,096	1,944,096
Allowance for doubtful account of other receivable		(1,944,096)	(1,944,096)
		-	-
		92,532,728	207,865,787
Non-current			
Trade			
Receivables from TransCo		-	30,268,953
Lease receivables	11	643,351,693	489,065,502
		643,351,693	519,334,455

Trade receivables are generally collectible within a 60-day period. In accordance with the Renewable Energy Payment Agreement (REPA), in the event that TransCo fails to pay any amount stated in the feed-in tariff (FIT) statement of account upon the lapse of one billing period from the relevant payment date, TransCo shall pay to the Company such unpaid amount plus interest thereon, calculated from the relevant payment date to the day such amount is actually paid. Interest rate is the rate prevailing for a 91-day treasury bill plus 3%. There are no interest income arising from late payments of TransCo for the years ended December 31, 2025, 2024 and 2023.

Details of trade receivables from TransCo as at reporting periods are as follows:

	Current	Non-current	Total
December 31, 2025			
Trade receivables	43,480,424	-	43,480,424
Discount on receivables	(731,487)	-	(731,487)
	42,748,937	-	42,748,937
December 31, 2024			
Trade receivables	34,504,111	30,899,821	65,403,932
Discount on receivables	(1,992,364)	(630,868)	(2,623,232)
	32,511,747	30,268,953	62,780,700

In 2020, the ERC issued Resolution No. 06, Series of 2020, which was further clarified in February 2021, to confirm that the actual recovery of the arrears FIT rate adjustment shall be for a period of 5 years whereas those from January 2016 generation shall start billing in December 2020 and payment schedule starts in January 2021. As a result, additional revenue was recognized during December 2021 amounting to P83.53 million to be recovered within the next 5 years after December 31, 2021 (Note 14). All trade receivables from TransCo as at December 31, 2025 are due within the next 12 months.

Discount on trade receivables from TransCo arising from this amounted to P0.73 million as at December 31, 2025 (December 31, 2024 - P2.62 million). Interest income arising from amortization of discount on trade receivables from TransCo for the year ended December 31, 2025 amounted to P1.89 million (2024 - P3.60 million; 2023 - P4.42 million) (Note 17).

Lease receivables pertain to accrued rent resulting from the straight-line method of recognizing rental income.

Other receivable mainly pertains to a refund for overpaid insurance. During 2020, the Company provided an allowance for doubtful accounts for this receivable amounting to P1.94 million due to the changes in its credit quality. The provision was recognized as part of operating expenses in the statements of total comprehensive income.

The Company does not hold any collateral as security. Management believes that an allowance for doubtful accounts as at December 31, 2025 and 2024, except for other receivable which has been fully provided for, is not necessary since these account balances are deemed fully collectible. Trade receivables are all current in nature except from non-current portion of receivable from TransCo related to FIT-rate adjustments. All previous billings of the Company were collected in full.

None of the trade and other receivables that are fully performing have been renegotiated.

5 Prepayments and other current assets

Prepayments and other current assets as at December 31 consist of:

	2025	2024
Input value-added tax (VAT)	63,046,465	57,739,794
Prepaid taxes	60,528,637	43,249,093
Deferred issuance cost	2,312,280	-
	125,887,382	100,988,887

Input VAT represents VAT on purchases of goods and services which can be recovered either as tax credit against future output VAT or through refund.

Prepaid taxes include creditable withholding tax, overpayment of withholding taxes and income taxes.

During 2024, the Company claimed for an input VAT amounting to P125,769,210 related to the taxable year 2023. The related receivable from the BIR was recognized as part of trade and other receivables, net of which P120.9 million was allowed and refunded in cash (Note 4).

Deferred issuance cost pertains to expenses incurred relative to the fund-raising activities through issuance of shares and availment of loans and other debt instruments.

6 Property, plant and equipment, net

Details and movements of property, plant and equipment, net as at and for the years ended December 31 are as follows:

	Solar plant and equipment	Substation and transmission lines	Computer equipment	Service vehicle	Total
Cost					
January 1, 2024,					
December 31, 2024 and 2025	1,664,296,964	44,477,618	40,000	135,500	1,708,950,082
Accumulated depreciation					
January 1, 2024	474,610,187	21,246,161	40,000	124,208	496,020,556
Depreciation	55,895,767	3,204,431	-	11,292	59,111,490
December 31, 2024	530,505,954	24,450,592	40,000	135,500	555,132,046
Depreciation	55,895,008	3,204,430	-	-	59,099,438
December 31, 2025	586,400,962	27,655,022	40,000	135,500	614,231,484
Net book values					
December 31, 2025	1,077,896,002	16,822,596	-	-	1,094,718,598
December 31, 2024	1,133,791,010	20,027,026	-	-	1,153,818,036

The Clark Solar Power Project was funded through a Term Loan Facility Agreement with Development Bank of the Philippines (DBP). The solar plant and equipment include capitalized borrowing costs amounting to P13.69 million. There are no additional capitalized borrowing costs for each of the three years in the period ended December 31, 2025. The Company's solar plant and equipment is pledged as collateral under the chattel mortgage agreement entered into in relation to this agreement. On May 4, 2021, the Parent Company assumed the Company's outstanding loan with DBP. As a result, the chattel mortgage agreement was rescinded by DBP on November 3, 2021.

There were no additions for the years ended December 31, 2025 and 2024.

Depreciation expenses for the years ended December 31 are recognized as follows:

	Notes	2025	2024	2023
Cost of services	15	59,099,438	59,100,198	59,098,722
Operating expenses	16	-	11,292	27,100
		59,099,438	59,111,490	59,125,822

Following the approval of the DOE on the assignment of SESC No. 2014-07-086 of the Clark Solar Plant to its Parent Company effective December 25, 2021, the Company leased out the Clark Solar Plant to its Parent Company in exchange of fixed and variable lease rental (Note 11). The Parent Company became the Clark Solar Plant operator.

Based on the results of management assessment, the Company believes that there were no indicators of impairment as at December 31, 2025 and 2024.

7 Other non-current assets

Other non-current assets as at December 31 consist of:

	Note	2025	2024
Security deposits	19	5,279,310	5,279,310
Cash bond		37,042,647	36,170,854
		42,321,957	41,450,164

Cash bonds pertain to deposits to Department of Agrarian Reform (DAR) for the land conversion from agricultural to industrial use which are refundable after 12 to 24 months.

8 Investment properties, net

Details and movements of investment properties as at December 31 are as follows:

	Freehold land assets	Leasehold land assets	Total
Cost			
January 1, 2024	7,009,705,612	193,407,106	7,203,112,718
Additions	66,782,403	-	66,782,403
December 31, 2024	7,076,488,015	193,407,106	7,269,895,121
Additions	62,982,751	-	62,982,751
December 31, 2025	7,139,470,766	193,407,106	7,332,877,872
Accumulated amortization			
January 1, 2024	-	20,674,782	20,674,782
Amortization	-	10,100,808	10,100,808
December 31, 2024	-	30,775,590	30,775,590
Amortization	-	10,100,806	10,100,806
December 31, 2025	-	40,876,396	40,876,396
Net book values			
December 31, 2025	7,139,470,766	152,530,710	7,292,001,476
December 31, 2024	7,076,488,015	162,631,516	7,239,119,531

The amounts recognized in the statements of total comprehensive income for the years ended December 31 related to the investment properties are as follows:

	Notes	Freehold land assets	Leasehold land assets	Total
2025				
Rental income		847,210,545	745,788,611	1,592,999,156
Amortization of deferred rent income		4,123,606	2,583,646	6,707,252
Total revenue	14	851,334,151	748,372,257	1,599,706,408
Cost of services	15			
Depreciation		-	(10,100,806)	(10,100,806)
Property management fee		(10,495,557)	(10,451,683)	(20,947,240)
Fund management fee		(3,498,519)	(3,483,895)	(6,982,414)
Total cost of services		(13,994,076)	(24,036,384)	(38,030,460)
Finance costs		(328,348,342)	(13,790,517)	(342,138,859)
Profit arising from investment properties		508,991,733	710,545,356	1,219,537,089
2024				
Rental income		860,730,081	736,902,777	1,597,632,858
Amortization of deferred rent income		3,624,240	2,583,646	6,207,886
Total revenue	14	864,354,321	739,486,423	1,603,840,744
Cost of services	15			
Depreciation		-	(10,100,808)	(10,100,808)
Property management fee		(10,280,403)	(10,403,728)	(20,684,131)
Fund management fee		(3,426,802)	(3,467,909)	(6,894,711)
Total cost of services		(13,707,205)	(23,972,445)	(37,679,650)
Finance costs	17	(327,747,583)	(13,657,770)	(341,405,353)
Profit arising from investment properties		522,899,533	701,856,208	1,224,755,741

(a) *Freehold land asset*

On May 25, 2021, the Company and Parent Company, executed a deed of assignment whereas the latter hereby assigns, transfers, and conveys a parcel of land located in Brgy. Armenia, Tarlac City, Tarlac to the former, absolutely, and free from all liens and/or encumbrances, valued at P4.87 million in consideration for the issuance of Company's shares upon approval of the SEC of the Company's application for the increase in authorized share capital. On the same date, the Company and CST1 executed a deed of assignment whereas the latter hereby assigns, transfers, and conveys several parcels of land located in Brgy. Armenia, Tarlac City, Tarlac to the former, absolutely, and free from all liens and/or encumbrances valued at P229.68 million in consideration for the issuance of Company's shares upon approval of the SEC of the Company's application for the increase in authorized share capital (Note 14). These parcels of land are recognized with reference to its fair value. The approval of the increase in the authorized share capital was obtained from the SEC on October 12, 2021. The actual transfer and registration of the parcels of land to the Company's name were finalized on October 27, 2021.

In 2022, the Company executed a deed of absolute sale with Citicore Solar Bulacan, Inc. (CSBI) and Citicore Solar South Cotabato, Inc. (CSSCI), entities under common control, for the purchase of several parcels of land located in San Ildefonso, Bulacan and Brgy. Centrala, Suralla, South Cotabato for a total consideration of P1.75 billion and P753.80 million, respectively (Note 11).

The proceeds from the P4.5 billion bonds which the Company raised in February 2023 (Note 10) were used to acquire parcels of land from multiple land-owners spread across the three barangays in Tuy, Batangas, namely: Brgy. Lumbangan, Brgy. Luntal, and Brgy. Bolbok. Additional acquisitions were also made in Arayat, Pampanga, Mexico, Pampanga and Pangasinan. These parcels of land are ideal for utility scale solar power plants due to proximity to the National Grid Corporation of the Philippines (NGCP) substation and proven solar irradiance resources. The cost of acquisition, taxes and other land related expenses were capitalized as part of investment properties. These parcels of land were subsequently leased out to its related parties (Note 11).

The aggregate fair value of these parcels of land as determined by an independent appraiser as at December 31, 2025 amounted to P10.62 billion (2024 - P10.23 billion). The fair value of the parcels of land was estimated by the independent appraiser based on the income approach using the discounted cash flow analysis grounded on the principle that the value of an economic entity is the present worth of the economic benefits it will generate in the future (i.e., economic benefits come in the form of lease of the solar power plant). This approach requires a forecast of the economic entity's stream of net income based on lease contract. These net income or rents are then summed up and discounted back to present value by an appropriate discount rate, then add the terminal value of the property. The valuation process consists of estimation of the current market value of the leased property and the present value of the unexpired contract rentals. The discounted cash flow analysis falls under the income approach which is a method in which the appraiser derives an indication of value for income-producing property by converting anticipated future benefits into current property value. This approach falls under Level 3 of the fair value hierarchy. As required by the REIT Implementing Rules and Regulations (REIT IRR), a full valuation of the Company's assets shall be conducted by an independent property valuer at least once a year. Management assessed that there are no significant changes in the business environment from the date of last valuation up to reporting date which would impact the fair value of the properties.

The fair value is sensitive to the following unobservable inputs: (1) lease income growth rates (fixed and variable lease) which were based on the signed lease contracts and (2) discount rate using the weighted average cost of capital based on the average capital structure of the companies in the solar energy sector as of the valuation date.

The current use of the parcels of land is its highest and best use.

Total additions in the freehold land assets for the year ended December 31, 2025 amounted to P62,982,751 (2025 - P66,782,403).

(b) Leasehold land assets

The Company, as a lessee, entered into the following lease agreements:

- On July 26, 2021, the Company entered into a contract of sublease and contract of lease with the owners of parcels of land with a total aggregate area of approximately 4.8 hectares and 5.6 hectares, respectively, which are located in Brgy. Dalayap, Tarlac City, Tarlac. Each of these land properties are covered by an existing lease contract with an original term from November 1, 2015 to October 31, 2040 with Citicore Solar Tarlac 2, Inc. (CST2), an entity under common control. The Company subleased the land back to CST2 effective November 1, 2021 (Note 11). These lease agreements are effective for 19 years commencing on November 1, 2021 until October 31, 2040 which may be extended at the option of the Company for another 25 years upon the acceptance by and consent of the lessor.
- On July 26, 2021, the Company entered into a deed of assignment with Citicore Solar Cebu, Inc. (CSCI) (assignor), an entity under common control, and a third-party lessor, to transfer, assign, and convey unto the Company (assignee) all of the assignor's rights and obligations under the contract of lease dated November 12, 2015 for the lease of parcel of land with total aggregated area of approximately 73 hectares located in Brgy. Talavera, Toledo City, Cebu. The third-party lessor consented to the assignment of the contract of lease in favor of the Company and the sublease of the leased area by the Company in favor of the assignor. CSCI operates a 60 MW installed capacity solar power plant in the leased area that was successfully commissioned on June 30, 2016. The Company shall pay an advance rental every two years, subject to escalation rate of 12% every five years, for a period of 25 years, reckoned from the effective date stipulated in the Renewable Energy Payment Agreement but not later than May 31, 2016, subject to renewal. The agreement took effect on January 1, 2022. On July 26, 2021, the Company entered into sublease agreement with CSCI (sublessee) related to the identified leased area effective January 1, 2022 (Note 11).

- On July 28, 2021, the Company entered into a lease agreement with an owner of several parcels of land located in Brgy. Rizal, Silay City, Negros Occidental. These land properties are covered by an existing lease contract that commenced on June 1, 2016 with Citicore Solar Negros Occidental, Inc. (CSNO), an entity under common control. The new lease agreement commenced on January 1, 2022 until October 31, 2040 which may be extended for additional five (5) years unless the parties agreed to terminate the lease agreement at the end of the initial term. The lease payment is subject to annual escalation rate of 2% beginning in the third year of the lease. CSNO operates a 25 MW installed capacity solar power plant in the leased area that was successfully commissioned on March 8, 2016. On July 28, 2021, the Company entered into sublease agreement with CSNO (sublessee) to sublease the identified leased area effective January 1, 2022 (Note 11).

The aggregate fair value of these parcels of land classified as leasehold land assets as determined by an independent appraiser as at December 31, 2025 amounted to P9.21 billion (2024 - P6.68 billion). The same valuation technique and unobservable inputs were used in measuring the fair value as that of the freehold land assets.

Right-of-use assets arising from these leasing arrangements are presented under leasehold land assets. Land is the underlying asset to which the right-of-use assets would be grouped if these were owned by the Company.

9 Trade payables and other liabilities

Trade payables and other liabilities as at December 31 consist of:

	Notes	2025	2024
Trade payables		33,465	936,302
Due to government agencies		57,309,140	64,685,674
Interest payable	10	43,993,528	43,993,528
Deferred rent income, current portion	11	7,808,645	6,126,255
		109,144,778	115,741,759

Trade payables to third parties are normally due within a 30-day period.

On May 6, 2021, the Company settled a portion of its due to government agencies with a local government unit amounting to P51.86 million by paying P22.17 million through compromise settlement. The remaining balance of due to government agencies pertains to unpaid real property taxes and business taxes to a local government unit, withholding taxes and mandatory government contributions. Withholding taxes include final withholding tax amounting to P8.26 million for cash dividends declared on November 11, 2025 and paid on January 12, 2026 (2024 - P7.84 million final withholding tax for cash dividends declared on November 12, 2024 and paid on January 13, 2025) (Note 13).

10 Bonds payable

From January 30, 2023 to February 3, 2023, the Company offered P4.5 billion ASEAN Green Bonds to the public at face value and subsequently issued and listed these ASEAN Green Bonds in the Philippine Dealing & Exchange Corp. (PDEX) on February 10, 2023. The ASEAN Green Bonds are denominated in Philippine Peso, maturing in 5 years from the issue date and bear a fixed interest rate of 7.0543% per annum. Interest is payable quarterly in arrears on May 10, August 10, November 10, and February 10 of each year. Prior to the maturity date, the Company has the right, but not the obligation, to redeem (in whole but not in part) the outstanding ASEAN Green Bonds on early redemption option dates as follows:

Early redemption option dates	Early redemption option price
On the 3rd anniversary of the issue date and every interest payment date preceding the 4th anniversary of the issue date	101%
On the 4th anniversary of the issue date and every interest payment date thereafter	100.5%

The ASEAN Green Bonds shall have the benefit of a negative pledge on all present and future assets and revenues of CREIT, subject to certain permitted liens. The Company shall remain, for as long as any of the ASEAN Green Bonds remain outstanding, compliant with the aggregate leverage limit imposed by the REIT Law. Under the REIT Law, the total borrowings and deferred payments of a REIT should not exceed thirty-five percent (35%) of its deposited property, provided, however, that the total borrowings and deferred payments of a REIT that has a publicly disclosed investment grade credit rating by a duly accredited or internationally recognized rating agency may exceed thirty-five percent (35%) but not more than seventy percent (70%) of its deposited property and provided further that in no case shall its fund manager borrow for the REIT from any of the funds under its management. The ASEAN Green Bonds are rated Aa+ with stable outlook by PhilRatings. The rating is subject to regular annual reviews, or more frequently as market developments may dictate, while the ASEAN Green Bonds are outstanding. As at December 31, 2025 and 2024, the Company is compliant with this covenant.

The Company incurred total bond issuance cost for the year ended December 31, 2023 amounting to P47.34 million (Note 5).

The amortized cost of the ASEAN Green Bonds as at December 31 follows:

	2025	2024
Principal	4,500,000,000	4,500,000,000
Bond issuance cost		
January 1	(31,432,802)	(40,123,213)
Amortization	9,343,066	8,690,411
December 31	(22,089,736)	(31,432,802)
	4,477,910,264	4,468,567,198

Total finance costs recognized in the statements of total comprehensive income for the year ended December 31, 2025 amounted to P326.79 million (2024 - P326.13 million; 2023 - P289.29 million). Finance costs include amortization of bond issuance cost amounting to P9.34 million (2024 - P8.69 million; 2023 - P7.22 million). Movements in interest payable for the years ended December 31 follow:

	Note	2025	2024
Beginning		43,993,528	43,993,528
Interest expense		326,786,566	326,133,917
Amortization of bond issuance cost		(9,343,066)	(8,690,411)
Interest payments		(317,443,500)	(317,443,506)
	9	43,993,528	43,993,528

On February 10, 2023, the Parent Company subscribed to P500.00 million of the Company's ASEAN Green Bonds with coupon rate of 7.0543% at face value.

11 Related party transactions

In the normal course of business, the Company transacts with companies which are considered related parties under Philippine Accounting Standards (PAS) 24, “*Related Party Disclosures*”.

The transactions and outstanding balances of the Company as at December 31, 2025 and 2024 and for each of the three years in the period ended December 31, 2025 with related parties are as follows:

Related parties	Transactions			Outstanding balance Receivables (Payables)		Terms and conditions
	2025	2024	2023	2025	2024	
Parent Company						
Lease income	290,494,268	290,494,271	285,769,013	53,628,382	48,805,632	Refer to (c) and Notes 4 and 14.
Advances to (from)	-	-	53,223,717	-	-	Refer to (a).
Security deposits						
Additions	-	-	-	(22,180,645)	(22,180,645)	Refer to (c).
Accretion of interest expense	842,019	842,017	842,017	7,540,828	8,382,844	
	842,019	842,017	842,017	(14,639,817)	(13,797,801)	
Deferred rent income						
Additions	-	-	-	(10,473,745)	(10,473,745)	Refer to (c).
Amortization	1,101,391	1,101,388	1,101,390	3,854,857	2,753,469	
	1,101,391	1,101,388	1,101,390	(6,618,888)	(7,720,276)	
Entities under common control						
Lease income	1,584,898,711	1,589,861,720	1,506,291,710	513,148,198	489,518,688	Refer to (c) and Notes 4 and 14.
Property management fee	25,062,302	24,727,052	23,784,441	(951,448)	-	Refer to (d).
Fund management fee	8,354,102	8,242,351	7,928,148	(2,728,299)	-	Refer to (e).
Security deposits						
Additions	-	51,098,952	-	(179,346,767)	(179,346,767)	Refer to (c).
Accretion of interest expense	3,536,987	3,588,876	3,068,975	112,727,524	116,264,511	
				(66,619,243)	(63,082,256)	
Deferred rent income						
Additions	-	39,977,056	-	(124,406,523)	(124,406,523)	Refer to (c).
Amortization	6,707,254	6,207,886	5,024,866	20,452,438	13,745,186	
				(103,954,085)	(110,661,337)	

(a) Advances

Advances to (from) related parties are made to finance working capital requirements or to assume receivables and payables to (from) related parties and/or third parties. Advances to (from) related parties are unsecured, with no guarantee, non-interest bearing, collectible (payable) in cash both on demand and within 12 months and are expected to be collected (settled) in cash or offset with outstanding liability (receivable).

There was no offsetting as at and for the years ended December 31, 2025, 2024 and 2023.

These are non-interest bearing and not covered by guarantees or collaterals.

(b) Key management compensation

Except for the directors’ fees that the Company pays to each of the independent directors, there are no other arrangements for the payment of compensation or remuneration to the directors of the Company in their capacity as such. Directors’ fees during the year ended December 31, 2025 amounted to P1.79 million (2024 - P1.16 million and 2023 - P1.00 million) (Note 16).

The Company’s management functions are being handled by the Parent Company and another related party at no cost. No other short-term or long-term compensation was paid to key management personnel for each of the three years in the period ended December 31, 2025.

(c) *Lease agreements*

During 2021, the Company entered into various lease contracts, as a lessor, with related parties as follows:

- Sublease agreement of below land properties to related parties:
 - Land property located in Brgy. Dalayap, Tarlac City, Tarlac with CST2

The agreement is effective for 19 years commencing on November 1, 2021 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the sublessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the year ended December 31, 2025 amounting to P48.74 million (2024 - P56.60 million; 2023 - P58.01 million) (Note 14).
 - Land property located in Brgy. Rizal, Silay City, Negros Occidental with CSNO

The agreement is effective for 19 years commencing on January 1, 2022 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the sublessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the year ended December 31, 2025 amounting to P305.50 million (2024 - P279.55 million; 2023 - P294.63 million) (Note 14).
 - Land property located in Brgy. Talavera, Toledo City, Cebu with CSCI

The agreement is effective for 19 years commencing on January 1, 2022 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the sublessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the year ended December 31, 2025 amounting to P394.14 million (2024 - P403.49 million; 2023 - P369.80 million) (Note 14).
- Lease agreement of below land properties to related parties:
 - Land property located in Brgy. Armenia, Tarlac City, Tarlac with CST1

The agreement is effective for 25 years commencing on November 1, 2021 until October 31, 2046 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the lessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the year ended December 31, 2025 amounting to P58.50 million (2024 - P66.96 million; 2023 - P68.01 million) (Note 14).
 - Land property located in San Ildefonso, Bulacan with CSBI

In 2021, the Company entered into a memorandum of agreement with CSBI for the future sale of land properties owned by CSBI to the Company. In 2022, the Company executed a deed of absolute sale for the purchase of several parcels of land located in San Ildefonso, Bulacan from CSBI for a total consideration of P1.75 billion (Note 8). The purchase price was fully paid as at December 31, 2022 and were recognized as part of investment properties. Subsequently, the Company and CSBI entered into a lease agreement for the same land properties.

The lease agreement is effective for 25 years commencing on January 1, 2022 until December 31, 2046 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the lessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to these land properties for the years ended December 31, 2025 amounting to P203.94 million (2024 - P203.94 million; 2023 - P203.94 million) (Note 14).

- Land property located in Brgy. Centrala, Suralla, South Cotabato with CSSCI

In 2021, the Company entered into a memorandum of agreement with CSSCI for the future sale of land properties located in Brgy. Centrala, Suralla, South Cotabato to the Company. In 2022, the Company entered into a contract to sell with CSSCI related to the acquisition of said property, on which CSSCI committed that from the signing of the contract until the signing of deed of absolute sale, CSSCI shall not make any offer, or entertain or discuss any offer, for the sale, mortgage, lease of said property with any person other than the Company. This has resulted in addition to the Company's investment properties. On June 6, 2022, the Company executed a deed of absolute sale for the purchase of said properties for a total consideration of P753.80 million. The purchase price was fully paid as at December 31, 2022. Subsequently, the Company and CSSCI entered into a lease agreement for the same property.

The lease agreement is effective for 25 years commencing on January 1, 2022 until December 31, 2046 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the lessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to these properties for the year ended December 31, 2025 amounting to P89.70 million (2024 - P89.70 million; 2023 - P89.70 million) (Note 14).

- Land properties located in Brgy. Lumbangan and Brgy. Luntal, Tuy, Batangas with Citicore Solar Batangas 1, Inc. (CS Batangas 1) (formerly Greencore Power Solutions 4, Inc.)

In 2023, the Company entered into a contract of lease with CS Batangas 1 for the lease of land properties located in Brgy. Luntal and Brgy. Lumbangan, Municipality of Tuy, Batangas, respectively. The lease agreement is effective for 25 years commencing on January 1, 2023 to December 31, 2047. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to Brgy. Luntal properties for the year ended December 31, 2025 amounting to P84.12 million (2024 - P84.05 million; 2023 - P83.79 million). The Company recognized lease income related to Brgy. Lumbangan properties for the year ended December 31, 2025 amounting to P99.88 million (2024 - P105.03 million; 2023 - P94.25 million) (Note 14).

- Land property located in Bolbok Phase 1 and Phase 2, Tuy, Batangas with Citicore Solar Batangas 2, Inc. (CS Batangas 2) (formerly Greencore Power Solutions 2, Inc.)

The Company entered into a contract of lease with CS Batangas 2 for the lease of land properties (Bolbok Phase 1 and Phase 2) located in Brgy. Bolbok, Municipality of Tuy, Batangas. The lease agreement is effective for 25 years commencing on February 1, 2023 to January 31, 2048 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to Bolbok Phase 1 properties for the period ended December 31, 2025 amounting to P75.29 million (2024 - P75.18 million; 2023 - P68.73 million). The Company recognized lease income related to Bolbok Phase 2 properties for the period ended December 31, 2025 amounting to P92.48 million (2024 - P92.34 million; 2023 - P84.43 million) (Note 14).

- Land property located in Arayat Phase 3, Arayat, Pampanga with CS Pampanga 1, Inc., (CS Pampanga 1)

In 2023, the Company entered into a contract of lease with CS Pampanga 1 for the lease of land properties located in Municipality of Arayat, Pampanga. The lease agreement is effective for 25 years commencing on February 1, 2023 to January 31, 2048 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the period ended December 31, 2025 amounting to P63.71 million (2024 - P63.66 million; 2023 - P58.28 million) (Note 14).

- Land property located in San Manuel, Pangasinan with CS Pangasinan 2, Inc. (CS Pangasinan 2)

In 2023, the Company entered into a contract of lease with CS Pangasinan 2 for the lease of land properties located in San Manuel, Pangasinan. The lease agreement is effective for 25 years commencing on July 1, 2023 until June 30, 2048 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the period ended December 31, 2025 amounting to P75.62 million (2024 - P75.57 million; 2023 - P37.74 million) (Note 14).

- Land property located in Mexico, Pampanga with Parent Company

In 2023, the Company entered into a contract of lease with its Parent Company for the lease of land properties located in Mexico, Pampanga. The lease agreement is effective for 25 years commencing on August 1, 2023 until July 31, 2043 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the period ended December 31, 2025 amounting to P8.10 million (2024 - P8.10 million; 2023 - P3.38 million) (Note 14).

- Assignment of SESC of the Clark Solar Plant and the subsequent lease of the plant to the Parent Company

On October 13, 2021, the Company assigned SESC No. 2014-07-086 of the Clark Solar Plant to its Parent Company, thereby establishing the Parent Company as the operator of such plant. On the same date, the Company, as a lessor, and its Parent Company, as lessee, executed a lease contract for latter's use of the Clark Solar Plant in line with the assignment of SESC. The assignment was approved by the DOE on December 25, 2021 (Note 2). The lease agreement is effective from November 1, 2021 and ending on September 3, 2039 with the Company's right to re-evaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the Parent Company vis-a-vis the three-year historical plant generation and market prices. The DOE only approved the assignment on December 24, 2021 effective December 25, 2021. Hence, commencement date of the contract was moved to January 1, 2022. The Company recognized lease income related to this property for the year ended December 31, 2025 amounting to P283.50 million (2024 - P283.50 million; 2023 - P283.50 million) (Note 14).

In addition to the clauses discussed above, subject also to the Company's right over the leasehold properties, the Company and related party-lessees can continue and may further extend the lease period in a way that is beneficial to both parties. The lease payment for the lease agreements above is equivalent to the sum of fixed and variable lease rates.

The recognized lease receivables from related parties as at December 31, 2025 and 2024 pertain to accrued rent resulting from the straight-line method of recognizing rental income.

During 2024, the Company received security deposits from its lessees amounting to P51.10 million, which is equivalent to one-month to two-month lease payments for freehold land properties. There are no similar transactions during 2025.

During 2023, the Company received security deposits from its lessees amounting to P29.80 million, which is equivalent to one-month to two-month lease payments for freehold land properties. During 2022, the Company received security deposits from its lessees amounting to P150.43 million, which is equivalent to three-month lease payments for freehold land properties and one-month lease payment for solar property and leasehold land properties. The security deposits shall remain valid until expiration of the lease agreements and shall serve as guarantee for the lessees' faithful compliance with the terms, conditions, and obligations of lease agreements. The security deposits shall be adjusted annually and the lessees shall provide the necessary amount to keep the security deposits equivalent to the number of months' rent. Upon termination of the lease agreements, the security deposits will be refunded without interest by the Company less payment of all remaining monetary obligations of the lessees to the Company. The security deposits, or the balance thereof, whichever is applicable shall be refunded to the lessees within 60 days from the return of the leased properties to the Company. In case of failure by the lessee to pay any monetary obligation under the lease agreements when the same becomes due, the lessor shall have the option to apply the security deposits to said monetary obligations and the lessee shall be notified of such application. The lessee shall restore the security deposits to its original amount before the succeeding due date for the payment of the lease payment. Should the lessor exercise this right to application, the lessee shall be considered in default unless and until it complies with the said restoration of the original amount of the security deposit within the specified period and the interest and penalty for default provided under the lease agreements shall be applied on any shortfall on the security deposit. These security deposits were presented as non-current liabilities in the statements of financial position as at December 31, 2025 and 2024. During 2023, the Company has applied security deposits on the contractual lease for certain lessees amounting to P29.80 million. There is no similar transaction for the years ended December 31, 2025 and 2024.

Details of security deposits and deferred rent income as at December 31 are as follows:

	Notes	2025	2024
Security deposits			
Gross amount			
Beginning		201,527,412	150,428,460
Additions		-	51,098,952
		201,527,412	201,527,412
Allowance for amortization of security deposits			
Beginning		(124,647,355)	(89,101,192)
Additions			(39,977,056)
Accretion of interest expense	17	4,379,006	4,430,893
		(120,268,349)	(124,647,355)
		81,259,063	76,880,057
Deferred rent income			
Beginning		118,381,614	85,713,830
Additions		-	39,977,056
Amortization	14	(7,808,645)	(7,309,272)
		110,572,969	118,381,614
Current portion	9	(7,808,645)	(6,126,255)
Non-current portion		102,764,324	112,255,359

Accretion of interest expense for the year ended December 31, 2025 amounted to P4.4 million (2024 - P4.4 million; 2023 - P3.9 million) (Note 17).

Deferred rent income pertains to the difference between the nominal values of the deposits and their fair values. These are initially measured at fair value and subsequently amortized using the straight-line method. Amortization of deferred rent income for the year ended December 31, 2025 amounted to P7.81 million (2024 - P7.31 million; 2023 - P6.13 million) which was recognized as part of rental income in the statements of total comprehensive income (Note 14).

(d) Property management fee

On August 9, 2021, the Company entered into a property management agreement with Citicore Property Managers, Inc. (CPMI), an entity under common control. CPMI will receive a management fee based on certain percentage of the Company's guaranteed base lease. Payment in cash is due and payable 10 days from receipt of billing statement. Property management commenced in 2022 in line with the date of Company's listing to PSE. Property management fee amounted to P25.06 million for the year ended December 31, 2025 (2024 - P24.73 million; 2023 - P23.78 million) (Note 15).

(e) Fund management fee

On July 26, 2021, the Company entered into a fund management agreement with Citicore Fund Managers, Inc. (CFMI), an entity under common control. CFMI will receive a management fee equivalent to a certain percentage of the Company's guaranteed base lease, plus a certain percentage of the acquisition price for every acquisition made by it on behalf of the Company and plus a certain percentage of the sales price for every property divested by it on behalf of the Company. Payment in cash is due and payable 10 days from receipt of billing statement. Fund management agreement commenced in 2022 in line with the date of Company's listing to PSE. Fund management fee amounted to P8.35 million for the year ended December 31, 2025 (2024 - P8.24 million; 2023 - P7.93 million) (Note 15).

On July 26, 2021, the BOD approved the Company's material related party transaction policy to adhere with SEC Memorandum Circular No. 10, Series of 2019 which include: the identification of related parties, coverage of material related party transactions, adjusted thresholds, identification and prevention or management of potential or actual conflicts of interests arising out of or in connection with the material related party transactions, guidelines in ensuring arm's length terms, approval of material related party transactions, self-assessment and periodic review of policy, disclosure requirements, whistleblowing mechanisms, and remedies for abusive material related party transactions. The BOD, with the assistance of the Related Party Transaction Review and Compliance Committee ("RPTRCC"), shall oversee, review, and approve all related party transactions to ensure that these are conducted in the regular course of business and on an arm's length basis and not undertaken on more favorable economic terms to the related parties than with non-related or independent parties under similar circumstances. The RPTRCC shall be granted the sole authority to review related party transactions. Those falling within the materiality thresholds set by the Company's BOD shall require the approval of the Chief Executive Officer and/or President or the BOD, as the case may be.

12 Retirement benefits

The Company provides for the estimated retirement benefits based on the requirements of RA No. 7641, otherwise known as the "Retirement Pay Law". Under the Retirement Pay Law, the retirement benefit obligation is computed as one-half of monthly salary for every year of service, a fraction of six months being considered as one whole year. The term one-half of monthly salary shall mean 15 days plus the one-twelfth of the 13th month, and the cash equivalent of not more than five days service incentive leaves.

The retirement benefit obligation is determined using the "Projected Unit Credit" (PUC) method. Under the PUC method, the annual normal cost for the portion of the retirement is determined as the amount necessary to provide for the portion of the retirement benefit accruing during the year. The latest actuarial valuation was sought from an independent actuary last June 30, 2021. Management has assessed that there are no significant changes in the data and assumptions used in computing the present value of defined benefit obligation as at December 31, 2025 from the date of last actuarial valuation.

The retirement benefit obligation recognized in the statement of financial position as at December 31, 2025 and 2024 amounted to P0.31 million.

13 Share capital

The details and movements of the Company's share capital as at December 31, 2025, 2024 and 2023 are as follows:

	Number of shares	Amount
Authorized share capital		
Common shares - P0.25 par value	15,360,000,000	3,840,000,000
Issued and outstanding		
Common shares - P0.25 par value	6,545,454,004	1,636,363,501

(a) Share reclassifications and increase in authorized share capital

On March 12, 2021, the Company's BOD and shareholder approved that the redeemable preferred shares and other classes of common shares previously authorized and issued are and shall be convertible to one class common share and reduced the par value of all previously issued shares to P0.25 per share.

Consequently, the Company amended its AOI to reflect the change and converted all its previously issued shares to one class common share. The Company's authorized share capital and issued and outstanding shares amounted to P539,999,999 divided into 2,159,999,994 shares at P0.25 par value per share. The related certificate of filing of amended AOI was approved by the SEC on May 31, 2021.

On May 26, 2021, the Company's BOD and shareholder approved the increase in the authorized share capital of the Company from P539,999,999 (composed of 2,159,999,994 shares at P0.25 par value per share) to P3,840,000,000 (composed of 15,360,000,000 shares at P0.25 par value per share). The approval of the increase in the authorized share capital was obtained from the SEC on October 12, 2021 (Note 1).

(b) Share subscriptions

(i) Advances from Parent Company to share conversion subscription

On May 26, 2021, the Parent Company entered into a subscription agreement with the Company to subscribe 2,400,000,000 common shares to be taken from the increase in authorized share capital, upon approval by the SEC for a total consideration of P602,465,066. Total consideration in excess of par value of shares issued amounting to P2,465,066 was credited as additional paid in capital. The Parent Company assigned P602,465,066 of its advances to fully pay the subscription price. This is considered as a non-cash transaction.

(ii) Land properties for share subscription

On May 26, 2021, the Parent Company entered into a subscription agreement with the Company to subscribe 19,461,142 common shares to be taken from the increase in authorized share capital, upon approval by the SEC, for a total consideration of P4.87 million. The Parent Company assigned a parcel of land located in Brgy. Armenia, Tarlac in favor of the Company to fully pay the subscription price (Notes 8). This is considered as a non-cash transaction.

On the same date, CST1 entered into a subscription agreement with the Company to subscribe 918,720,864 common shares to be taken from the increase in authorized share capital, upon approval by the SEC, for a total consideration of P229.68 million. CST1 hereby assigns several parcels of land located in Brgy. Armenia, Tarlac in favor of the Company to fully pay the subscription price (Notes 8). This is considered as a non-cash transaction.

These parcels of land were recognized as investment properties (Note 8).

The application for the proposed increase in authorized share capital was filed with the SEC on May 25, 2021 and was approved on October 12, 2021, which resulted in the subsequent issuance of shares to the Parent Company and CST1 (Note 1).

During 2024, the Parent Company and CST1 sold a total of 1,884,374,000 common shares in the Company at P2.6534 per share to SMIC (Note 1).

(c) Sale to the public

On February 22, 2022, the Company successfully listed its shares with the PSE via the offer of (i) 1,047,272,000 new common shares with a par value of P0.25 per share issued and offered by the Company as “Primary Offer Shares”, and (ii) 1,134,547,000 existing shares offered by the Parent Company, selling shareholder, pursuant to a “Secondary Offer Shares” with an over-allotment option of up to 327,273,000 shares which were exercised at such date. All the shares offered by the Company and the Parent Company were sold at an offer price of P2.55 per share. The Company recognized additional paid-up capital (APIC) arising from this transaction amounting to P2.4 billion in 2022. Transaction costs attributable to Primary Offer Shares which were treated as deduction to APIC amounted to P103.85 million. Total transaction costs comprised of deferred share issuance costs amounting to P35.66 million as at December 31, 2021 which was subsequently applied against APIC and additional share issuance costs for the year ended December 31, 2022 amounting to P68.19 million.

(d) Dividends

Details of dividends declarations and payments for the years ended December 31 are as follows:

Date of BOD declaration	Record date	Actual payment date	Dividends per share	Amount
2025				
March 25, 2025	April 24, 2025	May 21, 2025	P0.055	359,999,970
May 9, 2025	June 9, 2025	July 4, 2025	P0.049	320,727,246
August 13, 2025	September 12, 2025	October 8, 2025	P0.049	320,727,246
November 11, 2025	December 11, 2025	January 12, 2026	P0.049	320,727,246
Total declarations during the year				1,322,181,708
2024				
March 19, 2024	April 18, 2024	May 15, 2024	P0.054	353,454,516
May 13, 2024	June 13, 2024	July 9, 2024	P0.049	320,727,246
August 9, 2024	September 10, 2024	October 4, 2024	P0.049	320,727,246
November 12, 2024	December 12, 2024	January 13, 2025	P0.049	320,727,244
Total declarations during the year				1,315,636,252
2023				
March 22, 2023	April 21, 2023	May 15, 2023	P0.051	333,818,153
May 10, 2023	June 9, 2023	July 6, 2023	P0.047	307,636,338
August 9, 2023	September 11, 2023	October 4, 2023	P0.049	320,727,246
November 9, 2023	December 27, 2023	January 22, 2024	P0.049	320,727,246
Total declarations during the year				1,282,908,983

The Company has adopted a dividend policy in accordance with the provisions of the REIT law, pursuant to which the Company’s shareholders are entitled to receive at least 90% of annual distributable income for the current year. For the period ended December 31, 2025, the Company distributed total dividends amounting to P1.32 billion (2024 - P1.32 billion; 2023 - P1.30 billion) representing 105% (2024 - 106%; 2023 - 106%) of the distributable income.

Distributable income under the IRR of REIT Act of 2009

Under the Revised Implementing Rules and Regulations (IRR) of REIT Act of 2009, section 4c, the Company shall present a computation of its distributable dividend taking into consideration requirements under the provisions of the Act and the Rule. Distributable income is not a measure of performance under PFRS Accounting Standards.

Details of distributable income for each of the three years in the period ended December 31 are as follows:

	2025	2024	2023
Net income	1,427,853,952	1,429,371,755	1,398,096,376
Unrealized gains - Straight-line lease adjustments	(169,903,471)	(181,869,331)	(172,560,117)
Distributable income	1,257,950,481	1,247,502,424	1,225,536,259

Details of percentage of dividends to distributable income for the period ended December 31, 2025 are as follows:

Declaration date	Record date	Payment date	Dividends per share	Amount
May 9, 2025	June 9, 2025	July 4, 2025	P0.049	320,727,246
August 13, 2025	September 12, 2025	October 8, 2025	P0.049	320,727,246
November 11, 2026	December 11, 2025	January 12, 2026*	P0.049	320,727,246
March 25, 2026	April 24, 2026	May 21, 2026*	P0.056	366,545,424
Total amount of dividends distributed				1,328,727,162
Distributable income				1,257,950,481
% of dividends to distributable income				106%

Details of percentage of dividends to distributable income for the period ended December 31, 2024 are as follows:

Declaration date	Record date	Payment date	Dividends per share	Amount
May 13, 2024	June 13, 2024	July 9, 2024	P0.049	320,727,246
August 9, 2024	September 10, 2024	October 4, 2024	P0.049	320,727,246
November 12, 2024	December 12, 2024	January 13, 2025*	P0.049	320,727,246
March 25, 2025	April 24, 2025	May 21, 2025*	P0.055	359,999,971
Total amount of dividends distributed				1,322,181,709
Distributable income				1,247,502,424
% of dividends to distributable income				106%

Details of percentage of dividends to distributable income for the period ended December 31, 2023 are as follows:

Declaration date	Record date	Payment date	Dividends per share	Amount
May 10, 2023	June 9, 2023	July 6, 2023	P0.047	307,636,338
August 9, 2023	September 11, 2023	October 4, 2023	P0.049	320,727,246
November 9, 2023	December 27, 2023	January 22, 2024*	P0.049	320,727,246
March 19, 2024	April 18, 2024	May 15, 2024*	P0.054	353,454,516
Total amount of dividends distributed				1,302,545,346
Distributable income				1,225,536,259
% of dividends to distributable income				106%

*As per Section of Revenue Regulation No 13-2011, as amended, dividends distributed by REIT from its distributable income at any time after the close but not later than the last day of the 5th month from close of the taxable year shall be considered as paid on the last day of such taxable year.

Events after the reporting period

On March 25, 2026, the BOD ratified and approved the declaration of cash dividends of P0.056 per outstanding common share or an aggregate amount of P364.81 million for the fourth quarter of 2025. The cash dividends are payable on May 21, 2026 to shareholders on record as at April 24, 2026. The management has determined that this is a non-adjusting event.

14 Revenue

(a) Sale of solar energy

On March 11, 2016, the DOE confirmed the declaration of commerciality of the Company's Clark Solar Power Project under SESC No. 2014-07-086 (Note 1). The DOE confirmation affirms the conversion of said SESC from pre-development to commercial stage.

On March 12, 2016, the Clark Solar Power Project started delivering power to the grid following its commissioning. On June 3, 2016, the Clark Solar Power Project was issued a Certificate of Endorsement (COE) for FIT Eligibility under COE-FIT No. S-2016-04-020 by the DOE. By virtue of the endorsement, the Clark Solar Power Project is qualified to avail of the FIT system, upon the issuance by the ERC of the Certificate of Compliance (COC). On November 22, 2016, the ERC issued the COC to the Company. As a result, the Company was entitled to the FIT rate per kilowatt hour of energy output for a period of 20 years from March 12, 2016.

On May 26, 2020, the ERC issued Resolution No. 06, Series of 2020, which pertains to the approval of the adjustment of the FIT rate for 2016 entrants published on November 17, 2020 and shall take effect on December 2, 2020. Notwithstanding that the ERC Resolution was dated 2020, the Company has assessed that there was still uncertainty particularly on the absence of acceptance confirmation from TransCo on the implementation of the resolution including the approach to recover, capacity to settle or pay and the credit period as at December 31, 2020. Consequently, the said uncertainty resulted in the reversal of billings issued in November and December 2020 using the adjusted FIT rates (Note 4). During 2021, additional revenue amounting to P83.53 million was recognized related to FIT-rate adjustments for the generation from 2016 to be recovered in five years starting in December 2021 based on latest discussions with TransCo.

TransCo is the regulating body of all the FIT-rate eligible energy providers. Outstanding receivables under the FIT system due from TransCo amounted to P42.75 million as at December 31, 2025 (2024 - P62.78 million) (Note 4).

As a result of assignment of SESC of the Clark Solar Plant to its Parent Company, the sale of solar energy business has been terminated on December 25, 2021 as approved by DOE (Note 1).

(b) Leasing

Subsequent lease and sublease agreements with related parties that were accounted as operating leases resulted in the recognition of rental income for the years ended December 31 are as follows:

Land properties	Note	2025			2024			2023		
		Rental income	Amortization of deferred rent income	Total	Rental income	Amortization of deferred rent income	Total	Rental income	Amortization of deferred rent income	Total
Leasehold land assets										
Brgy. Talavera, Toledo City, Cebu		392,738,995	1,400,711	394,139,706	402,086,748	1,400,711	403,487,459	368,402,585	1,400,711	369,803,296
Brgy. Rizal, Silay City, Negros Occidental		304,497,070	1,000,311	305,497,381	278,546,822	1,000,311	279,547,133	293,633,817	1,000,311	294,634,128
Brgy. Dalayap, Tarlac City, Tarlac		48,552,546	182,624	48,735,170	56,422,270	182,624	56,604,894	57,824,315	182,623	58,006,938
		745,788,611	2,583,646	748,372,257	737,055,840	2,583,646	739,639,486	719,860,717	2,583,645	722,444,362
Freehold land assets										
Brgy. San Ildefonso, Bulacan		202,524,477	1,413,850	203,938,327	202,524,479	1,413,849	203,938,328	202,524,478	1,413,851	203,938,329
Brgy. Lumbangan, Tuy, Batangas		99,488,051	390,581	99,878,632	104,721,195	311,394	105,032,589	94,254,907	-	94,254,907
Bolbok Phase 2, Tuy, Batangas		92,103,689	373,079	92,476,768	92,103,689	236,113	92,339,802	84,428,382	-	84,428,382
Brgy. Centrala, Suralla, South Cotabato		89,079,527	623,571	89,703,098	89,079,527	623,571	89,703,098	89,079,527	623,571	89,703,098
Brgy. Luntal, Tuy, Batangas		83,786,975	328,939	84,115,914	83,786,972	262,250	84,049,222	83,786,972	-	83,786,972
San Manuel, Pangasinan		75,472,147	152,607	75,624,754	75,472,147	96,581	75,568,728	37,736,073	-	37,736,073
Bolbok Phase 1, Tuy, Batangas		74,982,728	307,015	75,289,743	74,982,728	194,303	75,177,031	68,734,167	-	68,734,167
Brgy. Armenia, Tarlac City, Tarlac		58,090,801	403,799	58,494,600	66,553,438	403,799	66,957,237	67,603,256	403,799	68,007,055
Arayat Phase 3, Arayat, Pampanga		63,581,705	130,167	63,711,872	63,581,705	82,380	63,664,085	58,283,230	-	58,283,230
Brgy. Sto. Domingo, Mexico, Pampanga (PELCO I)		8,100,443	-	8,100,443	8,100,443	-	8,100,443	3,375,185	-	3,375,185
		847,210,543	4,123,608	851,334,151	860,906,323	3,624,240	864,530,563	789,806,177	2,441,221	792,247,398
Solar plant property										
Clark Freeport Zone, Pampanga		282,393,825	1,101,391	283,495,216	282,393,828	1,101,388	283,495,216	282,393,828	1,101,390	283,495,218
	11	1,875,392,979	7,808,645	1,883,201,624	1,880,355,991	7,309,274	1,887,665,265	1,792,060,722	6,126,256	1,798,186,978

Rental income includes variable lease income amounting to P50.29 million for the year ended December 31, 2025 (2024 - P50.02 million; 2023 - P33.87 million).

The future minimum lease receivable under non-cancellable operating leases as at December 31 are as follows:

	2025	2024	2023
Within one year	1,694,788,525	1,671,983,187	1,648,737,558
After one year but not more than five years	8,781,299,890	5,154,582,275	8,587,846,784
More than five years	14,250,484,658	24,095,997,594	17,774,432,036
	24,726,573,073	30,922,563,056	28,011,016,378

15 Cost of services

The components of cost of services for the years ended December 31 are as follows:

	Notes	2025	2024	2023
Depreciation and amortization	6, 19	71,335,930	71,336,484	71,333,401
Property management fee	11	25,062,302	24,727,052	23,784,441
Fund management fee	11	8,354,102	8,242,351	7,928,148
		104,752,334	104,305,887	103,045,990

16 Operating expenses

The components of operating expenses for the years ended December 31 are as follows:

	Notes	2025	2024	2023
Dues and subscriptions		2,461,001	1,681,886	291,177
Directors' fees	11	1,789,474	1,157,895	998,684
Professional fees		770,261	605,660	483,473
Taxes and licenses		630,909	625,990	676,736
Outside services		513,008	7,294,216	4,265,704
Bank charges		35,386	34,726	34,615
Transportation and travel		1,612	30,979	11,565
Depreciation	6	-	11,292	27,100
Others		156,572	20,295	52,788
		6,358,223	11,462,939	6,841,842

Portion of outside services, taxes and licenses, and professional fees include costs incurred for the ASEAN Green Bonds offering for the years ended December 31, 2023. There is no similar transaction for the years ended December 31, 2025 and 2024.

Outside services also includes settlement of withholding taxes related to services rendered during bonds offerings in 2023.

17 Other income, net; finance costs

The components of other income, net for the years ended December 31 are as follows:

	Notes	2025	2024	2023
Interest income	3, 4	2,500,487	3,762,414	19,234,297
Foreign exchange (loss) gain, net	21	90,899	(124,633)	10,960
		2,591,386	3,637,781	19,245,257

The components of finance costs for the years ended December 31 are as follows:

	Notes	2025	2024	2023
Interests on bonds payable	10	326,786,566	326,133,917	289,292,003
Interests on lease liabilities	19	15,662,929	15,597,655	16,245,032
Interests on security deposits	11	4,379,006	4,430,893	3,910,992
		346,828,501	346,162,465	309,448,027

18 Income taxes

As a BOI-registered enterprise (Note 1), the Company may avail the following incentives:

- Income tax holiday (ITH) for seven (7) years from date of actual commercial operation. The ITH shall be limited only to the revenues generated from the sale of electricity of the Clark Solar Power Project;
- Duty-free importation of machinery, equipment and materials including control and communication equipment, within the first ten (10) years from the issuance of the DOE Certificate of Registration; and
- Tax exemption on carbon credits.

The Company may also avail of certain incentives to be administered by appropriate government agencies subject to the rules and regulations of the respective administering government agencies.

As a REIT-registered enterprise following its listing in the main board of the PSE on February 22, 2022 (Note 1), the Company will avail the following tax incentives:

- A tax deduction for dividends paid, in addition to the allowable deductions provided for under the Tax Code, to arrive at its taxable net income. For a REIT to enjoy this tax incentive, it should maintain its status as a “public company,” observe the mandatory 90% dividend pay-out requirement of distributable income to shareholders, and submit a sworn statement that the minimum ownership requirements for the relevant years were maintained at all times.
- Exemption from the minimum corporate income tax (MCIT), as well as documentary stamp tax (DST) on the sale, barter, exchange, or other disposition of listed investor securities through the PSE, including cross or block sales with prior approval of the PSE. It is also exempted from paying the initial public offering (IPO) tax on its initial and secondary offering of its investor securities. Republic Act No. 11494, otherwise known as the Bayanihan to Recover as One Act, permanently repealed the IPO tax.
- A lower creditable withholding tax rate of 1% of its receipt of income payments. It also benefits from the 50% reduction on the amount of DST due on sale or transfer of real property to a REIT, including the sale or transfer of any and all security interest, and applicable registration and annotation fees incidental to such transfers.

Income tax expense for the years ended December 31, 2025, 2024 and 2023 amounted to nil.

Deferred income taxes are determined using income tax rates in the period the temporary differences are expected to be recovered or settled. Realization of the future tax benefits related to deferred income tax assets is dependent on many factors, including the Company’s ability to generate taxable income in the future within the carry-over period of its unused tax losses. The Company is still subject to ITH for the year ended December 31, 2021. As a result of the assignment of SESC effective December 25, 2021, the incentives as a BOI-registered enterprise for the sale of solar energy segment was transferred to the Parent Company starting January 1, 2022.

The Company’s accrued revenue from sale of solar energy was deemed taxable by the Company, hence, fully reported as part of taxable income. The Company’s unrecognized deferred income tax assets as at December 31 arise from the following temporary differences:

	2025	2024
NOLCO	210,641,351	221,124,492
Accrued expenses	33,620,012	33,620,012
Leases	42,370,963	27,900,064
Discount on receivables	731,487	2,623,232
Provision for doubtful accounts	1,944,096	1,944,096
Retirement benefit obligation	314,672	314,672
	289,622,581	287,526,568
Tax rate	25%	25%
	72,405,645	71,881,642

The details of the Company's NOLCO as at December 31 are as follows:

Year of incurrence	Year of expiration	2025	2024
2021	2026	68,674,211	68,674,211
2022	2025	37,344,180	37,344,180
2023	2026	60,767,897	60,767,897
2024	2027	54,338,204	54,338,204
2025	2028	26,861,039	-
		247,985,531	221,124,492
Less: Expired		(37,344,180)	-
		210,641,351	221,124,492
Tax rate		25%	25%
		52,660,338	55,281,123

The Company did not recognize deferred income tax assets arising from NOLCO as at December 31, 2025 and 2024 as management expects that there is no sufficient future taxable income where this deferred income tax asset would be utilized and considering the effective income tax rate of nil under the REIT law.

The reconciliation between income tax expense computed at the statutory tax rate and the actual income tax expense for the years ended December 31 as shown in the statements of total comprehensive income follows:

	2025	2024	2023
Income tax at statutory tax rate of 25%	356,963,488	357,342,939	349,524,094
Income tax effects of:			
Non-deductible expenses	14,109	1,268,565	-
Interest income subject to final tax	(56,437)	(41,590)	(1,202,144)
Movement of unrecognized deferred income tax assets	524,003	13,633,880	17,394,310
Expired NOLCO	9,336,045	-	-
Amortization of bond issue costs	2,335,767	2,172,603	1,803,962
Deductible expenses recognized as bond issuance costs	-	-	(11,834,764)
Movement of straight-line lease income subjected to effective zero-income tax rate	(38,571,548)	(45,467,333)	(43,140,030)
Deductible dividends payment	(330,545,427)	(328,909,064)	(312,545,428)
	-	-	-

19 Lease - Company as a lessee

The Company has entered into various lease contracts as follows:

- (a) The Company leases a parcel of land where the Clark Solar Power Project was constructed. The agreement was entered on September 5, 2014 and is valid for twenty-five (25) years, renewable by the lessee upon consent of the lessor. The agreement stipulates rental payments amounting to P0.29 million and US\$105 with an escalation rate of 10% starting on the fourth year of the lease and every three (3) years thereafter. Upon termination of the lease, the leased property shall revert back to the lessor. There are no restrictions placed upon the lessee by entering into the lease agreement.

Security deposits for the lease agreement amounting to P5.28 million are presented as part of other non-current assets in the statements of financial position as at December 31, 2025 and 2024 (Note 7). These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term. The impact of discounting is deemed to be immaterial.

The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

(b) During 2021, the Company entered into various lease contracts, as a lessee, with third parties as follows:

- Assignment of lease contract of a land property located in Brgy. Talavera, Toledo City, Cebu by CSCI with a third party to the Company (Note 8);
- Sublease agreement and lease contract with third parties for land properties located in Brgy. Dalayap, Tarlac City, Tarlac previously being leased by CST2 (Note 8); and
- Lease agreement with a third party for a land property in Brgy. Rizal, Silay City, Negros Occidental previously being leased by CSNO (Note 8).

Lease terms are negotiated either on a collective or individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that will be held by the lessor. Leased assets may not be used as security for borrowing purposes.

Amounts recognized in the statements of financial position

Details of right-of-use asset, net for the lease agreement in (a) and movements in the account as at and for the years ended December 31 are as follows:

	Note	2025	2024
Cost			
January 1, 2024, December 31, 2024 and 2025		43,937,092	43,937,092
Accumulated amortization			
January 1		12,780,069	10,644,591
Amortization	15	2,135,686	2,135,478
December 31		14,915,755	12,780,069
Net book value		29,021,337	31,157,023

Investment properties held by the Company as a right-of-use asset related to lease agreements in (b) measured initially at its cost in accordance with PFRS 16 as at and for the years ended December 31 are as follows:

	Notes	2025	2024
Cost			
January 1, 2024, December 31, 2024 and 2025		193,407,106	193,407,106
Accumulated amortization			
January 1		30,775,590	20,674,782
Amortization	15	10,100,806	10,100,808
December 31		40,876,396	30,775,590
Net book value	8	152,530,710	162,631,516

Details of the lease liabilities as at December 31 are as follows:

	2025	2024
Current	8,176,613	3,267,523
Non-current	215,746,397	218,421,080
	223,923,010	221,688,603

Movements in lease liabilities for the years ended December 31 are as follows:

	Notes	2025	2024
January 1		221,688,603	232,846,774
Principal payments		(3,338,189)	(16,398,878)
Interest payments		(10,189,433)	(10,404,404)
Interest expense	8, 17	15,662,929	15,597,655
Translation difference		99,100	47,456
December 31		223,923,010	221,688,603

Translation difference is recognized as part of foreign exchange losses, net under other income, net in the statements of total comprehensive income (Note 21.1).

Amounts recognized in the statements of total comprehensive income

Amounts recognized in the statements of total comprehensive income for the years ended December 31 related to the lease agreements are as follows:

	Notes	2025	2024	2023
Amortization expense	8, 15	12,236,492	12,236,285	12,234,679
Interest expense	8, 17	15,662,929	15,597,655	16,245,032
Translation difference	21	99,100	47,456	(10,960)
		27,998,521	27,881,396	28,468,751

The total cash outflows for the years ended December 31 for the lease agreements are as follows:

	2025	2024	2023
Payment of principal portion of lease liabilities	3,338,189	16,398,878	2,406,115
Payment of interest on lease liabilities	10,189,433	10,404,404	10,589,344
	13,527,622	26,803,282	12,995,459

Discount rate

The lease payments are discounted using the Company's incremental borrowing rate ranging from 6.75% to 7.86%, being the rate that the Company would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

Extension and termination options

Extension and termination options are included in the lease agreement of the Company. These are used to maximize the operational flexibility in terms of managing the assets used in the Company's operations. The extension and termination options held are exercisable by the lessee upon consent of the lessor, hence, the extension and termination options have not been included in lease term.

20 Earnings per share (EPS)

Basic and diluted EPS for the years ended December 31 are as follows:

	2025	2024	2023
Net income	1,427,853,952	1,429,371,755	1,398,096,376
Weighted average number of common shares	6,545,454,004	6,545,454,004	6,545,454,004
Basic and diluted EPS	0.22	0.22	0.21

Weighted average number of common shares for each of the three years in the period ended December 31, 2025 is calculated as follows:

	Note	Number of shares	Ratio	Weighted number of shares
Beginning		6,545,454,004	1.00	6,545,454,004
Issuance of shares	13	-	1.00	-
		6,545,454,004		6,545,454,004

The Company has no potential dilutive common shares for each of the three years in the period ended December 31, 2025. Therefore, basic and diluted EPS are the same.

21 Financial risk and capital management and fair value estimation

21.1 Financial risk management

The Company's activities expose it to a variety of financial risks from its use of financial instruments: market risk, credit risk, and liquidity risk. The Company's overall risk management program seeks to minimize potential adverse effects on the financial performance of the Company. The policies for managing specific risks are summarized below.

The BOD has overall responsibility for the establishment and oversight of the Company's risk management framework. It monitors compliance with the risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. Risk management policies and systems are reviewed regularly to reflect changes in market conditions. The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations. CFMI handles fund manager functions of the Company (Note 11).

21.1.1. Market risk

Market risk is the risk that changes in market prices, such as interest rates, security price and foreign exchange rates, will affect the Company's total comprehensive income or the value of its financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing return. The management of these risks is discussed in the succeeding section.

(a) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates would unfavorably affect future cash flows from financial instruments. The Company's exposure to risk for changes in market interest rates relates to cash in banks and short-term placements.

The Company has no outstanding loans payable as at December 31, 2025 and 2024.

The Company is exposed to fixed-rate interest rate risk related to its lease liabilities and bonds payable. The interest rate risk is deemed to have a diminishing impact on the Company over the term of the lease (Note 19) and bonds (Note 10). A sensitivity analysis has not been disclosed considering the fixed-rate interest rate risk over the term of the lease and bonds.

For its fixed-rate bond payable, the Company is exposed to the risk that the fair value of the liability will change when market interest rates fluctuate. However, as these bonds are carried at amortized cost, changes in fair value do not affect the Company's profit or loss. Interest payments on these instruments are fixed over the contractual term, providing predictable cash outflows.

Management believes that the related cash flow and interest rate risk on cash in banks and short-term placements is relatively low due to immaterial changes on interest rates within the duration of these financial instruments.

(b) Foreign exchange risk

The Company is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to U.S. Dollar. Foreign exchange risk arises when future commercial transactions, and recognized assets and liabilities are denominated in a currency that is not the Company's functional currency. Among others, management monitors the timing of settlements/payments to ensure that the Company is not unfavorably exposed to fluctuations of foreign exchange rates.

The Company's foreign currency denominated monetary liability as at December 31, 2025 refers to a portion of lease liabilities amounting to US\$18,557 (2024 - US\$19,103) with Philippine Peso equivalent of P1.09 million (2024 - P1.12 million).

Details of foreign exchange losses (gains), net for the years ended December 31 are as follows:

	Note	2025	2024	2023
Unrealized losses (gains), net		99,100	47,456	(10,960)
Realized losses (gains), net		(8,201)	77,177	-
	17	90,899	124,633	(10,960)

The Company's exposure to foreign currency risk is not significant due to the absence of material transactions and balances denominated in a currency other than the Company's functional currency.

(c) *Security price*

The Company's exposure to debt securities price risk arises from its bonds payable. The bonds is publicly traded in the PDEX. Management assessed that the security price risk is not applicable considering that the bonds bear a fixed interest rate.

21.1.2 Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in a financial loss to the Company. The Company's credit risk arises primarily from its cash, trade and other receivables, security deposits and cash bond.

Exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amounts of these financial assets. The Company uses internal ratings to determine the quality of its financial assets. The Company determined that its financial assets are all considered high grade financial assets except for those that were fully provided for.

The maximum exposures to credit risk, pertaining to financial assets as at December 31 are as follows:

	Notes	2025	2024
Cash*	3	676,589,026	597,532,293
Trade and other receivables	4	737,828,517	603,375,128
Security deposits	7	5,279,310	5,279,310
Cash bond	7	37,042,647	36,170,854
		1,456,739,500	1,242,357,585

*excluding cash on hand

The aging analysis of the Coompany's financial assets presented per class as at December 31 are as follows:

	Neither past due nor impaired	Past due but not impaired	Impaired	Total
2025				
Trade and other receivables				
Trade receivables from				
TransCo	42,748,937	-	-	42,748,937
Lease receivables	693,135,484	-	-	693,135,484
Other receivable	-	-	1,944,096	1,944,096
	735,884,421	-	1,944,096	737,828,517
Security deposits	5,279,310	-	-	5,279,310
Cash bond	37,042,647	-	-	37,042,647
	778,206,378	-	1,944,096	780,150,474

	Neither past due nor impaired	Past due but not impaired	Impaired	Total
2024				
Trade and other receivables				
Trade receivables from				
TransCo	62,780,700	-	-	62,780,700
Lease receivables	538,650,332	-	-	538,650,332
Receivable arising from VAT refunds	125,769,210	-	-	125,769,210
Other receivable	-	-	1,944,096	1,944,096
	727,200,242	-	1,944,096	729,144,338
Security deposits	5,279,310	-	-	5,279,310
Cash bond	36,170,854	-	-	36,170,854
	768,650,406	-	1,944,096	770,594,502

Credit quality of financial assets

(i) Cash

Cash deposited/placed in banks are considered stable as the banks qualify as universal and commercial banks as defined by the Philippine Banking System and are approved by the BOD to minimize credit risk. The amounts deposited in these banks are disclosed in Note 3. The expected credit loss is determined to be immaterial. Cash on hand is not subject to credit risk.

(ii) Trade and other receivables

The expected credit loss related to receivable from TransCo is determined to be immaterial by management.

Trade receivables from leasing segment include receivables from related parties. The credit exposure on trade receivables from related parties is considered to be minimal as there is no history of default and collections are expected to be made based on the lease agreement. In addition, the related parties are considered to have good financial standing and are highly liquid. The expected credit loss is determined to be immaterial by management.

Other receivables includes refund for overpaid insurance which has been long outstanding for more than one (1) year. Full provision has been recognized for this receivable as at December 31, 2025 and 2024.

Receivable from VAT refunds as at December 31, 2024 has been collected subsequently in 2025.

(iii) Security deposits and cash bond

Security deposits and cash bond include cash required from the Company in relation to its lease agreement and deposits for the land conversions, respectively. These deposits are assessed as high grade as there was no history of default and these are collectible upon termination of or at the end of the term of the agreements. The expected credit loss is determined to be immaterial by management.

21.1.3 Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as these fall due. The objective of the Company is to maintain a balance between continuity of funding and flexibility through the use of credit lines available from related parties and local banks. The policy of the Company is to first exhaust lines available from related parties before local bank lines are availed. The Company also has available due from related parties which can be readily collected to settle maturing obligations.

The Company seeks to manage its liquidity risk by maintaining a balance between continuity of funding and flexibility. The Company regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund raising activities.

The Company's financial liabilities grouped into relevant maturity dates are as follows:

	Notes	Carrying value	Payable on demand	Contractual undiscounted cash flows	
				Less than 1 year	More than 1 year
<i>December 31, 2025</i>					
Trade payables and other liabilities*	9	44,026,993	-	44,026,993	-
Dividends payable	9, 13	312,455,931	-	312,455,931	-
Lease liabilities	19	8,176,613	-	-	-
Principal		-	-	28,815,741	331,125,299
Future interest**		-	-	14,846,753	123,058,880
Security deposits	11	81,259,060	-	-	81,259,060
Bonds payable	10				
Principal		4,477,910,264	-	-	4,477,910,264
Future interest**		-	-	327,387,531	410,291,086
		4,923,829,761	-	727,532,409	5,423,644,589
<i>December 31, 2024</i>					
Trade payables and other liabilities*	9	44,929,830	-	44,929,830	-
Dividends payable	9, 13	312,888,626	-	312,888,626	-
Lease liabilities	19	215,746,397	-	-	-
Principal		-	-	13,443,849	362,405,040
Future interest**		-	-	15,662,929	137,950,988
Security deposits	11	76,880,057	-	-	76,880,057
Bonds payable	10				
Principal		4,468,567,198	-	-	4,468,567,198
Future interest**		-	-	326,692,896	737,678,617
		5,119,012,108	-	713,618,130	5,783,481,900

*excluding due to government agencies and deferred rent income

**expected interest up to maturity date

The Company expects to settle the above financial liabilities within their contractual maturity date.

21.2 Capital management

The Company maintains a sound capital to ensure its ability to continue as a going concern to provide returns to shareholders and benefits to other stakeholders and to maintain an optimal capital structure to reduce cost of capital.

The Company manages its capital structure and makes adjustments in the light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholder, pay-off existing debts, return capital to shareholders or issue new shares.

The BOD has overall responsibility for monitoring capital in proportion to risk. Profiles for capital ratios are set in the light of changes in the external environment and the risks underlying the Company's business, operations and industry.

The capital structure of the Company consists of issued capital, retained earnings and remeasurement on retirement benefits. The Company monitors capital on the basis of net gearing ratio, which is calculated as total debt divided by total equity. Total debt is defined as short-term and long-term bank borrowings from third parties and bonds payable less cash and cash equivalents, while equity is total equity as shown in the statements of financial position. The Company has no outstanding short-term and long-term bank borrowings from third parties as at December 31, 2025 and 2024. The Company's borrowings as at December 31, 2025 and 2024 relates to bonds payable.

The net debt reconciliation and gearing ratio as at December 31 are as follows:

	Notes	2025	2024	2023
Borrowings, January 1	10	4,468,567,198	4,459,876,787	-
Cash flows	10	-	-	4,452,660,938
Non-cash movement	10	9,343,066	8,690,411	7,215,849
Borrowings, December 31	10	4,477,910,264	4,468,567,198	4,459,876,787
Cash	3	(676,589,026)	(597,582,293)	(616,861,821)
Net debt		3,801,321,238	3,870,984,905	3,843,014,966
Total equity		4,688,652,147	4,582,979,902	4,469,244,401
Net gearing ratio		0.81:1	0.84:1	0.86:1

Non-cash movements during 2025, 2024 and 2023 pertain to the amortization of bond issuance cost (Note 10).

As a REIT entity, the Company is subject to externally imposed capital requirements based on the requirement of the Aggregate Leverage Limit under the REIT IRR. Per Rule 5 - Section 8 of the REIT IRR issued by the SEC, the total borrowings and deferred payments of a REIT that has a publicly disclosed investment grade credit rating by a duly accredited or internationally recognized rating agency may exceed thirty-five percent (35%) but not more than seventy percent (70%) of its deposited properties. Provided, further, that in no case shall a fund manager, borrow from the REIT any of the funds under its management. As at December 31, 2025 and 2024, the Company is compliant with the externally imposed capital requirements of REIT IRR and met the provisions of the REIT law related to the borrowing requirements to its fund manager.

21.3 Fair value estimation

The carrying values of the financial instrument components of cash, trade and other receivables, other non-current assets, trade payables and other liabilities (excluding due to government agencies), dividends payable, and lease liabilities approximate their fair values, due to the liquidity, short-term maturities and nature of such items. The fair values of other non-current assets, non-current portion of trade receivables, security deposits, non-current portion of lease liabilities and bonds payable are close to market rates.

The Company's bonds payable are listed and traded on the Philippine Dealing & Exchange Corp. (PDEX). The fair value of the bonds is determined based on quoted market prices published by PDEX as at the reporting date. Because the bonds are actively traded and quoted prices are readily available, the fair value measurement is classified as a Level 1 fair value under PFRS 13, "Fair Value Measurement".

As at December 31, 2025 and 2024, the carrying amount and fair value of the bonds payable are as follows:

	Carrying amount	Fair value	Fair value hierarchy
2025	4,477,910,264	4,210,222,500	Level 1
2024	4,468,567,198	4,149,603,000	Level 1

The fair value represents the quoted closing market price of the bonds on PDEX at the end of the reporting period. Considering that the bonds payable are carried at amortized cost in the statements of financial position, changes in their fair value do not impact profit or loss.

Management considers the PDEX quotation to provide the most reliable evidence of fair value because the bonds are actively traded and market data is publicly accessible.

As at December 31, 2025 and 2024, the Company does not have any other financial instruments that are measured using the fair value hierarchy.

22 Critical accounting estimates and assumptions and judgments

The preparation of the financial statements in conformity with PFRS Accounting Standards requires management to make estimates, assumptions and judgments that affect the amounts reported in the financial statements and the related notes. Estimates, assumptions and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Company makes estimates, assumptions and judgments concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates, assumptions and judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed as follows.

22.1 Critical accounting estimates and assumptions

(a) Impairment of trade and other receivables

Provision for impairment of trade and other receivables is based on assumptions about risk of default and expected loss rates. The Company uses estimates in making these assumptions and selecting the inputs to the impairment calculation, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. Details of the key assumptions and inputs used are disclosed in Notes 23.3 and 23.4.

In 2020, the Company provided allowance for doubtful accounts for other receivables amounting to P1.94 million. This is equivalent to the full lifetime expected credit loss using the expected credit loss model, hence, any sensitivity analysis is no longer deemed necessary. No additional allowance for doubtful accounts was made during 2025, 2024 and 2023.

The carrying values of the Company's trade and other receivables are shown in Note 4.

(b) Estimated useful lives of property, plant and equipment and right-of-use assets

The Company reviews annually the estimated useful lives of property, plant and equipment and right-of-use assets based on the period over which the assets are expected to be available for use and are updated if expectations differ from previous estimates due to physical wear and tear or technical and commercial obsolescence. Estimated useful lives of property, plant and equipment are based on factors that include asset utilization, internal technical evaluation, technological changes, environmental and anticipated use of assets based on the related industry benchmark information and land lease term where the solar power plant is situated. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned.

The estimated useful life used for solar plant and equipment was higher than the current land lease term of the Company since based on the management's assessment, the Company can still use the solar plant and equipment beyond the current land lease term.

If the actual useful lives of these assets are prolonged or shortened by five (5) years, income before tax for the years ended December 31 would be as follows:

	Impact on income before tax	
	Increase (Decrease)	
	2025	2024
Prolonged by 5 years	P14.44 million	P8.67 million
Shortened by 5 years	(P8.25 million)	(P12.58 million)

The range used was based on the management's assessment where potential impact to operations might occur. The carrying values of the Company's property, plant and equipment are shown in Note 6.

(c) Determining incremental borrowing rate

To determine the incremental borrowing rate, the Company uses the government bond yield, adjusted for the credit spread specific to the Company and security using the right-of-use asset. The basis of the discount rates applied by the Company are disclosed in Note 19. Any change in the rates would have direct impact to interest expense for the period and on lease liabilities. Higher discount rate will result in lower interest expense and lease liabilities and vice versa.

The Company is exposed to fixed-rate interest rate risk related to its lease liabilities. Lease liabilities are subject to amortization where each of the lease payments is treated partly as a payment of principal and partly as payment of interest. Accordingly, the interest rate risk will have a diminishing impact on the Company over the term of the lease.

22.2 Critical judgments in applying the Company's accounting policies

(a) Recoverability of non-financial assets

The Company's non-financial assets such as property, plant and equipment, investment properties, input VAT are tested for impairment annually or whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the assets carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell or value in use. Management believes that there are no indications that the carrying amount of non-financial assets may not be recoverable. Details of property, plant and equipment, investment properties and input VAT are disclosed in Notes 6, 8, and 5, respectively.

(b) Critical judgment in determining the lease term

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The Company considers the factors below as the most relevant in assessing the options:

- If there are significant penalties to terminate (or not extend), the Company is typically reasonably certain to extend (or not terminate).
- If any leasehold improvements are expected to have a significant remaining value, the Company is typically reasonably certain to extend (or not terminate).
- Otherwise, the Company considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

Extension options in the Company's lease agreements have not been included in the lease liabilities because the Company's lease agreements state that extension and termination should be made upon mutual agreement by both parties and considering the estimated useful lives of the solar power plants of the related parties and the assignment of the SESC with Parent Company. The assessment is reviewed if a significant event or a significant change in circumstances occurs which affects this assessment and that is within the control of the lessee.

(c) Income taxes and "No tax" regime

Significant judgment is required in determining income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain in the ordinary course of business. The Company recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due.

Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred income tax provisions in the period in which such determination is made. Further, recognition of deferred income taxes depends on management's assessment of the probability of available future taxable income against which the temporary differences can be applied. The details of unrecognized deferred income taxes are shown in Note 18.

The Company reviews the carrying amounts of deferred income tax assets at each reporting date and reduces the amounts to the extent that it is no longer probable that sufficient taxable profit will allow all or part of its deferred income tax assets to be utilized.

As a REIT entity, the Company can effectively operate under a “no tax” regime provided that it meets certain conditions (e.g. listing status, minimum required dividend payments). A REIT entity is required to distribute at least 90% of its annual income as dividends to its investors and is allowed to treat the dividend as deduction for tax purposes making it effectively an income-tax free entity. As at December 31, 2025 and 2024, the Company met the provisions of the REIT law and complies with the 90% dividend distribution requirement. The Company had determined, based on its current tax regime and expected dividend distribution in the succeeding periods, that it can effectively operate on a “no-tax” regime. Accordingly, the Company has not recognized deferred income taxes as at December 31, 2025 and 2024. The Company started to avail of its tax incentive as a REIT after its listing to PSE.

(d) Distinction between investment properties and property, plant and equipment

The Company determines whether a property is to be classified as an investment property or property, plant and equipment through the following:

- Investment properties comprise land and buildings which are not occupied, substantially for use by, or in the operations of, nor for sale in the ordinary course of business of the Company, but are held primarily to earn rental income or capital appreciation; and
- Property, plant and equipment generate cash flows that are attributable not only to them but also to the other assets used in the operations of the Company.

In making its judgment, the Company considers whether the property generates cash flows largely independent of the other assets held by the Company.

Some properties comprise a portion that is to earn rentals or for capital appreciation and another portion that is held for use in the operation or for administrative purposes. If these portions cannot be sold separately at the reporting date, the property is accounted for as an investment property only if an insignificant portion is held for use in the operation or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as an investment property. The Company considers each property separately in making its judgment.

(e) Effective interest rates of security deposits

The Company measures security deposits from its lessees at amortized cost using a zero-coupon yield curve as the appropriate effective interest rate. This rate is determined by estimating the yield of a security from the yields of a set of coupons bearing products through bootstrapping or interpolation with reference to the maturity date of each security deposit. Effective interest rates are reviewed by the Company periodically and updated if there have been material movements with the rates.

(f) Operating lease commitments - the Company as lessor

The Company has entered into property leases on its investment property portfolios and solar plant property. The Company has determined that it retains all significant risks and rewards of ownership of the property as the Company considered, among others, the length of the lease term as compared with the estimated useful life of the assets.

(g) Contingencies

The Company determines whether to disclose and accrue for contingencies based on an assessment of whether the risk of loss is remote, reasonably possible or probable. Management's assessment is developed in consultation with the Company's legal counsel and other advisors and is based on an analysis of possible outcomes under various strategies. Contingency assumptions involve judgment that are inherently subjective and can involve matters that are in litigation, which by its nature is unpredictable. The Company is a respondent in cases arising from the normal course of business, the outcome of which cannot be presently determined. In the opinion of the Company's management and its legal counsel, the eventual liability, if any, which may result from the outcome of these cases will not materially affect the Company's financial statements.

23 Summary of material accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

23.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards. PFRS Accounting Standards comprise the following authoritative literature:

- PFRS Accounting Standards,
- PAS Standards, and
- Interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), Philippine Interpretations Committee (PIC), and Standing Interpretations Committee (SIC) as approved by the Financial and Sustainability Reporting Standards Council (FSRSC) and the Board of Accountancy, and adopted by the Securities and Exchange Commission (SEC).

The financial statements of the Company have been prepared using historical cost basis.

The preparation of financial statements in conformity with PFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 22.

(a) New and amendment to existing standards and interpretations adopted by the Company

The Company has applied the following amendments for the first time for their annual reporting period commencing January 1, 2025:

- *Amendments to PAS 21, "The Effects of Changes in Foreign Exchange Rates titled Lack of Exchangeability"*

On August 15, 2023, the IASB amended PAS 21 to add requirements to help entities to determine whether a currency is exchangeable into another currency, and the spot exchange rate to use when it is not. Prior to these amendments, PAS 21 set out the exchange rate to use when exchangeability is temporarily lacking, but not what to do when lack of exchangeability is not temporary.

The adoption of the amendment by Company did not have a material impact on its operations or financial statements.

(b) New standards, amendments and interpretations not yet adopted by the Company

Certain new accounting standards, amendments to accounting standards and interpretations have been published that are not mandatory for December 31, 2025 reporting periods and have not been early adopted by the Company. These standards, amendments or interpretations are not expected to have a material impact on the Company in the current or future reporting periods and on foreseeable future transactions.

(i) *Amendments to the Classification and Measurement of Financial Instruments - Amendments to PFRS 9 and PFRS 7 (effective for annual periods beginning on or after January 1, 2026)*

The amendments to PFRS 9 and PFRS 7 respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments:

- clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
- clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
- add new disclosures for certain instruments with contractual terms that can change cashflows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
- update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

The amendments to PFRS 9 highlighted in the above-mentioned standards are anticipated to have an impact specifically on the date of recognition and derecognition of the Company's financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system.

(ii) *PFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after January 1, 2027)*

PFRS 18 will replace PAS 1 "*Presentation of Financial Statements*", introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though PFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Company's financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- Although the adoption of PFRS 18 will have no impact on the Company's net profit, the Company expects that grouping items of income and expenses in the statement of total comprehensive income into the new categories will impact how operating profit is calculated and reported. The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation.
- The Company does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:
 - management-defined performance measures;
 - a break-down of the nature of expenses for line items presented by function in the operating category of the statement of total comprehensive income – this break-down is only required for certain nature expenses; and
 - for the first annual period of application of PFRS 18, a reconciliation for each line item in the statement of total comprehensive income between the restated amounts presented by applying PFRS 18 and the amounts previously presented applying PAS 1.

- From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Company will apply the new standard from its mandatory effective date of January 1, 2027. Retrospective application is required, and so the comparative information for the financial year ending December 31, 2026 and 2025 will be restated in accordance with PFRS 18.

23.2 Trade and other receivables

Trade receivables from Transco which have a 60-day credit term, lease receivables and other receivables are initially recognized and carried at transaction price and subsequently measured at amortized cost, less provision for impairment loss. The fair value of trade receivables at initial recognition is equivalent to the original invoice amount (as the effect of discounting is immaterial).

The Company applies the simplified approach in measuring expected credit loss which uses a lifetime expected loss allowance for all trade receivables. To measure expected credit loss, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is charged against profit or loss in the statement of total comprehensive income.

When a receivable remains uncollectible after the Company has exerted all legal remedies, it is written-off against the allowance account for receivables. Subsequent recoveries of amounts previously written-off are credited to profit or loss in the statement of total comprehensive income.

The expected loss rates on trade receivables are based on the payment profiles of sales over a period of 12 months before the beginning of each reporting period and the corresponding historical credit losses experience within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Company has identified the gross domestic product and inflation to be the most relevant factor, and accordingly adjusts the historical loss rates based on expected changes in this factor.

Other relevant policies are disclosed in Note 23.3.

23.3 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. The Company recognizes a financial instrument in the statement of financial position, when, and only when, it becomes a party to the contractual provisions of the instrument.

Financial assets

(a) Classification

The Company classifies its financial assets at amortized cost as at December 31, 2025 and 2024.

The classification depends on the entity's business model for managing its financial assets and the contractual terms of the cash flows. The Company's financial assets measured at amortized cost comprise of cash, trade and other receivables (Note 23.2), and security deposits and cash bonds (Note 23.6) in the statement of financial position. These are included in current assets, except for those expected to be realized greater than 12 months after the reporting period which are classified as non-current assets.

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets, if any, is included in other income using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in the statement of total comprehensive income and presented as other income or expense. Impairment losses, if any, are presented in the statement of total comprehensive income within operating expenses.

(b) Measurement

Financial assets at amortized cost are subsequently carried at amortized cost using the effective interest method.

(c) Impairment

The Company recognizes an expected credit loss for all debt instruments not held at FVPL. Expected credit losses are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms. Expected credit losses are recognized in two stages. For credit exposure for which there has not been a significant increase in credit risk since initial recognition, expected credit losses are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month expected credit loss).

For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime expected credit loss).

For cash and cash equivalents, other receivables, receivable from VAT refunds, security deposits and cash bond, the Company applies a general approach in calculating expected credit losses. The Company recognizes a loss allowance based on either 12-month expected credit losses or lifetime expected credit losses, depending on whether there has been a significant increase in credit risk on these financial assets since initial recognition. The carrying amount of the financial asset is reduced through the use of an allowance account, and the amount of the loss is charged against profit or loss in the statement of total comprehensive income. When the financial asset remains uncollectible after the Company has exerted all legal remedies, it is written-off against the allowance account. Subsequent recoveries of amounts previously written-off are credited to profit or loss in the statement of total comprehensive income.

For trade receivables, the Company applies a simplified approach in calculating expected credit losses. Therefore, the Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime expected credit losses at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. Impairment testing of trade receivables is described in Note 23.2.

The Company considers a financial asset in default when contractual payments are past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written-off when there is no reasonable expectation of recovering the contractual cash flows.

Financial liabilities

(a) Classification

The Company classifies its financial liabilities at amortized cost as at December 31, 2025 and 2024.

Financial liabilities at amortized cost pertain to issued financial instruments that are not classified as fair value through profit or loss and contain contract obligations to deliver cash or another financial asset to the holder or to settle the obligation other than the exchange of a fixed amount of cash. These are included in current liabilities, except for maturities greater than 12 months after the reporting period which are classified as non-current liabilities.

The Company's trade payables and other liabilities (excluding due to government agencies) (Note 23.10), dividends payable (Note 23.12), security deposits (Note 23.16), lease liabilities (Note 23.16) and bonds payable and interest payables (Note 23.14) are classified under financial liabilities at amortized cost.

Trade payables and other liabilities are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers with average credit terms of 30 days.

Due to government agencies are not considered financial liabilities but are derecognized similarly.

23.4 Fair value measurement

The fair value of a non-financial asset is measured based on its highest and best use. The asset's current use is presumed to be its highest and best use. The fair value of financial and non-financial liabilities takes into account non-performance risk, which is the risk that the entity will not fulfil an obligation.

The Company does not hold financial and non-financial assets and liabilities at fair value as at December 31, 2025 and 2024.

External valuers are involved in the valuation of the Company's investment properties. Involvement of external valuers is decided upon annually by management considering the requirement of the REIT Act of 2009 and its Implementing Rules and Regulations (IRR), that a full valuation of a REIT's assets must be conducted by an independent property valuer at least once a year. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. Management decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

23.5 Input value-added tax

Input VAT is stated at historical cost less provision for impairment, if any. Provision for unrecoverable input VAT, if any, is maintained by the Company at a level considered adequate to provide for potential uncollectible portions of the claims. The Company, on a continuing basis, makes a review of the status of the claims designed to identify those that may require provision for impairment losses. Input VAT is derecognized once applied against output VAT or claimed for refund.

23.6 Prepayments and other assets

Prepayments and other assets are expenses paid in cash and recorded as assets before these are used or consumed, as the services or benefits will be received in the future. Prepayments and other assets expire and are recognized as expense either with the passage of time or through use or consumption.

Prepayments and other assets are carried at cost and are included in current assets, except when the related goods or services are expected to be received and rendered more than 12 months after the end of the reporting period, in which case, these are classified as non-current assets.

Security deposits and cash bonds pertain to advances to lessor relating to rent and deposits for land conversions, respectively, which will be refunded at the end of the service periods, as determined in the contract agreements. Other relevant policies are disclosed in Note 23.3.

23.7 Property, plant and equipment

Property, plant and equipment are stated at historical cost less depreciation.

Depreciation is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives (in years), as follows:

Solar plant and equipment	30
Substation and transmission lines	15
Computer equipment	3
Service vehicle	5

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 23.9).

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its disposal at which time the cost and related accumulated depreciation is removed from the accounts.

23.8 Investment properties

After initial recognition, investment properties are measured at cost and accounted in accordance with PAS 16, "*Property, plant and equipment*". Land is not depreciated.

Investment properties are derecognized upon disposal or when the investment properties are permanently withdrawn from use and no future economic benefits are expected from its disposal.

Investment properties acquired through equity-settled transactions are measured in reference to the fair value of investment properties, unless the fair value cannot be estimated reliably. If the Company cannot estimate reliably the fair value of the investment properties received, the entity shall measure the value of the investment properties, and the corresponding increase in equity, indirectly, by reference to the fair value of the equity instrument.

Cash outflows in acquiring assets to be leased out is classified as investing activities.

Other relevant accounting policies are disclosed in Note 23.7.

23.9 Impairment of non-financial assets

Assets that have an indefinite useful life such as investment properties (related to land) not subject to amortization is evaluated annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Assets that have definite useful lives and are subject to depreciation and amortization are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that are previously impaired are reviewed for possible reversal of the impairment at each reporting date. Subsequent reversals are credited to other income in the statement of total comprehensive income.

23.10 Provisions and contingencies

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Provisions are not recognized for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognized as finance cost in the statement of total comprehensive income.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision shall be reversed and derecognized in the statement of financial position.

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed when an inflow of economic benefit is probable. If it becomes virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognized in the financial statements.

23.11 Equity

(a) Share capital

The Company's share capital is composed of common shares at par value. The amount of proceeds from the issuance or sale of common shares representing the aggregate par value is credited to share capital.

Proceeds in excess of par value of shares issued or additional capital contribution without corresponding issuance of shares are credited to share premium.

After initial measurement, share capital and share premium, if any, are carried at historical cost and are classified as equity in the statement of financial position.

(b) Retained earnings

Retained earnings includes current and prior years' results of operations, net of transactions with shareholder and dividends declared, if any.

(c) Dividend distribution

Dividend distribution to Company's shareholder is recognized as a liability in its financial statements in the period in which the dividends are approved and declared by the BOD.

(d) Share issuance costs

Share issuance costs are incremental costs directly attributable to the issuance or subscription of new shares. Share issuance costs which might be incurred in anticipation of an issuance of shares are recorded as an asset and deferred in the statement of financial position until the shares are issued. Upon issuance of shares, the deferred costs are charged to share premium or retained earnings, if no available share premium. If the shares are not subsequently issued, the transaction costs are recognized as expense under both approaches.

23.12 Revenue and cost recognition

(i) The following is a description of principal activities from which the Company generates its revenue.

(a) Sale of solar energy

As disclosed in Note 2, the Company only recognized the related interest income arising from the trade receivables from TransCo as a result of the assignment of SESC of the Clark Solar Plant to its Parent Company.

(b) Rental income

Rental income arising from operating lease agreements on its investment properties is recognized as income on a straight-line basis over the lease term or based on a certain percentage of the earnings of the lessees plus any variable component which are measured based on the actual results of operations of the lessees, as provided under the terms of the lease contract.

Other relevant accounting policies are disclosed in Note 23.16.

(ii) Interest income

Interest income is accrued on a time proportion basis by reference to the outstanding principal and at the effective interest rate applicable, which is the rate that discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. Interest income is recognized using the effective interest method which includes interest income from deposits in financial institutions and receivables from TransCo.

(iii) Costs and expenses

Costs and expenses are recognized in the statement of total comprehensive income when decrease in future economic benefit related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably. Costs and expenses are recognized on the basis of a direct association between the costs incurred and the earning of specific items of income; on the basis of systematic and rational allocation procedures when economic benefits are expected to arise over several accounting periods and the association with income can only be broadly or indirectly determined; or immediately when an expenditure produces no future economic benefits or when, and to the extent that, future economic benefits do not qualify or cease to qualify, for recognition in the statement of financial position as an asset.

Costs and expenses in the statement of total comprehensive income are presented using the function of expense method. Costs of services are expenses incurred that are associated with the services rendered.

Operating expenses are costs attributable to administrative and other business activities of the Company.

23.13 Borrowings and borrowing costs

Borrowings are initially recognized at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in the statement of total comprehensive income over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognized as transaction costs of the loan capitalized as a contra liability account and amortised over the period of the facility to which it relates.

Borrowings are derecognized in the statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in the statement of total comprehensive income under finance cost.

A substantial modification of the terms of the existing borrowings or part of the borrowings is accounted for as an extinguishment of the original financial liability and a recognition of new financial liability. The terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid (net of any fees received and discounted using the original effective interest rate), is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. The resulting difference is recognized as a gain or loss under other income, net in the statement of total comprehensive income.

Where the terms of a financial liability are renegotiated and the entity issues equity instruments to a creditor to extinguish all or part of the liability (debt for equity swap), a gain or loss is recognized as other income or expense in the statement of total comprehensive income, which is measured as the difference between the carrying amount of the financial liability and the fair value of the equity instruments issued.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period. In cases of breaches in loan covenants prior to the end of a reporting period, borrowings are classified as current liability, unless a sufficient waiver of the covenant is granted by the lender, such that the borrowings do not become immediately repayable.

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of that asset. All other borrowing costs are recognized and charged under finance cost in the statement of total comprehensive income in the year in which they are incurred.

The Company issues bonds that include an early redemption option allowing the issuer to repay the debt before its contractual maturity. In accordance with PFRS 9, "Financial Instruments", the Company assesses whether embedded features in a financial instrument are considered closely related to the host contract and whether they require separation as embedded derivatives.

The Company evaluated the early redemption option embedded in the bonds and determined that the feature represents reasonable compensation for early termination, consistent with the requirements of PFRS 9. As such, the option is considered closely related to the host debt instrument and does not require bifurcation. Because the contractual cash flows of the bonds continue to represent solely payments of principal and interest (SPPI) and the instruments are held within a business model whose objective is to hold financial assets to collect contractual cash flows, the bonds meet the criteria for classification at amortized cost. Accordingly, the bonds are measured at amortized cost using the effective interest method. Transaction costs directly attributable to the issuance of the bonds are included in the initial carrying amount and amortized over the term of the bonds.

Other relevant accounting policies are disclosed in Note 23.3.

23.14 Current and deferred income tax

Income tax expense comprises current and deferred income taxes.

The current income tax expense is calculated on the basis of the tax laws enacted or substantively enacted at the reporting date where the Company operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that it is probable that future taxable profit will be available against which the temporary differences, unused tax losses and unused tax credits can be utilized.

Deferred income tax assets and liabilities are derecognized when relevant temporary differences have been realized and settled, respectively. The Company reassesses at each reporting the need to recognize previously unrecognized deferred income tax asset.

23.15 Leases

Company as a lessee

The right-of-use asset is amortized over the shorter of the asset's useful life and the lease term on a straight-line basis.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for the Company's leases, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Company:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held for entities which do not have recent third-party financing; and
- makes adjustments specific to the lease (i.e. term, currency and security).

Right-of-use assets are generally amortized over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is amortized over the underlying asset's useful life.

Extension and termination options

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The lease term is reassessed if an option is actually exercised (or not exercised) or the Company becomes obliged to exercise (or not exercise) it.

The assessment of reasonable certainty is revised only if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the lessee.

Right-of-use assets that meet the definition of investment property is presented in the statement of financial position as investment property. Other relevant accounting policies are disclosed in Note 23.9.

Company as a lessor

The Company determines at lease inception whether each lease is a finance lease or an operating lease.

Leases where the Company does not transfer substantially all the risks and benefits of ownership of the assets are classified as operating lease. Operating lease payments received are recognized as an income on a straight-line basis over the lease term except for variable rent which is recognized when earned.

Deposits from lessees which include security deposits are initially measured at fair value. After initial recognition, security deposits are subsequently measured at amortized cost using effective interest rate method. The difference between the cash received and its fair value is deferred and amortized on a straight-line basis over the lease term. Amortization of deferred credits and accretion of discount are recorded in the statement of total comprehensive income under rental income and finance cost accounts, respectively.

23.16 Related party relationships and transactions

(a) Related party relationship

A related party relationship exists when one party has the ability to control, directly or indirectly through one or more intermediaries, the other party or exercise significant influence over the other party in making financial and operating decisions. Such relationship also exists between and/or among entities which are under common control with the reporting enterprise, or between and/or among the reporting enterprises and their key management personnel or directors. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

(b) Related party transaction

Related party transaction is a transfer of resources, services or obligations between a reporting entity and a related party regardless of whether a price is charged or not.

23.17 Foreign currency transactions and translation

Functional and presentation currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The financial statements are presented in Philippine Peso, which is the Company's functional and presentation currency.

24 Summary of other accounting policies

24.1 Employee benefits

(a) Short-term benefits obligation

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

(b) Retirement benefits

The Company has a defined benefit plan, which is unfunded and covers substantially all of its qualified employees. The defined benefit plan satisfies the minimum benefit requirements of RA No. 7641, otherwise known as the "Retirement Pay Law".

A defined benefit plan is a retirement plan that defines an amount of retirement benefit that an employee will receive on retirement, usually dependent on certain factors such as age, years of service and compensation.

The retirement benefit obligation is calculated using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of government bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity which approximate the terms of the retirement benefit obligation.

The retirement benefit obligation recognized in the statements of financial position is the present value of the defined benefit obligation at the end of the reporting period.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions, if material, are charged or credited to equity in other comprehensive income in the period in which they arise.

Past service costs are recognized immediately in profit or loss.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is charged to profit or loss.

(c) Termination benefits

Termination benefits are payable when employment is terminated by the Company before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits.

The Company recognizes termination benefits at the earlier of the following dates: (a) when the Company can no longer withdraw the offer of those benefits; and (b) when the entity recognizes costs for a restructuring that is within the scope of PAS 37, "Provisions, Contingent Liabilities and Contingent Assets" and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

24.2 Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Company's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Company's various lines of business.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

24.3 Earnings per share

Basic EPS is computed by dividing net income attributable to common shareholders by the weighted average number of common shares outstanding, after considering impact of any share dividends, share splits or reverse share splits during the period. Diluted EPS is calculated by adjusting the earnings and number of shares for the effects of dilutive potential common shares.

The number of ordinary or potential ordinary shares changes as a result of a share split or reverse share split are applied retrospectively and adjust the calculation of basic and diluted EPS for all periods presented. This applies regardless of whether the change occurred during the reporting period or after the end of the period before the financial statements are authorized for issue.

24.4 Events after the reporting period

Post year-end events that provide additional information about the Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the financial statements when material.

25 Supplementary information required by Bureau of Internal Revenue (BIR)

The following supplementary information required by Revenue Regulation (RR) No. 15-2010 is presented for purposes of filing with the BIR and is not a required part of the basic financial statements.

(a) Output VAT

Output VAT declared and the revenues upon which the same was based consist of:

	Gross amount of revenues	Output VAT
Zero-rated VAT sales	1,728,915,434	-

Revenues presented above are based on net receipts for VAT reporting purposes while revenues in the statements of total comprehensive income are based on revenue recognition policy per Note 23.13. Gross receipts from the rental of real properties on its leasing business are subject to zero-rated VAT. The Company's lessees are registered developers of renewable energy (RE) and under the Renewable Energy Act of 2008. RE developers benefit from VAT zero-rating.

(b) Input VAT

Movements in input VAT for the year ended December 31, 2025 follow:

	Amount
January 1	57,739,794
Add: Current year's domestic purchases of services	5,306,671
Less: Input VAT refund	-
December 31	63,046,465

(c) Importations

The Company did not have importations during the year ended December 31, 2025.

(d) Excise tax

There were no transactions subject to excise tax for the year ended December 31, 2025.

(e) Documentary stamp tax

Documentary stamp taxes (DST) paid for the year ended December 31, 2025 amounted to P2,639 related to telegraphic transfer for certain payment. The amounts were recorded as part of taxes and licenses account under operating expenses in the statements of total comprehensive income.

(f) All other local and national taxes

	Amount
Business permits and licenses	620,185
BIR annual registration fee	500
Others	7,585
	628,270

The above local and national taxes are lodged under taxes and licenses account in operating expenses in the statements of total comprehensive income.

(g) Withholding taxes

Withholding taxes paid and accrued for the year ended December 31, 2025 consist of:

	Paid	Accrued	Total
Withholding tax on compensation	13,403	-	13,403
Expanded withholding tax	4,350,558	1,943,558	6,294,116
Final withholding tax	66,852,205	22,050,517	88,902,722
	71,216,166	23,994,075	95,210,241

(h) Tax assessments and cases

There are no outstanding tax assessments and cases under preliminary investigation, litigation and/or prosecution in courts or bodies outside the BIR as at December 31, 2025.

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Supplementary Schedules as Required by Rule 68 of the Securities Regulation Code
December 31, 2025 and 2024

Schedules	Description
A	Financial Assets
B	Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)
C	Amounts Receivable from Related Parties which are Eliminated during the Consolidation of the Financial Statements
D	Long Term Debt
E	Indebtedness to Related Parties (Long-Term Loans from Related Companies)
F	Guarantees of Securities of Other Issuers
G	Share Capital
	Reconciliation of Retained Earnings Available for Dividend Declaration
	A Map Showing the Relationships between and among the Parent Company and its Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries and Associates
	Schedule of Financial Soundness Indicator

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule A - Financial Assets

December 31, 2025

Name of issuing entity and association of each issue	Amount shown in the statement of financial position	Income received and accrued
Financial assets at amortized cost		
Cash in banks		
BDO Unibank, Inc.	674,938,917	275,869
Development Bank of the Philippines	83,937	84
Security Bank Corporation	685,132	641
Philippine National Bank	881,040	276
Cash on hand	-	-
Total cash	676,589,026	276,868
Trade and other receivables	735,884,421	2,274,738
Security deposits and cash bond	42,321,957	-
Total financial assets	1,454,795,404	2,551,606

December 31, 2024

Name of issuing entity and association of each issue	Amount shown in the statement of financial position	Income received and accrued
Financial assets at amortized cost		
Cash in banks		
BDO Unibank, Inc.	592,227,537	161,402
Development Bank of the Philippines	3,924,812	3,191
Security Bank Corporation	1,379,944	1,767
Cash on hand	50,000	-
Total cash	597,582,293	166,360
Trade and other receivables	601,431,032	3,596,053
Security deposits and cash bond	41,450,164	-
Total financial assets	1,240,463,489	3,762,413

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule B - Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal
Stockholders (Other than Related Parties)
December 31, 2025 and 2024

Name and designation of debtor	Balance at beginning of period	Additions	Amounts collected	Amounts written-off	Current	Non-current	Balance at the end of the period
Advances to directors, officers, employees*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Due from related parties	-	-	-	-	-	-	-
Total due from related parties	-	-	-	-	-	-	-

**As required by Rule 68 of the Securities Regulation Code, this schedule shall be filed with respect to each person among the directors, officers and employees from whom an aggregate indebtedness of more than P1 million or one percent (1%) of total assets, whichever is less, is owed for items arising outside the ordinary course of business. There were no advances with respect to each person among the directors, officers and employees amounting to more than P1 million outside the ordinary course of business as at December 31, 2025 and 2024.*

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule D - Long Term Debt

December 31, 2025

Title of issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of long-term debt" in related balance sheet	Amount shown under caption "Long-Term Debt" in related balance sheet
ASEAN Green bonds maturing in five (5) years from the issue date and bear a fixed interest rate of 7.0543% per annum.	4,500,000,000	-	4,477,910,264

December 31, 2024

Title of issue and type of obligation	Amount authorized by indenture	Amount shown under caption "Current portion of long-term debt" in related balance sheet	Amount shown under caption "Long-Term Debt" in related balance sheet
ASEAN Green bonds maturing in five (5) years from the issue date and bear a fixed interest rate of 7.0543% per annum.	4,500,000,000	-	4,468,567,198

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule E - Indebtedness to Related Parties (Long-Term Loans from Related Companies)

December 31, 2025

Name of related party	Balance at the beginning of the year	Balance at the end of the year
Citicore Renewable Energy Corporation*	500,000,000	500,000,000

* On February 10, 2023, the Parent Company subscribed to P500.00 million of the Company's ASEAN Green Bonds with coupon rate of 7.0543% at face value.

December 31, 2024

Name of related party	Balance at the beginning of the year	Balance at the end of the year
Citicore Renewable Energy Corporation*	500,000,000	500,000,000

* On February 10, 2023, the Parent Company subscribed to P500.00 million of the Company's ASEAN Green Bonds with coupon rate of 7.0543% at face value.

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule F - Guarantees of Securities of Other Issuers

December 31, 2025 and 2024

Name of issuing entity of securities guaranteed by the Company for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of guarantee
N/A	N/A	N/A	N/A	N/A

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule G - Share Capital

December 31, 2025

Title of issue	Number of authorized shares	Number of issued and outstanding	Number of shares reserved for options, warrants, conversion, and other rights	Number of shares held by related parties	Directors, officers, and employees	Others
Common shares	15,360,000,000	6,545,454,004	N/A	4,036,361,996	7,633,008	2,501,459,000

December 31, 2024

Title of issue	Number of authorized shares	Number of issued and outstanding	Number of shares reserved for options, warrants, conversion, and other rights	Number of shares held by related parties	Directors, officers, and employees	Others
Common shares	15,360,000,000	6,545,454,004	N/A	4,036,361,996	7,633,008	2,501,459,000

Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)

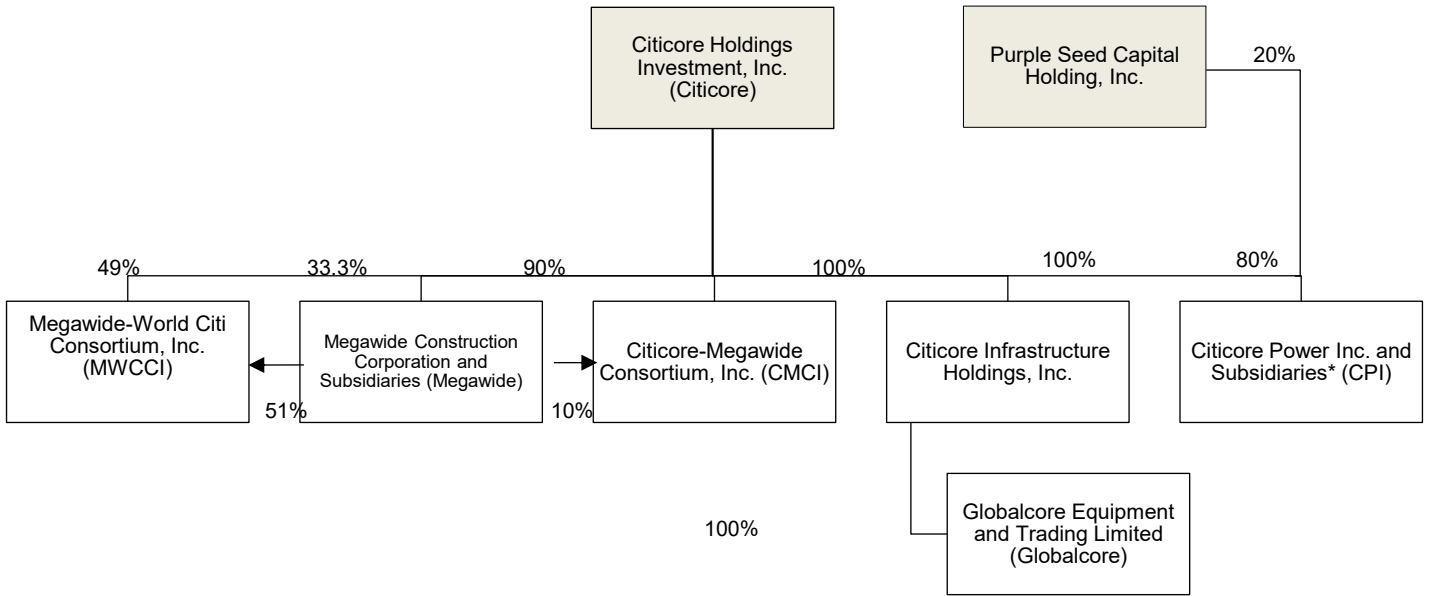
Reconciliation of Retained Earnings Available for Dividend Declaration
As at December 31, 2025
(All amounts in Philippine Peso)

Unappropriated Retained Earnings, beginning of the year		284,800,320
Add:	Category A: Items that are directly credited to Unappropriated retained earnings	
	Reversal of Retained earnings appropriation/s	-
	Effect of restatements or prior-period adjustments	-
	Others	-
Less:	Category B: Items that are directly debited to Unappropriated retained earnings	
	Dividend declaration during the reporting period	1,322,181,709
	Retained earnings appropriated during the reporting period	-
	Effect of restatements or prior-period adjustments	-
	Others	-
		(1,322,181,709)
Unappropriated Retained Earnings, as adjusted		(1,037,381,389)
Add/Less: Net Income for the current year		1,427,853,952
Less:	Category C.1: Unrealized income recognized in the profit or loss during the year/period (net of tax)	
	Equity in net income of associate/joint venture, net of dividends declared	-
	Unrealized foreign exchange gain, except those attributable to cash and cash equivalents	-
	Unrealized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	-
	Unrealized fair value gain of investment property	-
	Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	-
	Straight-line recognition of lease income	(169,903,471)
		(169,903,471)
Add:	Category C.2: Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)	
	Realized foreign exchange gain, except those attributable to Cash and cash equivalents	-
	Realized fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	-
	Realized fair value gain of Investment property	-
	Other realized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	-
Add:	Category C.3: Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting period (net of tax)	
	Reversal of previously recorded foreign exchange gain, except those attributable to cash and cash equivalents	-
	Reversal of previously recorded fair value adjustment (mark-to-market gains) of financial instruments at fair value through profit or loss (FVTPL)	-
	Reversal of previously recorded fair value gain of investment property	-
	Reversal of other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS, previously recorded (describe nature)	-
Adjusted net income/loss (distributable income)		1,257,950,481
Add:	Category D: Non-actual losses recognized in profit or loss during the reporting period (net of tax)	
	Depreciation on revaluation increment (after tax)	-
Add/Less:	Category E: Adjustments related to relief granted by the SEC and BSP	
	Amortization of the effect of reporting relief	-
	Total amount of reporting relief granted during the year	-
	Others	-
Add/Less:	Category F: Other items that should be excluded from the determination of the amount of available for dividends distribution	
	Net movement of treasury shares (except for reacquisition of redeemable shares)	-
	Net movement of deferred tax asset not considered in the reconciling items under the previous categories	-
	Net movement in deferred tax asset and deferred tax liabilities related to same transaction, e.g., set up of right of use of asset and lease liability, set-up of asset and asset retirement obligation, and set-up of service concession asset and concession payable	-
	Adjustment due to deviation from PFRS/GAAP - gain (loss)	-
	Others	-
Total Retained Earnings, end of the year available for dividend declaration		220,569,092

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

A Map Showing the Relationships between and among the Company and its
Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries and Associates
December 31, 2025

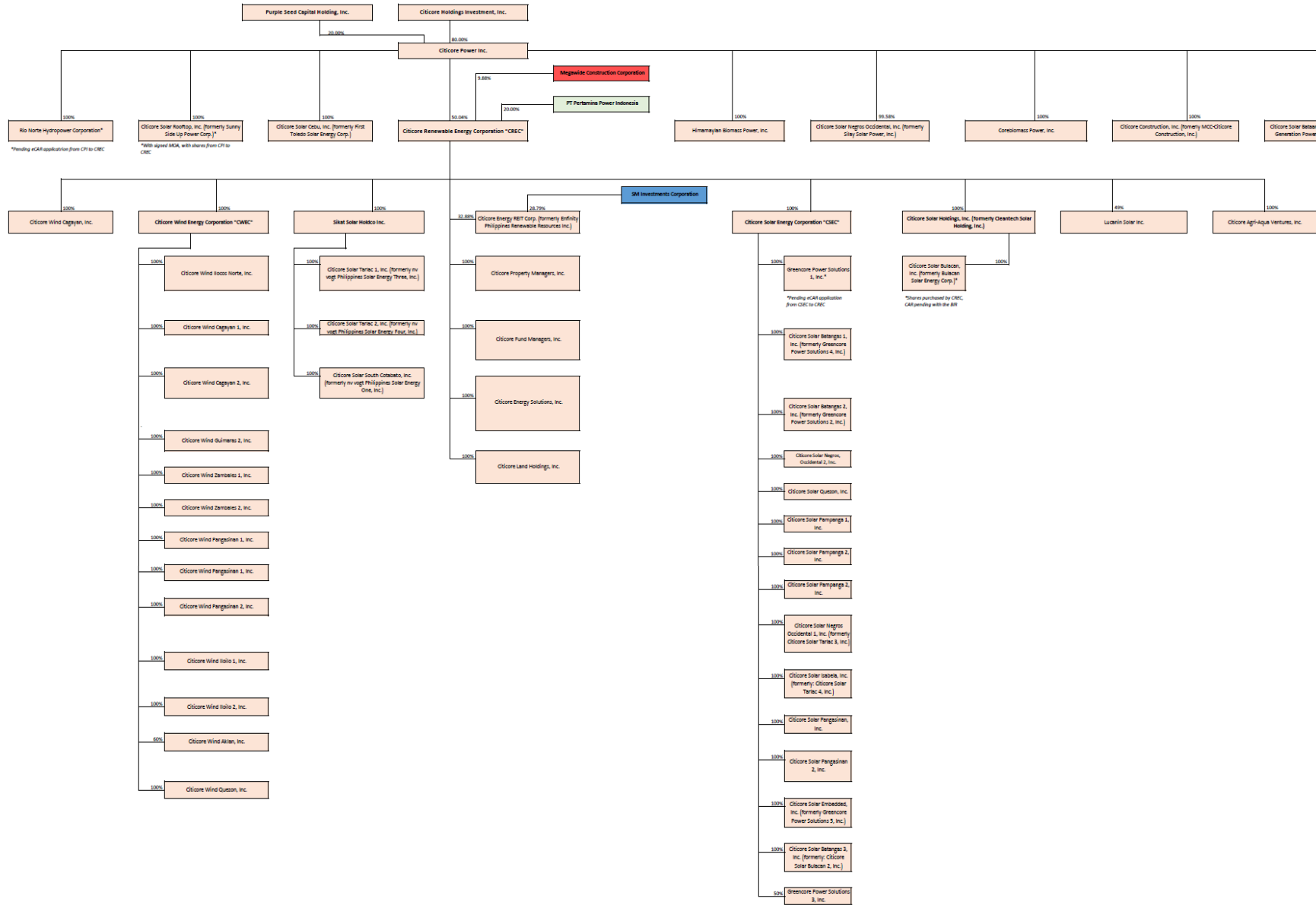


*See Schedule I

Citicore Energy REIT Corp.

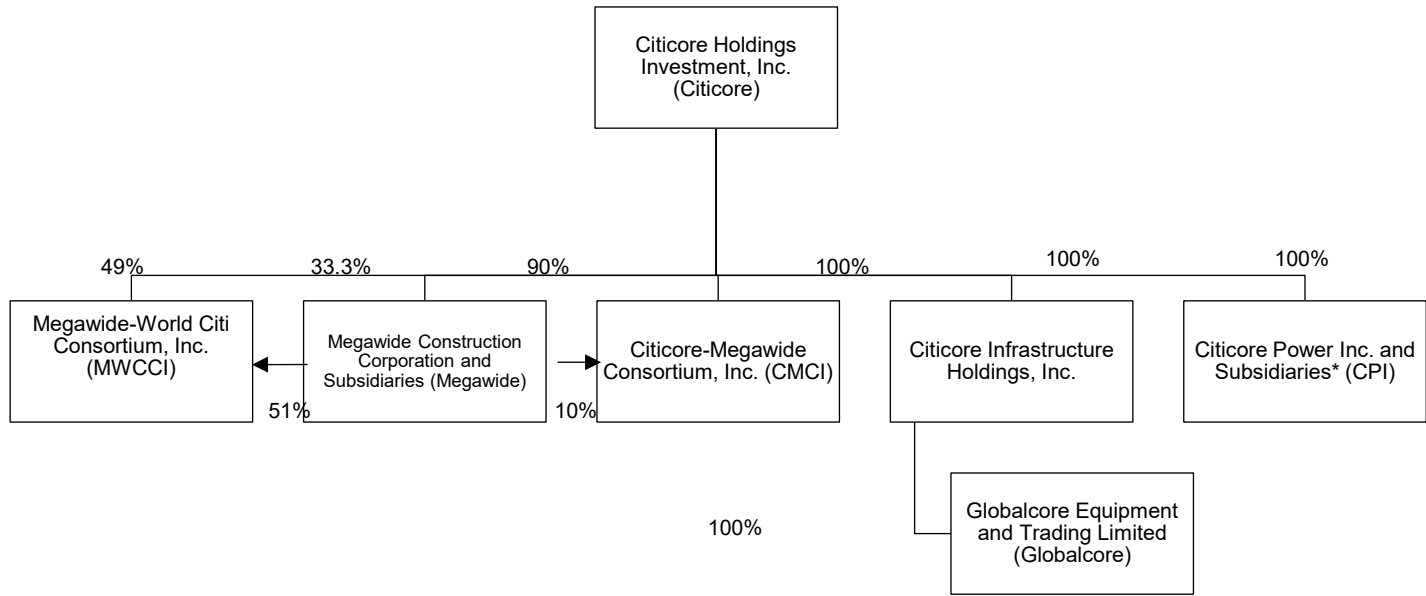
(A subsidiary of Citicore Renewable Energy Corporation)

A Map Showing the Relationships between and among the Company and its
Ultimate Parent Company, Middle Parent, Subsidiaries or
Co-subsiidiaries and Associates (Schedule I)
December 31, 2025



Citicore Energy REIT Corp.
 (A subsidiary of Citicore Renewable Energy Corporation)

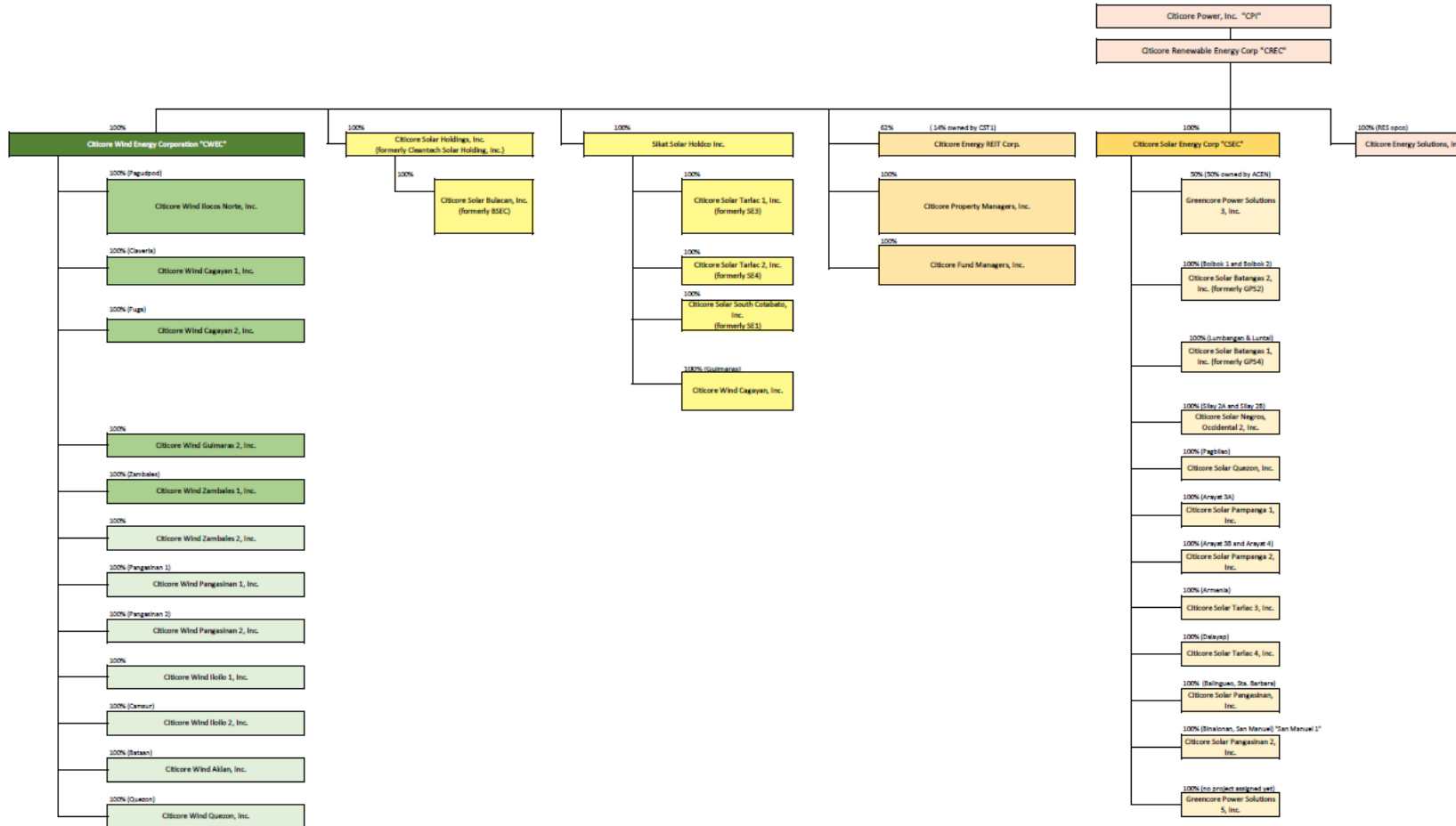
A Map Showing the Relationships between and among the Company and its
 Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries and Associates
 December 31, 2024



**See Schedule I*

Citicore Energy REIT Corp.
(A subsidiary of Citicore Renewable Energy Corporation)

A Map Showing the Relationships between and among the Company and its
Ultimate Parent Company, Middle Parent, Subsidiaries or
Co-subsidiaries and Associates (Schedule I)
December 31, 2024



Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Supplementary Schedule of External Auditor Fee-Related Information

December 31, 2025 and 2024

(All amounts in Philippine Peso)

	December 31, 2025	December 31, 2024
Total audit fees	800,000	700,000
Non-audit services fees:		
Other assurance services	-	-
Tax services	-	-
All other services	-	-
Total non-audit fees	-	-
Total audit and non-audit fees	800,000	700,000

Citicore Energy REIT Corp.
Aging of Receivables
As of December 31, 2025

	Current	1-30 days	31-60 days	61-90 days	91-120 days	121-150 days	151-180 days	Over 180 days	Non-current	Total
AR Transco	42,748,936	-	-	-	-	-	-	-	-	42,748,936
Lease receivable	49,783,792	-	-	-	-	-	-	-	-	49,783,792
Lease receivable - PFRS 16	-	-	-	-	-	-	-	-	643,351,693	643,351,693
Total	92,532,728	-	-	-	-	-	-	-	643,351,693	735,884,421

COVER SHEET

C S 2 0 1 0 1 0 7 8 0

S.E.C. Registration Number

C I T I C O R E E N E R G Y R E I T C O R P .

(Company's Full Name)

1 1 F R O C K W E L L S A N T O L A N T O W N
P L A Z A , 2 7 6 C O L . B O N N Y S E R R A N O
A V E N U E S A N J U A N

(Business Address: No. Street City / Town / Province)

DANICA EVANGELISTA

Contact Person

(02) 8826-5698

Company's Telephone Number

31 December

Month Day of Fiscal Year

08 June

Month Day of Annual Meeting

SEC FORM 17-Q

Secondary License Type, If Applicable

S E C

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

CITICORE ENERGY REIT CORP.
Company's Full Name

**11th Floor Rockwell
Santolan Town Plaza
276 Col. Bonny Serrano Avenue
San Juan City**
Company's Address

8826-5698
Telephone Number

December 31
Fiscal Year Ending
(Month & Day)

SEC FORM 17-Q
Form Type

March 31, 2026
Period Ended Date

(Secondary License Type and File Number)

cc: Philippine Stock Exchange

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17(2)(b) THEREUNDER

1. For the Quarterly Period Ended **March 31, 2026**
2. SEC Identification Number **CS20101780**
3. BIR Tax Identification No. **007-813-849-0000**
4. Exact Name of Issuer as Specified in its Charter **Citicore Energy REIT Corp.**
5. Province, Country or other Jurisdiction of Incorporation or Organization **Philippines**
6. Industry Classification Code (SEC use only)
7. Address of Principal Office **11th Floor Rockwell Santolan Town Plaza 276 Col. Bonny Serrano Avenue, San Juan City**
- Postal Code **1500**
8. Issuer's Telephone Number, including Area Code **(02) 8826-5698**
9. Former Name, Former Address and Fiscal Year, if Changed since Last Report **Not Applicable**
10. Securities registered pursuant to Section 8 and 12 of the SRC, or Section 4 and 8 of the RSA:

Title of Each Class	Number of Shares Issued and Outstanding	Amount of Debt Outstanding (Php)
Common	6,545,454,004	4,480,344,347

11. Are any or all these securities listed on a stock exchange?

Yes No

If yes, state the name of such stock exchange and classes of securities listed therein:

**The Philippine Stock - CREIT
Exchange, Inc.**

12. Check whether the issuer:

has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder of Section 11 of the RSA and RSA Rule 11(a)-1 thereunder and Sections 26 and 141 of the Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports):

Yes No

has been subject to such filing requirements for the past 90 days.

Yes No

PART I –FINANCIAL INFORMATION

Item 1. Financial Statements

The interim Financial Statements of Citicore Energy REIT Corp. (“CREIT”) as of March 31, 2026 with comparative figures as of December 31, 2025 and March 31, 2025, Cash Flows and Schedule of Aging Accounts Receivable is incorporated by reference as Exhibit 1.

Item 2. Management’s Discussion and Analysis of Financial Condition and Results of Operations

A. RESULTS OF OPERATIONS

Review of results for the three (3) months ended March 31, 2026 as compared with the results for the three (3) months ended March 31, 2025

Results of Operations

Revenues decreased by P14.15 million

Revenues for the period amounted to P458.23 million, a decrease of Php14.15 million compared to the same period last year. The decline was primarily attributable to PFRS 16 adjustments relating to various parcels of land, which are non-cash in nature. The lease agreements covering these land parcels commenced in 2021 and 2022.

Direct Costs increased by P0.11 million

Direct costs amounted to P26.29 million and were higher by P0.11 million than last year’s same period. The increase mainly pertains to related property and fund management fees recognized for the period brought about by the related increase in fixed or contractual revenue, non-PFRS.

Gross Profit decreased by P14.27 million

Gross profit amounted to P431.94 million for the first three months of 2026, translating to a stable gross profit margin of 94%. The decrease is aligned with the decrease in revenue, a non-cash item.

Other Operating Expenses increased by P0.59 million or 19%

Net Other Operating Expenses for the three-month period stood at P3.68 million, 19% higher than last year's P3.08 million. This account is mainly due to third party services paid particularly for the annual PSE listing fee, some professional fees and business taxes. The increase is mainly due to the timing of the accrual of the expenses incurred.

Finance cost increased by P0.56 million

This account is mainly related to the coupon payments of the green bond of the Company and amortization of the related bond issue cost for the period amounting to P81.49 million. On February 10, 2023, the Company issued a 5-year green bond amounting to P4.5 billion with a coupon rate of 7.0543%. Other finance cost for the period is mainly related to finance cost on long term lease contract which are accounted for under PFRS 16, Leases.

Others - net decreased by 40% or P0.27 million

Other charges - net amounted to P.40 million, 40% lower from year-ago levels of P0.67 million. The account mainly consists of interest income on receivables from Transco Accounts' arrears on FIT rate adjustments. The decrease is due to the reduction in receivables as the recovery for these accounts regularly continues.

Net Income decreased by P15.69 million

Net income amounted to P342.27 billion compared to a year ago level of P357.96 billion. The decrease is mainly driven by the decrease in revenue due to PFRS adjustments.

FINANCIAL CONDITION

Review of financial conditions as of March 31, 2026 as compared with financial conditions as of December 31, 2025

ASSETS

Current Assets decreased by 2% or by P21.46 million

The following discussion provides a detailed analysis of the decrease in current assets:

Cash and Cash Equivalents increased by 3% or P17.35 million

The increase in cash and cash equivalents mainly pertains to collection of variable leases billed last December 2025.

Trade and Other Receivables decreased by 65% or by P60.48 million

The net decrease in trade and other receivables mainly pertains to the collection of variable lease income made in January 2026.

The trade receivables include current portion of the actual recovery of the arrears FIT rate adjustment from the output it generated from January 2016 to December 2020 which payment schedule is expected to be collected within one year. There was a net collection of P10.69 million made in this account during the quarter.

Prepayments and Other Current Assets increased by 17% or by P21.66 million

Prepayments and other current assets increased by P21.66 million mainly attributed to the increase in creditable withholding tax certificates received from the lessees during lease collection which are not yet utilized by the Company against its income tax due as the Company has been enjoying tax deductibility from Dividends Declared under the REIT Law. The increase in the account is likewise due to input vat on the payments made for property and fund management fees.

Non-Current Assets increased by P15.99 million

The following discussion provides a detailed analysis of the increase in non-current assets:

Trade and other receivables – noncurrent increased by P33.35 million or 5%

The increase in noncurrent portion of trade and other receivables is mainly related to straight line adjustment of the Company's lease revenue in accordance PFRS 16, Leases. The related receivable is to be recovered upon billing to lessee based on the contractual lease schedule. This is partially offset by the reclassification to current assets of the FIT receivables that are due to be collected in one year.

Property, Plant and Equipment decreased by P14.77 million

The movement in the Company's property, plant and equipment mainly pertains to the depreciation charges for the period.

Investment Properties decreased by P2.05 million

The movement in the Company's investment properties is mainly attributed to the amortization of the leasehold assets during the period.

Right of Use Assets decreased P0.53 million or 2%

The movement in the right of use asset account which pertains to leasehold right on the land where its Clark solar plant is located pertains to amortization charges for the period.

Other Non-Current Assets stood at P42.32 million

This account pertains to cash bonds posted to the Department of Agrarian Reform (DAR) in relation to the land conversion requirement which are refundable after 18 to 24 months. This account also includes security deposits for the lease agreement with Clark Development. These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term.

LIABILITIES AND EQUITY

Current Liabilities increased by 6% or P26.74 million

The following discussion provides a detailed analysis of the increase in current liabilities:

Trade and Other Payables decreased by P23.26 million

Net decrease in trade and other payables is mainly due to payment of fund and property management fees billed in December 2025, as well as the subsequent payment of final withholding taxes relative to the coupon bond payment and dividend payments accrued last year.

Dividends payable increased by 17% or P54.09 million

The increase pertains to the declaration of dividends made last March 25, 2026 inclusive of variable lease payable on May 21, 2026.

Lease liabilities – current portion decreased by 50% or by P4.09 million

The decrease is due to payments made for Toledo third party land lease during the period.

Non-Current Liabilities decreased by P7.94 million

The following discussion provides a detailed analysis of the decrease in non-current liabilities:

Security deposits and deferred rent income decreased by P0.86 million

The decrease pertains to the amortization of deferred rent income during the period.

Lease liabilities – noncurrent portion decreased by 4% or P9.51 million

The decrease is mainly due to payments for Toledo land lease and a reclassification to current portion during the period. Lease payment to the third-party lessor for these parcels of land is made every two years.

Bonds payable increased by P2.43 million

The account pertains to the green bond issuance last February 10, 2023 amounting to P4.5 billion. The amount was reduced by bond issue costs amounting to P47 million pertaining to all expenses incurred in relation to the bond's issuance and is amortized over the period of the bond's life. The increase in this account mainly pertains to the amortization of the bond issuance costs during the period.

Retirement benefit obligation amounted to P0.31 million

This account pertains to retirement obligation of the Company's employees as computed by an actuary as of the end of December 31, 2021. There are no movements on this account.

Equity decreased by P24.28 million

The Company's equity stands at P4.66 billion as of March 31, 2026. Movement in equity is a function of the declaration of dividends totaling P366.55 million for the fourth quarter of 2025. Net income recognized for the period amounted to P342.27 million.

B. MATERIAL EVENTS AND UNCERTAINTIES

There are no other material changes in CREIT's financial position by five percent (5%) or more and condition that will warrant a more detailed discussion. Further, there are no material events and uncertainties known to management that would impact or change reported financial information and condition of CREIT.

There are no known trends or demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in increasing or decreasing CREIT's liquidity in any material way. CREIT does not anticipate having any cash flow or liquidity problems. It is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments.

There are no material off-balance transactions, arrangements, obligations (including contingent obligations), and other relationships of CREIT with unconsolidated entities or other persons created during the reporting period.

There are no material commitments for capital expenditures, events or uncertainties that have had or that are reasonably expected to have a material impact on the continuing operations of CREIT.

There were no seasonal aspects that had a material effect on the financial condition or results of operations of CREIT.

There are no explanatory comments on the seasonality of interim operations. There are no material events subsequent to the end of the interim period that have not been reflected in the financial statements of the interim period.

There are no material amounts affecting assets, liabilities, equity, net income or cash flows that are unusual in nature. Neither are there changes in estimates of amounts reported in prior interim period of the current financial year.

LIQUIDITY AND CAPITAL RESOURCES

Cash Flows

The following table sets forth information from CREIT's statements of cash flows for the period indicated:

(Amounts in P Millions)	For three (3) months ended March 31	
Cash Flow	2026	2025
Net cash from operating activities	427	605
Net cash used in investing activities	(0.47)	(50)
Net cash used in financing activities	(409)	(433)

Indebtedness

As of March 31, 2026, CREIT has not been in default in paying interest and principal amortizations.

CREIT is not aware of any events that will trigger direct or contingent financial obligations that are material to it, including any default or acceleration of an obligation.

E. RISK MANAGEMENT OBJECTIVES AND POLICIES

CREIT is exposed to a variety of financial risks in relation to its financial instruments. Its risk management is coordinated with the Board of Directors, and focuses on actively securing CREIT's short-to-medium term cash flows by minimizing the exposure to financial markets.

CREIT does not engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which it is exposed to are market risk,

credit risk and liquidity risk. The detailed discussion of the impact of these risks are discussed in the quarterly financial statements.

F. KEY PERFORMANCE INDICATORS

CREIT's top KPIs are as follows:

KPI	March 31, 2026	March 31, 2025
Current Ratio ¹	1.91	1.84
Debt-to-equity ratio	0.96	0.98
Debt Service Coverage Ratio ⁷	3.54	3.24
Earnings per Share ²	0.05	0.05
Net Profit Margin ³	75%	76%
Dividend Payout Ratio ⁴	106%	106%
Net Asset Value Per Share ⁵	2.46	2.44
Book Value Per Share ⁶	0.71	0.70

The KPIs were chosen to provide management with a measure of CREIT's sustainability on financial strength (Current Ratio), and profitability (Earnings per Share, Net Profit Margin).

PART II—OTHER INFORMATION

Item 3. Business Development / New Projects

CREIT's renewable energy property portfolio consists of the Leased Properties which include the lease of the Clark Solar Power Plant to Citicore Renewable Energy Corporation ("CREC") and parcels of land leased to solar power plant operators, comprising (A) Company-owned Armenia Property, Bulacan Property and South Cotabato Property and (B) the Company's leasehold rights over the Toledo Property, the Silay Property, the Clark Property and the Dalayap Property.

The Clark Solar Power Plant, Armenia Property, the Toledo Property, the Silay Property, the Dalayap Property, the Bulacan Property and the South Cotabato Property (the "**Leased Properties**") are leased by CREIT to its Lessees comprising CREC, Citicore Solar Tarlac 1, Inc. ("Citicore Tarlac 1"), Citicore Solar Cebu, Inc. ("Citicore Cebu"), Citicore Solar Negros Occidental Inc. ("Citicore Negros Occidental"), Citicore Solar Tarlac 2, Inc. ("Citicore Tarlac 2"), Citicore Solar Bulacan, Inc. ("Citicore Bulacan"), and Citicore Solar South Cotabato, Inc. ("Citicore South Cotabato"), respectively. The Lessees operate solar power plants on the Leased Properties with a total combined installed capacity of 145.0 MWpDC.

Citicore Bulacan, Citicore South Cotabato, Citicore Tarlac 1 and Citicore Tarlac 2 are wholly owned indirect subsidiaries of CREC, while Citicore Cebu and Citicore Negros Occidental are wholly owned subsidiaries of CPI, the parent company of CREC.

¹ Current Assets/Current Liabilities

² Net Profit/Issued and Outstanding Shares

³ Net Profit / Revenue

⁴ Dividends / Distributable Income

⁵ Fair value of Net Assets / Issued and Outstanding Shares

⁶ Total Equity/ Issued and Outstanding Shares

⁷ Earnings before interest, taxes, depreciation and amortization + cash, beginning/Current loan payable + Interest expense + Current lease liabilities

The Leased Properties comprise the Company’s current portfolio, and have an aggregate appraised value of ₱19.8 billion as of March 31, 2026 based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025. The following table summarizes key information relating to the Company’s Leased Properties.

	Clark Solar Power Plant	Armenia Property	Toledo Property	Silay Property	Dalayap Property	Bulacan Property	South Cotabato Property
Location	Clark Freeport Zone, Pampanga	Brgy. Armenia, Tarlac City	Brgy. Talavera, Toledo City, Cebu	Silay City, Negros Occidental	Brgy. Dalayap, Tarlac City	Brgy. Pasong Bangkal, San Ildefonso, Bulacan	Brgy. Centrala, Suralla, South Cotabato
Land area (sq.m.)	250,318	138,164	730,000	431,408	103,731	253,880	79,997
Right over property	Leased	Owned	Leased	Leased	Leased	Owned	Owned
Land lease expiry	September 2039	N/A	May 2041	October 2040	October 2040	N/A	N/A
Lessor	Clark Development Corporation	N/A	Leavenworth Development, Inc.	Claudio Lopez, Inc.	Ma. Paula Cecilia David & Juan Francisco David; and Benigno S. David & Vivencio M. Romero	N/A	N/A
Right of first refusal	None	N/A	Yes	None	Yes	N/A	N/A
Solar power plant installed capacity (MW_{pDC})	22.325	8.84	60	25	7.55	15	6.23
Commissioning date	March 12, 2016	February 29, 2016	June 30, 2016	March 8, 2016	February 27, 2016	March 12, 2016	December 9, 2015
FIT Eligibility	Yes	No	No	No	No	Yes	Yes
Tenant/Operator of solar power plant	CREC	Citicore Tarlac 1	Citicore Cebu	Citicore Negros Occidental	Citicore Tarlac 2	Citicore Bulacan	Citicore South Cotabato
Commencement of the tenancy	November 1, 2021	November 1, 2021	January 1, 2022	January 1, 2022	November 1, 2021	January 1, 2022	January 1, 2022
Expiration of the tenancy	September 4, 2039	October 31, 2046	May 31, 2041	October 31, 2040	October 31, 2040	December 31, 2047	December 31, 2046
Appraised value (₱)	2,785 million	667 million	3,415 million	2,592 million	420 million	2,353 million	1,024 million

Leased Properties

The Lessees operate solar power plants with a total installed capacity of 145.0 MW_{pDC} on the Properties.

Clark Solar Power Plant

A solar power plant with an installed capacity of 22.3MW_{pDC} and other real properties (the “**Clark Solar Power Plant**”) is located on a 250,318 sq.m. parcel of land (the “**Clark Land**”) in the Clark Freeport Zone, which the Company leases from the Clark Development Corporation. The Company’s lease is for 25 years commencing on September 5, 2014, and is renewable upon mutual consent of the parties.

The Clark Solar Power Plant located on the Clark Land was leased out by the Company to CREC for a period of around 18 years commencing on November 1, 2021. The Clark Solar Power Plant was commissioned on March 12, 2016.

The Clark Solar Power Plant leased to and operated by CREC is qualified under the Feed-In-Tariff (“**FIT**”) II Program with Certificate of Compliance (“**COC**”) eligibility for FIT II rate from March 12, 2016 to March 11, 2036 (COC No. 16-13-M00090L) secured from Energy Regulatory Commission (“**ERC**”) on December 8, 2016. Under the FIT regime, the offtaker of the Clark Solar Power Plant is TransCo, a Government-owned-and-controlled entity.

The Company has assigned the BOI registration in relation to the Clark Solar Power Plant to CREC, which will entitle CREC to enjoy incentives such as a zero VAT rating, income tax holiday for seven years until 2023 with a 10% preferential rate thereafter and a tax exemption on carbon credits.

As of March 31, 2026, the Clark Property was valued at ₱2,785 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

Armenia Property

The Armenia Property comprises 11 parcels of land with a total area of 138,164 sq.m. located in Brgy. Armenia, Tarlac City. The Armenia Property is owned by the Company, and was acquired by the Company from the Sponsors through the Property-for-Share Swap.

The Armenia Property was leased out by the Company to Citicore Tarlac 1 for a period of 25 years commencing on January 1, 2022. Citicore Tarlac 1 operates a solar power plant with an installed capacity of 8.84MW_{DC} on the Armenia Property. Citicore Tarlac 1’s solar power plant was commissioned on February 29, 2016.

Citicore Tarlac 1 sells the electricity generated by its solar power plant to contestable customers operating in various industries.

As of March 31, 2026, the Armenia Property was valued at ₱667 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

Toledo Property

The Toledo Property comprises leasehold rights over land with an area of 730,000 sq.m. located in Brgy. Talavera, Toledo City, Cebu.

The Company owns the leasehold rights over the Toledo Property pursuant to a Deed of Assignment whereby Citicore Cebu transferred all its rights and obligations with respect to the Toledo Property to the Company. The lessor of the Toledo Property is Leavenworth Realty Development, Inc., which holds the usufructuary rights to such property. The Company’s leasehold rights are for a remaining term of 19 years, expiring on May 31, 2041, and renewable upon mutual agreement of the parties. The Company has a right to match any bona fide offer from a third party to purchase the property from the landowner.

The Company leased out the entire Toledo Property to Citicore Cebu for a period of 19 years commencing on January 1, 2022 and expiring on May 31, 2041. Citicore Cebu operates a solar power plant with an installed capacity of 60MW_{DC} on the Toledo Property. Citicore Cebu's solar power plant was commissioned on June 30, 2016.

Citicore Cebu sells the electricity generated by its solar power plant to contestable customers operating in various industries.

As of March 31, 2026, the Toledo Property was valued at ₱3,415 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

Silay Property

The Silay Property comprises leasehold rights over land with an area of 431,408 sq.m. located in Silay City, Negros Occidental.

The Company owns the leasehold rights over the Silay Property pursuant to a lease agreement between the Company as lessee, and Claudio Lopez, Inc. as lessor, with a term of 19 years expiring on October 31, 2040. The lease can be extended for an additional period of five years unless earlier terminated by either party at least six months prior to the end of the original term.

The Company leased out the entire Silay Property to Citicore Negros Occidental for a period of 18 years commencing on January 1, 2022 and expiring on October 31, 2040. Citicore Negros Occidental operates a solar power plant with an installed capacity of 25MW_{DC} on the Silay Property. Citicore Negros Occidental's solar power plant was commissioned on March 8, 2016. The rights of Citicore Negros Occidental as a lessee of the Silay Property is subject of an unregistered mortgage in favor of the Landbank of the Philippines, which debt is intended to be prepaid prior to the Listing Date. In the event of default by Citicore Negros Occidental, the Landbank of the Philippines will be able to exercise step-in-rights in place of the lessee.

Citicore Negros Occidental sells the electricity generated by its solar power plant to contestable customers operating in various industries.

As of March 31, 2026, the Silay Property was valued at ₱2,592 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

Dalayap Property

The Dalayap Property comprises leasehold rights over parcels of land with an area of 103,731 sq.m. located in Brgy. Dalayap, Tarlac City.

The Company owns the leasehold rights over the Dalayap Property pursuant to lease and sublease agreements entered into with Ma. Paula Cecilia David & Juan Francisco David and Benigno S. David and Vivencio M. Romero, Jr., respectively. The lease and sublease agreements have initial terms of 19 years, and expire on October 31, 2040, renewable for another 25 years subject to the consent of the lessor. The Company also has the right of first refusal to purchase the relevant parcels of land in the event the lessor or sublessor decide to sell their relevant parcels of land.

The Company leased out the entire Dalayap Property to Citicore Tarlac 2 for a period of 19 years commencing on November 1, 2021 and ending on October 31, 2040. Citicore Tarlac 2 operates a solar power plant with an installed capacity of 7.55MW_{pDC} on the Dalayap Property. Citicore Tarlac 2's solar power plant was commissioned on February 27, 2016.

Citicore Tarlac 2 sells the electricity generated by its solar power plant to contestable customers operating in various industries.

As of March 31, 2026, the Dalayap Property was valued at ₱420 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

Bulacan Property

The Bulacan property consists of a 253,880 sq.m. parcel of land with an acquisition cost of P1,754.1 million and is located in Brgy. Pasong Bangkal, San Ildefonso, Bulacan. The property is leased out to Citicore Bulacan for 25 years. Citicore Bulacan operates a solar power plant with an installed capacity of 15MW_{pDC} in the Bulacan Property. The solar power plant was successfully commissioned on March 12, 2016 and was granted by the ERC with entitlement to the Feed-in Tariff (FIT) rate of ₱8.69 per kilowatt hour of energy output for a period of 20 years from March 14, 2016 to March 13, 2036.

As of March 31, 2026, the Bulacan Property was valued at ₱2,353 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

South Cotabato Property

The South Cotabato property is a 79,997 sq.m. parcel of land located in Brgy. Centrala, Suralla, South Cotabato and is leased out to Citicore South Cotabato for 25 years. Citicore South Cotabato operate a solar power plant with an installed capacity of 6.23MW_{pDC} in the South Cotabato Property. The solar power plant was successfully commissioned on December 9, 2015 and was granted with an entitlement under FIT program for a period of 20 years from October 25, 2016 to December 8, 2035.

As of March 31, 2026, the South Cotabato Property was valued at ₱1,024 million based on the Valuation Reports issued by Cuervo Appraisers dated March 11, 2026 for the period ending December 31, 2025.

2023 Acquisitions

In 2023, the Company used the proceeds from the bonds to acquire parcels of land with an aggregate total of 511.5 hectares from multiple landowners spread across the three (3) barangays in Tuy, Batangas namely Brgy. Lumbangan, Brgy. Luntal and Brgy. Bolbok. This also includes acquisition of land properties in Pampanga and Pangasinan. These parcels of land are ideal for utility scale solar power plants due to its proximity to the NGCP Substation and proven solar irradiance resources. As of March 31, 2026, the Company has fully utilized the net proceeds of the Green bonds raised last February 10, 2023 amounting to Php 4.45B for these acquisitions.

The following table summarizes key information relating to the Company's Leased Properties acquired in 2023.

	Lumbangan Property (Batangas)	Luntal Property (Batangas)	Bolbok Phase 1 Property (Batangas)	Bolbok Phase 2 Property (Batangas)	Pampanga Property (Arayat)	Pampanga Property (Magalang)	Pangasinan Property
Location	Brgy. Lumbangan, Tuy, Batangas	Brgy. Luntal, Tuy, Batangas	Brgy. Bolbok, Tuy, Batangas	Brgy. Bolbok, Tuy, Batangas	Arayat, Pampanga	Magalang, Pampanga	Pangasinan
Land area (sq.m.)	1,062,083	839,535	741,016	933,979	419,214	70,433	1,049,102
Right over property	Owned	Owned	Owned	Owned	Owned	Owned	Owned
Land lease expiry	December 2047	December 2047	January 2048	January 2048	January 2048	July 2043	June 2048
Lessor	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Right of first refusal	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Solar power plant installed capacity (MW_{pdc})	125	72	72	105	42	14	113
Target Commissioning date	TBD	TBD	TBD	TBD	TBD	TBD	TBD
GEA 2 Eligibility	No	No	Yes	Yes	Yes	No	Yes
Commencement of the tenancy	January 1, 2023	January 1, 2023	February 1, 2023	February 1, 2023	February 1, 2023	August 1, 2023	July 1, 2023
Expiration of the tenancy	December 31, 2047	December 31, 2047	January 31, 2048	January 31, 2048	January 31, 2048	July 31, 2043	June 30, 2048
Appraised value (₱)	1,366 million	1,150 million	978 million	1,207 million	825 million	98 million	953 million

As of March 31, 2026, the Company's Deposited Property amounted to ₱20.55 billion as broken down below:

Cash and Cash Equivalents	₱	693,934,953
Investment Property		17,046,770,502
Property, Plant and Equipment		2,785,028,000
Right-of-use Assets – net		28,487,065
Total	₱	20,554,220,520

The Company's total borrowings and deferred payments as of March 31, 2026 mainly pertained to bonds payable, trade and other payables, lease liabilities, dividends payable and security deposits. In 2022, the Company received PRS AA+ rating with stable outlook from Philratings for both CREIT and its February 10, 2023's bond issuance. The rating, which is considered as investment grade, allowed CREIT to increase its leverage limit from the minimum 35% of the Deposited Property to a maximum of 70% as prescribed in the REIT IRR. The rating for the bond issuance is co-terminus with its 5-year tenor or up until February 2028, while the same PRS AA+ rating for the Company as the Issuer was successfully renewed and maintained in 2025 and 2026. Hence, both ratings are valid as of the period.

The Company's leverage limit as of March 31, 2026 is as follows:

Deposited Property	₱	20,554,220,520
Leverage Ratio		70%
Leverage Limit		14,387,954,364
<hr/>		
Total borrowings and deferred payments		5,326,261,560
<hr/>		
Allowable additional borrowings	₱	9,061,692,804

NET ASSET VALUE

The following table shows the Company's computation of the Net Asset Value per share. The Net Asset Value is computed by reflecting the fair market values of total assets and investible funds held by the Company, less total liabilities. Net Asset Value per share shall be computed by dividing Net Asset Value by the total outstanding shares of the Company.

	As of		
	March 31, 2026	December 31, 2025	
	Actual / At Cost ⁽²⁾	As adjusted to give effect to Fair Value ⁽²⁾	As adjusted to give effect to Fair Value ⁽¹⁾
(₱ millions, except number of shares and per share value)			
Cash and cash equivalents	694	694	677
Trade and other receivables	709	709	736
Prepayments and other current assets	148	148	126
Property, plant and equipment - net	1,080	10,620	10,620
Investment properties	7,290	9,212	9,212
Right-of-use assets - net	28	28	29
Other noncurrent assets	42	42	42
Total Assets	9,991	21,453	21,442
Trade and other payables	86	86	109
Lease liabilities	210	210	224
Bonds payable	4,480	4,480	312
Dividends payable	367	367	4,478
Security deposit	183	183	184
Retirement Benefit Obligation	1	1	1
Total Liabilities	5,327	5,328	5,309
Net Asset Value	4,664	16,125	16,132
<hr/>			
Issued and outstanding Common Shares (millions)	6,545	6,545	6,545
Net asset value per share	₱ 0.71	₱ 2.46	₱ 2.46

Notes:

- (1) Figures are based on the historical audited financial statements of the Company as of December 31, 2025.
- (2) Property, plant and equipment, right of use assets and investment properties were adjusted to fair values based on the independent property valuation report of Cuervo Appraisers.

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereto duly authorized, in SAN JUAN CITY on MAY 15 2026.

By:


OLIVER Y. TAN
President and Chief Executive Officer


MICHELLE A. MAGDATO
Chief Financial Officer

SUBSCRIBED AND SWORN TO before me in SAN JUAN CITY on MAY 15 2026,
affiants exhibiting to me their respective valid IDs, as follows:

NAME	Valid ID	DATE OF ISSUE/VALID UNTIL	PLACE OF ISSUE
Oliver Y. Tan	Passport No. P4489306B	Valid until January 21, 2030	DFA East NCR
Michelle A. Magdato	Passport No. P6873524A	Valid until April 21, 2028	DFA East NCR

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Page No. 44 ;
Book No. 1 ;
Series of 2026.



STEVEN ANGELO MICHAEL C. SY
Notary Public for and in San Juan City
Appointment No. 17 (2026-2027)
Until 31 December 2027
10F Santolan Town Plaza, 276 Santolan Road,
Little Baguio San Juan City Metro Manila
Roll No. 75659
PTR No. SJ 1894641 | 6 Jan 2026 | San Juan City
IBP No. 583526 | 2 Jan 2026 | Quezon City Chapter
Admitted to the Bar on 30 July 2020



MAY 15 2025

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

The management of Citicore Energy REIT Corp. (the "Company") is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein, for the periods ended March 31, 2026 and 2025 and December 31, 2025, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein, and submits the same to the stockholders.

Isla Lipana & Co., the independent auditors appointed by the stockholders for the period ended December 31, 2025, have audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in their reports to the stockholders, have expressed their opinion on the fairness of presentation upon completion of such audit. The financial statements as of and for the periods ending March 31, 2026 and 2025 were not audited as allowed under the applicable rules of the Securities and Exchange Commission and the Philippine Stock Exchange.

A handwritten signature in black ink, consisting of a large, stylized 'E' and 'S' intertwined, written over a horizontal line.

Edgar B. Saavedra
Chairman of the Board

A handwritten signature in black ink, consisting of a large, stylized 'O' and 'T' intertwined, written over a horizontal line.

Oliver Y. Tan
President and Chief Executive Officer

A handwritten signature in black ink, consisting of a large, stylized 'M' and 'A' intertwined, written over a horizontal line.

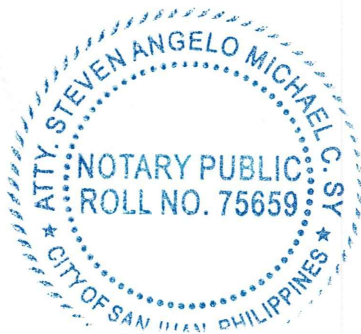
Michelle A. Magdato
Chief Finance Officer



SUBSCRIBED AND SWORN TO before me in SAN JUAN CITY on MAY 15 2026,
affiants exhibiting to me their respective valid IDs, as follows:

NAME	Valid ID	DATE OF ISSUE/VALID UNTIL	PLACE OF ISSUE
Edgar B. Saavedra	Passport No. P6875140B	Valid until May 26, 2031	Manila
Oliver Y. Tan	Passport No. P4489306B	Valid until January 21, 2030	DFA NCR East
Michelle A. Magdato	Passport No. P6873524A	Valid until April 21, 2028	DFA NCR East

Doc. No. 20 ;
Page No. 44 ;
Book No. 1 ;
Series of 2026.



STEVEN ANGELO MICHAEL C. SY
Notary Public for and in San Juan City
Appointment No. 17 (2026-2027)
Until 31 December 2027
10F Santolan Town Plaza, 276 Santolan Road,
Little Baguio San Juan City Metro Manila
Roll No. 75659
PTR No. SJ 1894641 | 6 Jan 2026 | San Juan City
IBP No. 583526 | 2 Jan 2026 | Quezon City Chapter
Admitted to the Bar on 30 July 2020

Citicore Energy REIT Corp.

(Formerly Enfinity Philippines Renewable Resources Inc.)

(A subsidiary of Citicore Renewable Energy Corporation)

Condensed Interim Financial Statements

As at March 31, 2026 and December 31, 2025, and for the three-month periods ended March 31, 2026 and 2025

CITICORE ENERGY REIT CORP.
(A Subsidiary of Citicore Renewable Energy Corp.)
Statements of Financial Position
(All amounts in Philippine Peso)
March 31, 2026 and December 31, 2025

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
<u>ASSETS</u>		
Current assets		
Cash and cash equivalents	693,934,953	676,589,026
Trade and other receivables	32,057,623	92,532,728
Prepayments and other current assets	147,552,308	125,887,382
Total current assets	873,544,884	895,009,136
Non-current assets		
Trade and other receivables - noncurrent	676,705,029	643,351,693
Property, plant and equipment, net	1,079,943,738	1,094,718,598
Investment properties	7,289,948,774	7,292,001,476
Right-of-use assets	28,487,065	29,021,337
Other non-current assets	42,321,957	42,321,957
Total non-current assets	9,117,406,563	9,101,415,061
Total assets	9,990,951,447	9,996,424,197
<u>LIABILITIES AND EQUITY</u>		
Current liabilities		
Trade and other payables	85,882,439	109,144,778
Dividends payable	366,545,425	312,455,931
Lease liabilities - current portion	4,091,371	8,176,613
Total current liabilities	456,519,235	429,777,322
Non-current liabilities		
Security deposit and deferred rent income	183,165,983	184,023,397
Lease liabilities - net of current portion	206,231,995	215,746,397
Bonds payable	4,480,344,347	4,477,910,264
Retirement benefit obligation	314,672	314,672
Total non-current liabilities	4,870,056,997	4,877,994,730
Total liabilities	5,326,576,232	5,307,772,052
Equity		
Share Capital	1,636,363,501	1,636,363,501
Additional paid in capital	2,307,335,739	2,307,335,739
Retained Earnings	720,625,081	744,902,011
Other comprehensive income	50,894	50,894
Total equity	4,664,375,215	4,688,652,145
Total liabilities and equity	9,990,951,447	9,996,424,197

See Notes to the Interim Financial Statements.

CITICORE ENERGY REIT CORP.
(A Subsidiary of Citicore Renewable Energy Corp.)
Statements of Total Comprehensive Income
(All amounts in Philippine Peso)
For the periods ended March 31, 2026 and 2025
(Unaudited)

	March 31, 2026 (Year-to-date)	March 31, 2025 (Year-to-date)	March 31, 2026 (For the quarter)	March 31, 2025 (For the quarter)
Revenues	458,228,741	472,383,458	458,228,741	472,383,458
Cost of Services	(26,292,796)	(26,178,911)	(26,292,796)	(26,178,911)
Gross Profit	431,935,945	446,204,547	431,935,945	446,204,547
Operating expenses	(3,677,526)	(3,084,153)	(3,677,526)	(3,084,153)
Income from operations	428,258,419	443,120,394	428,258,419	443,120,394
Finance cost	(86,387,588)	(85,824,449)	(86,387,588)	(85,824,449)
Others - net	397,663	666,902	397,663	666,902
Income before income tax	342,268,494	357,962,847	342,268,494	357,962,847
Income tax expense	-	-	-	-
Net income after tax	342,268,494	357,962,847	342,268,494	357,962,847
Other comprehensive income	-	-	-	-
Total comprehensive income	342,268,494	357,962,847	342,268,494	357,962,847
Earnings per share				
Basic and diluted	0.05	0.05	0.05	0.05

See Notes to the Interim Financial Statements.

CITICORE ENERGY REIT CORP.
(A Subsidiary of Citicore Renewable Energy Corp.)
Statements of Changes in Equity
(All amounts in Philippine Peso)
For the periods ended March 31, 2026 and 2025
(Unaudited)

	Share capital	APIC	OCI	Retained Earnings	Total equity
Balances at January 1, 2025	1,636,363,501	2,307,335,739	50,894	639,229,768	4,582,979,902
Comprehensive income					
Net income	-	-		357,962,847	357,962,847
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	357,962,847	357,962,847
Transactions with owners					
Cash dividends				(359,999,970)	(359,999,970)
Balances at March 31, 2025	1,636,363,501	2,307,335,739	50,894	637,192,645	4,580,942,779
Balances at January 1, 2026	1,636,363,501	2,307,335,739	50,894	744,902,011	4,688,652,145
Comprehensive income					
Net income	-	-		342,268,494	342,268,494
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	342,268,494	342,268,494
Transactions with owners					
Cash dividends	-	-	-	(366,545,424)	(366,545,424)
Balances at March 31, 2026	1,636,363,501	2,307,335,739	50,894	720,625,081	4,664,375,215

See Notes to the Interim Financial Statements.

CITICORE ENERGY REIT CORP.
(A Subsidiary of Citicore Renewable Energy Corp.)
Statements of Changes in Cash Flows
(All amounts in Philippine Peso)
For the periods ended March 31, 2026 and 2025
(Unaudited)

	March 31, 2026	March 31, 2025
Cash flows from operating activities		
Profit before income tax	342,268,494	357,962,847
Adjustments for:		
Depreciation expense	17,834,333	17,834,095
Unrealized foreign exchange (gains) losses	27,466	(4,354)
Interest expense	86,387,588	4,977,194
Interest income	(425,129)	(679,456)
Operating income before working capital changes	446,092,752	380,090,326
Changes in:		
Receivables	27,121,769	126,332,345
Prepayments and other current assets	(21,664,925)	(5,728,988)
Accounts payable and other liabilities	(22,961,877)	106,987,597
Security Deposit	(1,952,165)	(3,634,547)
Cash from operating activities	426,635,554	604,046,733
Interest received	425,129	679,456
Net cash from operating activities	427,060,683	604,726,189
Cash flows used in investing activities		
Acquisitions of and expenditure for Investment property	(472,500)	(50,578,459)
Net cash used in investing activities	(472,500)	(50,578,459)
Cash flows from financing activities		
Principal payment on lease liability	(15,590,969)	(500,699)
Interest payment on lease liability	(1,834,481)	(1,821,217)
Dividend payment	(312,455,931)	(351,605,169)
Interest payment on bonds	(79,360,875)	(79,360,876)
Net cash used in financing activities	(409,242,256)	(433,287,961)
Net increase in cash	17,345,927	120,859,769
Cash at the beginning of the year	676,589,026	597,582,293
Cash at the end of the period	693,934,953	718,442,062

See Notes to the Interim Financial Statements.

Citicore Energy REIT Corp.

(Formerly Enfinity Philippines Renewable Resources Inc.)

(A subsidiary of Citicore Renewable Energy Corporation)

Notes to the Financial Statements

As at March 31, 2026 and December 31, 2025 and

for the three-month periods ended March 31, 2026 and 2025

(All amounts are shown in Philippine Peso unless otherwise stated)

Note 1 - General information*(a) Corporate information*

Citicore Energy REIT Corp. (formerly Enfinity Philippines Renewable Resources Inc.) (the “Company”) was registered with the Philippine Securities and Exchange Commission (SEC) on July 15, 2010.

Prior to May 25, 2021, the Company’s primary objective is to explore, develop and utilize renewable resources with particular focus on solar and wind energy generation; to design, construct, erect, assemble, commission and operate power-generating plants and related facilities for the conversion of renewable energy into usable form fit for electricity generation and distribution; and to perform other ancillary and incidental activities as may be provided by and under contract with the Government of the Republic of the Philippines, or any subdivision, instrumentality or agency thereof, or any government-owned and controlled corporation, or other entity engaged in the development, supply and distribution of renewable energy.

The amended primary purpose of the Company is to engage in the business of owning income-generating real estate assets, including renewable energy generating real estate assets, under a real estate investment trust (REIT) by virtue of Republic Act (RA) No. 9856, otherwise known as the “*Real Estate Investment Trust Act of 2009*” and its implementing rules and regulations.

The Company’s 22.33-megawatt (MW) Clark Solar Power Project in Clark, Freeport Zone, Pampanga was successfully commissioned on March 12, 2016 through the confirmation of the Department of Energy (DOE) covering its Solar Energy Service Contract (SESC) No. 2014-07-086 and Amended Certificate of Commerciality No. SCC-2015-03-014-B with validity of 25 years. On October 13, 2021, the Company assigned the SESC to Citicore Renewable Energy Corp. (the “Parent Company” or CREC), making the latter the operator of the Clark Solar Power Plant. The assignment was approved by the DOE on December 24, 2021.

On May 25, 2021, the Company’s Board of Directors (BOD) and shareholders approved, among others, the following amendments to the Company’s Articles of Incorporation (AOI): (i) change of corporate name from Enfinity Philippines Renewable Resources Inc. to Citicore Energy REIT Corp.; (ii) amendment of the primary purpose to that of a real estate investment trust; (iii) change of principal office address from Prince Balagtas Avenue Extension, Clark Freeport Zone, Pampanga to 11F, Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Avenue, San Juan City, Metro Manila; and (iv) increase of authorized share capital to P3.84 billion divided into 15.36 billion common shares with par value of P0.25 per share.

On May 26, 2021, as part of the increase in authorized share capital, the Parent Company subscribed to 2.4 billion shares as consideration for the assignment by Parent Company of its advances to the Company amounting to P602,465,066. In addition, Parent Company and Citicore Solar Tarlac 1, Inc. (CST1) (formerly nv vogt Philippine Solar Energy Three, Inc.) subscribed to 19,461,142 shares and 918,720,864 shares, respectively, or a total of 938,182,006 shares, as consideration for the assignment of parcels of land, with an aggregate area of 138,164 sq.m., located in Brgy. Armenia, Tarlac.

The Company's submission to the SEC for the foregoing amendments was approved on October 12, 2021. Upon issuance of the shares during 2021, the Company's shareholding structure was 16.7% and 83.3% owned by CST1 and Parent Company, respectively. Prior to October 12, 2021, the Parent Company owns 100% of the Company.

The Company's ultimate parent company is Citicore Holdings Investment, Inc., a company incorporated in the Philippines as a holding company engaged in buying and holding shares of other companies.

On November 4, 2021, the Company's BOD and shareholders approved, among others, to amend its AOI and delete one of the secondary purposes reflected in the amended AOI as approved by BOD on May 25, 2021 as follows: "to invest in or otherwise engage in the exploitation, development, and utilization of renewable energy resources with particular focus on solar and wind energy generation; to design, construct, erect, assemble, commission and operate power-generating plants and related facilities for the conversion of renewable energy into usable form fit for electricity generation and distribution; and to perform other ancillary and incidental activities as may be provided by and under contract with the Government of the Republic of the Philippines, or any subdivision, instrumentality or agency thereof, or any government-owned and controlled corporation, or other entity engaged in the development, supply and distribution of renewable energy". The Company's submission to the SEC for the foregoing amendment was approved on November 17, 2021.

On January 14, 2022 and February 2, 2022, the Philippine Stock Exchange ("PSE") issued notice of acceptance and the Philippine SEC issued permit to sell, respectively, in relation to the Company's application for initial public offering. The Company attained its status as "public company" on February 22, 2022 when it listed its shares as a REIT in the main board of the PSE. As a public company, it is covered by the Part II of Securities Regulation Code ("SRC") Rule 68.

As at December 31, 2025, the Company has 136 shareholders, each owning one hundred (100) or more shares. As at March 31, 2026, the Company has 139 shareholders, each owning one hundred (100) or more shares.

The total shares outstanding are held by the following shareholders as at March 31, 2026:

	Percentage
CREC*	32.99%
SMIC	28.79%
Public	38.22%
	100.00%

*includes 0.12% held by Directors and Officers

On June 8, 2022, the Company's stockholders approved the issuance of fixed-rate bonds not exceeding thirty five percent (35%) of the value of the deposited property of the Company or up to the allowable leverage under the REIT Act of 2009 and its implementing rules and regulations. On February 10, 2023, the Company listed its maiden ASEAN Green Bonds amounting to P4.5 billion which bear a coupon interest rate of 7.0543% in the Philippine Dealing and Exchange Corp (Note 11). In 2022, the Company received PRS AA+ rating with stable outlook from PhilRatings for both the Company and its proposed bond issuance. The rating, which is considered as an investment grade, allowed the Company to increase its leverage limit from the minimum 35% of the deposited property to a maximum of 70% as prescribed in the REIT IRR. PRS AA+ rating is continuously monitored as long as the rated bond issuance is outstanding.

On March 15, 2024, the Parent Company and CST1 sold a total of 1,884,374,000 common shares in the Company at P2.6534 per share to SM Investments Corporation (SMIC) raising approximately P5.0 billion. The Parent Company will continue to be the single largest shareholder in the Company with a 32.88% effective ownership post-transaction. Proceeds from the sale will be used by the Parent Company to fund further development of solar construction projects across different locations nationwide.

(b) Approval and authorization for the issuance of financial statements

These condensed interim financial statements have been approved and authorized for issuance by the Company's BOD on May 9, 2025.

(c) Segment reporting

The Company's operating businesses are organized and managed according to the nature of the products and services that are being marketed. Each segment represents a strategic business unit that offers different products and serves different markets. The Company has operations only in the Philippines.

The Company derives revenues from two (2) main segments as follows:

(i) Sale of solar energy

This business segment pertains to the generation of electricity from solar power energy through its Clark Solar Power Project. National Transmission Corporation (TransCo) is the Company's sole customer for its sale of solar energy. As a result of assignment of SESC of the Clark Solar Plant to its Parent Company, the sale of solar energy business was terminated with the approval of the DOE on December 24, 2021 effective December 25, 2021. The assignment entailed the transfer of rights as a service contractor with the Philippine government but did not convey ownership over the assets. This was a change in the revenue model using the same solar plant and equipment. The Company still generates cash flows from these assets in the form of lease income instead of sale of solar energy before the assignment. Notwithstanding the change in revenue model, the cash-generating unit remains intact and owned by the Company.

(ii) Leasing

This business segment pertains to the rental operations of the Company with related parties which commenced in November 2021 (Note 13).

All amounts reported in the financial statements of the Company as at March 31, 2026 and December 31, 2025, and for the three months ended March 31, 2026 and 2025 are attributable to this segment except for trade receivables from TransCo amounting to P32.06 million (December 31, 2025 – P42.75 million) and interest income arising from amortization of discount on trade receivables amounting to P0.32 million (2025 – P0.64 million) (Note 4), which are attributable to sale of solar energy segment.

The results of operations of the reportable segments of the Company for the periods ended March 31 are as follows:

	2026			2025		
	Leasing	Sale of solar energy	Total	Leasing	Sale of solar energy	Total
Revenue	458,228,741	-	458,228,741	472,383,458	-	472,383,458
Cost of services	(26,292,796)	-	(26,292,796)	(26,178,911)	-	(26,178,911)
Gross profit	431,935,945	-	431,935,945	446,204,547	-	446,204,547
Operating expense	(3,677,526)	-	(3,677,526)	(3,084,153)	-	(3,084,153)
Finance costs	(86,387,588)	-	(86,387,588)	(85,824,449)	-	(85,824,449)
Other income, net	82,136	315,527	397,663	28,202	638,700	666,902
Income before income tax	341,952,967	-	342,268,494	357,324,147	638,700	357,962,847
Income tax expense	-	-	-	-	-	-
Net income for the period	341,952,967	315,527	342,268,494	357,324,147	638,700	357,962,847

The segment assets and liabilities of the reportable segments of the Company as at March 31, 2026 and December 31, 2025 are as follows:

	March 31, 2026			December 31, 2025		
	Leasing	Sale of solar energy	Total	Leasing	Sale of solar energy	Total
Segment assets						
Current	841,487,261	32,057,623	873,544,884	852,260,199	42,748,937	895,009,136
Non-current	9,117,406,563	-	9,117,406,563	9,101,415,061	-	9,101,415,061
	9,958,893,824	32,057,623	9,990,951,447	9,953,675,260	42,748,937	9,996,424,197
Segment liabilities						
Current	456,519,235	-	456,519,235	429,777,327	-	429,777,327
Non-current	4,870,056,997	-	4,870,056,997	4,877,994,725	-	4,877,994,725
	5,326,576,232	-	5,326,576,232	5,307,772,052	-	5,307,772,052

All revenues of the Company are from domestic entities incorporated in the Philippines, hence, the Company did not present geographical information required by Philippine Financial Reporting Standards (PFRS) 8, “*Operating Segments*”.

Note 2 - Additional notes in compliance with Philippines Accounting Standard (PAS) 34

1. There are no seasonal aspects that have a material effect on the condensed interim financial statements. The Company’s revenues (including rental income from investment properties) are correlated to the amount of electricity generated by its solar power plant and the solar power plants operating on the investment properties, which in turn is dependent upon irradiance and weather conditions. Irradiance and weather conditions have natural variations from season to season and from year-to-year and may also change permanently because of climate change or other factors. The Company believes that such seasonality is effectively managed as the Company and its lessees have installed systems to monitor the daily output of such solar power plants and calibrate and improve output, as the need arises, based on an expected performance ratio.
2. Related party transactions include advances to (from) related parties which are made to finance working capital requirements including lease and sublease agreements, security deposits, purchase of land properties and payment of property management fee and fund management fee (Note 11).
3. Refer to Note 13 for the disaggregation of the Company’s revenue from contracts with customers recognized for the period ended March 31, 2026 and 2025.
4. The Company’s equity transactions for the period ended March 31, 2026 include dividend declaration amounting to P366 million (Note 12).
5. There were no items not in the ordinary course of business for the period ended March 31, 2026 that affected assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size, or incidence.
6. There were no changes in management’s use of estimates, assumptions and judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities.
7. There were no other off-balance sheet arrangements or obligations for the period ended March 31, 2026 that were likely to have a current or future effect on the financial condition, revenues or expenses, results of operations, liquidity, capital expenditures or capital resources that are material to investors.
8. There are no significant elements of income or loss for the period ended March 31, 2026 that did not arise from the Company’s continuing operations.

9. Any material changes from period to period in any line items of the Company's condensed interim financial statements that have not been explained were the results of normal fluctuations in operations.

Note 3 - Cash and cash equivalents

Cash and cash equivalents as at reporting periods consist of:

	March 31, 2026	December 31, 2025
Cash on hand	-	-
Cash in banks	693,934,953	676,589,026
	693,934,953	676,589,026

Cash in banks earn interest at the prevailing bank deposit rates.

Total interest income earned from cash in banks and short-term placements for months ended March 31 are as follows:

	Note	2026	2025
Interest income	16	59,352	40,756

Note 4 - Trade and other receivables, net

Trade and other receivables, net as at reporting periods consist of:

	Note	March 31, 2026	December 31, 2025
Current			
Trade receivables from TransCo		32,057,623	42,748,947
Lease receivables	11	-	49,783,791
Receivable arising from VAT refunds		-	-
Other receivable		1,944,096	1,944,096
Allowance for doubtful account of other receivable		(1,944,096)	(1,944,096)
		-	-
		32,057,623	92,532,728
Non-current			
Trade			
Receivables from TransCo		-	-
Lease receivables	11	676,705,029	643,351,693
		676,705,029	643,351,693

Trade receivables are generally collectible within a 60-day period. In accordance with the Renewable Energy Payment Agreement (REPA), in the event that TransCo fails to pay any amount stated in the feed-in tariff (FIT) statement of account upon the lapse of one billing period from the relevant payment date, TransCo shall pay to the Company such unpaid amount plus interest thereon, calculated from the relevant payment date to the day such amount is actually paid. Interest rate is the rate prevailing for a 91-day treasury bill plus 3%. There are no interest income arising from late payments of TransCo for the three months ended March 31, 2026 and 2025.

Details of trade receivables from TransCo as at reporting periods are as follows:

	Current	Non-current	Total
March 31, 2026			
Trade receivables	32,473,583	-	32,473,583
Discount on receivables	(415,960)	-	(415,960)
	32,057,623	-	32,057,623

December 31, 2025			
Trade receivables	43,480,424	-	43,480,424
Discount on receivables	(731,487)	-	(731,487)
	42,748,937	-	42,748,937

In 2020, the ERC issued Resolution No. 06, Series of 2020, which was further clarified in February 2021, to confirm that the actual recovery of the arrears FIT rate adjustment shall be for a period of 5 years whereas those from January 2016 generation shall start billing in December 2020 and payment schedule starts in January 2021.

Discount on trade receivables from TransCo arising from this amounted to P0.42 million as at March 31, 2026 (December 31, 2025 – P0.73 million). Interest income arising from amortization of discount on trade receivables from TransCo for three months ended March 31, 2026 and 2025 amounted to P0.32 million (2025 – P0.63 million) (Note 18).

Lease receivables pertain to accrued rent resulting from the straight-line method of recognizing rental income.

Other receivable pertains to a refund for overpaid insurance.

The Company does not hold any collateral as security. Management believes that an allowance for doubtful accounts as at March 31, 2026 and December 31, 2025, except for other receivable which has been fully provided for, is not necessary since these account balances are deemed fully collectible. Trade receivables are all current in nature except from non-current portion of receivable from TransCo related to FIT-rate adjustments. All previous billings of the Company were collected in full.

None of the trade and other receivables that are fully performing have been renegotiated.

Note 5 - Prepayments and other current assets

Prepayments and other current assets as at reporting periods consist of:

	March 31, 2026	December 31, 2025
Input value-added tax (VAT)	66,368,787	63,046,465
Prepaid taxes	65,971,156	60,528,637
Deferred issuance cost	15,212,365	2,312,280
	147,552,308	125,887,382

Input VAT represents VAT on purchases of goods and services which can be recovered either as tax credit against future output VAT or through refund.

Prepaid taxes include creditable withholding tax, overpayment of withholding taxes and income taxes.

Note 6 - Property, plant and equipment, net

Details and movements of property, plant and equipment, net are as follows:

	Solar plant and equipment	Substation and transmission lines	Computer equipment	Service vehicle	Total
Cost					
January 1, 2025, December 31, 2025 and March 31, 2026	1,664,296,964	44,477,618	40,000	135,500	1,708,950,082
Accumulated depreciation					
January 1, 2025	530,505,954	24,450,592	40,000	135,500	555,132,046
Depreciation	55,895,008	3,204,430	-	-	59,099,438
December 31, 2025	586,400,962	27,655,022	40,000	135,500	614,231,484
Depreciation	13,973,752	801,108	-	-	14,774,860
March 31, 2026	600,374,714	28,456,130	40,000	135,500	629,006,344
Net book values					
March 31, 2026	1,063,922,250	16,021,488	-	-	1,079,943,738
December 31, 2025	1,077,896,002	16,822,596	-	-	1,094,718,598

The Clark Solar Power Project was funded through a Term Loan Facility Agreement with Development Bank of the Philippines (DBP). The solar plant and equipment include capitalized borrowing costs amounting to P13.69 million. The Company's solar plant and equipment is pledged as collateral under the chattel mortgage agreement entered into in relation to this agreement. On May 4, 2021, the Parent Company assumed the Company's outstanding loan with DBP. As a result, the chattel mortgage agreement was rescinded by DBP on November 3, 2021.

There were no additions for the periods ended March 31, 2026 and December 31, 2025.

Depreciation expenses for the periods ended March 31 are recognized as follows:

	Notes	2026	2025
Cost of services	14	14,774,860	14,774,860
Operating expenses	15	-	-
		14,774,860	14,774,860

Following the approval of the DOE on the assignment of SESC No. 2014-07-086 of the Clark Solar Plant to its Parent Company effective December 25, 2021, the Company leased out the Clark Solar Plant to its Parent Company in exchange of fixed and variable lease rental (Note 11). The Parent Company became the Clark Solar Plant operator.

Based on the results of management assessment, the Company believes that there were no indicators of impairment as at March 31, 2026 and December 31, 2025.

Note 7 - Other non-current assets

Other non-current assets as at reporting periods consist of:

	Note	March 31, 2026	December 31, 2025
Cash bond		5,279,310	5,279,310
Security deposits	18	37,042,647	37,042,647
		42,321,957	42,321,957

Cash bond pertains to deposits to Department of Agrarian Reform (DAR) for the land conversion from agricultural to industrial use which are refundable after 18 to 24 months.

Note 8 - Investment properties, net

Details and movements of investment properties as at March 31, 2026 and December 31, 2025 are as follows:

	Freehold land assets	Leasehold land assets	Total
Cost			
January 1, 2025	7,076,488,014	193,407,105	7,269,895,119
Additions	62,982,753	-	62,982,753
December 31, 2025	7,139,470,767	193,407,105	7,332,877,872
Additions	472,500	-	472,500
March 31, 2026	7,139,943,267	193,407,105	7,333,350,372
Accumulated amortization			
January 1, 2025	-	30,775,590	30,775,590
Amortization	-	10,100,806	10,100,806
December 31, 2025	-	40,876,396	40,876,396
Amortization	-	2,525,201	2,525,201
March 31, 2026	-	43,401,598	43,401,598
Net book values			
March 31, 2026	7,139,943,264	150,005,509	7,289,948,774
December 31, 2025	7,139,470,766	152,530,710	7,292,001,476

The amounts recognized in the statements of total comprehensive income for period ended March 31, 2026 and 2025 related to the investment properties are as follows:

	Notes	Freehold land assets	Leasehold land assets	Plant assets	Total
2026					
Rental income		211,802,636	173,875,488	70,598,457	456,276,581
Amortization of deferred rent income		1,030,904	645,911	275,345	1,952,160
Total revenue	15	212,833,540	174,521,399	70,873,802	458,228,741
Cost of services					
Depreciation		-	(2,525,201)	(15,309,132)	(17,834,333)
Property management fee		(2,671,774)	(2,624,938)	(1,047,136)	(6,343,848)
Fund management fee		(890,592)	(874,979)	(349,045)	(2,114,616)
	16	(3,562,366)	(6,025,118)	(16,705,313)	(26,292,796)
Others - net		(1,708,101)	(1,400,626)	(171,136)	(3,279,863)
Finance costs	18	(81,884,940)	(3,290,749)	(1,211,899)	(86,387,588)
Profit arising from investment properties		125,678,133	163,804,906	52,785,454	342,268,494
2025					
Rental income		225,957,352	173,875,488	70,598,457	470,431,297
Amortization of deferred rent income		1,030,902	645,911	275,347	1,952,160
Total revenue	15	226,988,254	174,521,399	70,873,804	472,383,457
Cost of services					
Depreciation		-	(2,525,501)	(15,308,894)	(17,834,095)
Property management fee		(2,616,926)	(2,612,921)	(1,028,765)	(6,258,612)
Fund management fee		(872,309)	(870,974)	(342,922)	(2,086,205)
	16	(3,489,235)	(6,009,096)	(16,680,581)	(26,179,912)
Others - net		(1,481,988)	(1,139,436)	204,174	(2,417,250)
Finance costs	18	(81,237,697)	(3,407,639)	(1,179,114)	(85,824,450)
Profit arising from investment properties		140,779,334	163,965,229	53,218,283	357,962,847

(a) Freehold land asset

On May 25, 2021, the Company and Parent Company, executed a deed of assignment whereas the latter hereby assigns, transfers, and conveys a parcel of land located in Brgy. Armenia, Tarlac City, Tarlac to the former, absolutely, and free from all liens and/or encumbrances, valued at P4.87 million in consideration for the issuance of Company's shares upon approval of the SEC of the Company's application for the increase in authorized share capital. On the same date, the Company and CST1 executed a deed of assignment whereas the latter hereby assigns, transfers, and conveys several parcels of land located in Brgy. Armenia, Tarlac City, Tarlac to the former, absolutely, and free from all liens and/or encumbrances valued at P229.68 million in consideration for the issuance of Company's shares upon approval of the SEC of the Company's application for the increase in authorized share capital (Note 14). These parcels of land are recognized with reference to its fair value. The approval of the increase in the authorized share capital was obtained from the SEC on October 12, 2021. The actual transfer and registration of the parcels of land to the Company's name were finalized on October 27, 2021.

In 2022, the Company executed a deed of absolute sale with Citicore Solar Bulacan, Inc. (CSBI) (formerly Bulacan Solar Energy Corporation) and Citicore Solar South Cotabato, Inc. (CSSCI) (formerly nv vogt Philippine Solar Energy One, Inc.), entities under common control, for the purchase of several parcels of land located in San Ildefonso, Bulacan and Brgy. Centrala, Suralla, South Cotabato for a total consideration of P1.75 billion and P753.80 million, respectively (Note 11).

The proceeds from the P4.5 billion bonds which the Company raised in February 2023 (Note 11) were used to acquire parcels of land from multiple land-owners spread across the three barangays in Tuy, Batangas, namely: Brgy, Lumbangan, Brgy. Luntal, and Brgy. Bolbok. Additional acquisitions were also made in Arayat, Pampanga, Mexico, Pampanga and Pangasinan. These parcels of land are ideal for utility scale solar power plants due to proximity to the National Grid Corporation of the Philippines (NGCP) substation and proven solar irradiance resources. The cost of acquisition, taxes and other land related expenses were capitalized as part of investment properties. These parcels of land were subsequently leased out to its related parties (Note 12).

The aggregate fair value of these parcels of land as determined by an independent appraiser as at March 31, 2026 amounted to P10.62 billion. The fair value of the parcels of land was estimated by the independent appraiser using the discounted cash flow analysis grounded on the principle that the value of an economic entity is the present worth of the economic benefits it will generate in the future (i.e., economic benefits come in the form of lease of the solar power plant). This approach requires a forecast of the economic entity's stream of net income based on lease contract. These net income or rents are then summed up and discounted back to present value by an appropriate discount rate, then add the terminal value of the property. The valuation process consists of estimation of the current market value of the leased property and present value of the unexpired contract rentals. The discounted cash flow analysis falls under the income approach which is a method in which the appraiser derives an indication of value for income-producing property by converting anticipated future benefits into current property value. This approach falls under Level 3 of the fair value hierarchy. As required by the REIT Implementing Rules and Regulations (REIT IRR), a full valuation of the Company's assets shall be conducted by an independent property valuer at least once a year. Management assessed that there are no significant changes in the business environment from the date of last valuation up to reporting date which would impact the fair value of the properties.

The fair value is sensitive to the following unobservable inputs: (1) lease income growth rates (fixed and variable lease) which were based on the signed lease contracts and (2) discount rate using the weighted average cost of capital based on the average capital structure of the companies in the solar energy sector as of the valuation date.

The current use of the parcels of land is at its highest and best use.

(b) Leasehold land assets

The Company, as a lessee, entered on the following lease agreements:

- On July 26, 2021, the Company entered into a contract of sublease and contract of lease with the owners of parcels of land with a total aggregate area of approximately 4.8 hectares and 5.6 hectares, respectively, which are located in Brgy. Dalayap, Tarlac City, Tarlac. Each of these land properties are covered by an existing lease contract with an original term from November 1, 2015 to October 31, 2040 with Citicore Solar Tarlac 2, Inc. (CST2) (formerly nv vogt Philippines Solar Energy Four, Inc.), an entity under common control. The Company subleased the land back to CST2 effective November 1, 2021 (Note 11). These lease agreements are effective for 19 years commencing on November 1, 2021 until October 31, 2040 which may be extended at the option of the Company for another 25 years upon the acceptance by and consent of the lessor.
- On July 26, 2021, the Company entered into a deed of assignment with Citicore Solar Cebu, Inc. (CSCI) (formerly First Toledo Solar Energy Corp.) (assignor), an entity under common control, and a third-party lessor, to transfer, assign, and convey unto the Company (assignee) all of the assignor's rights and obligations under the contract of lease dated November 12, 2015 for the lease of parcel of land with total aggregated area of approximately 73 hectares located in Brgy. Talavera, Toledo City, Cebu. The third-party lessor consented to the assignment of the contract of lease in favor of the Company and the sublease of the leased area by the Company in favor of the assignor. CSCI operates a 60 MW installed capacity solar power plant in the leased area that was successfully commissioned on June 30, 2016. The Company shall pay an advance rental every two years, subject to escalation rate of 12% every five years, for a period of 25 years, reckoned from the effective date stipulated in the Renewable Energy Payment Agreement but not later than May 31, 2016, subject to renewal. The agreement took effect on January 1, 2022. On July 26, 2021, the Company entered into sublease agreement with CSCI (sublessee) related to the identified leased area effective January 1, 2022 (Note 11).
- On July 28, 2021, the Company entered into a lease agreement with an owner of several parcels of land located in Brgy. Rizal, Silay City, Negros Occidental. These land properties are covered by an existing lease contract that commenced on June 1, 2016 with Citicore Solar Negros Occidental, Inc. (CSNO) (formerly Silay Solar Power, Inc.), an entity under common control. The Company subleased the land back to CSNO. The new lease agreement commenced on January 1, 2022 until October 31, 2040 which may be extended for additional five (5) years unless the parties agreed to terminate the lease agreement at the end of the initial term. The lease payment is subject to annual escalation rate of 2% beginning in the third year of the lease. CSNO operates a 25 MW installed capacity solar power plant in the leased area that was successfully commissioned on March 8, 2016. On July 28, 2021, the Company entered into sublease agreement with CSNO (sublessee) to sublease the identified leased area effective January 1, 2022 (Note 11).

The aggregate fair value of these parcels of land classified as leasehold land assets as determined by an independent appraiser as at March 31, 2026 amounted to P6.43 billion. The same valuation technique was used in measuring the fair value as that of the freehold land assets.

Right-of-use assets arising from these leasing arrangements are presented under leasehold land assets. Land is the underlying asset to which the right-of-use assets would be grouped if these were owned by the Company.

Note 9 - Trade payables and other liabilities

Trade payables and other liabilities as at reporting periods consist of:

	Note	March 31, 2026	December 31, 2025
Trade payables		559,685	33,465
Due to government agencies		33,821,484	57,309,140
Interest payable		43,693,064	43,993,528
Deferred rent income, current portion	11	7,808,640	7,808,645
		85,882,439	109,144,778

Trade payables to third parties are normally due within a 30-day period.

The balance of due to government agencies pertains to unpaid business taxes to a local government unit, withholding taxes and mandatory government contributions. It contains P33.6 million business tax and withholding taxes of P0.2 million.

Note 10 - Bonds payable

On January 30, 2023 to February 3, 2023, the Company offered P4.5 billion ASEAN Green Bonds to the public at face value and subsequently issued and listed these ASEAN Green Bonds in the Philippine Dealing & Exchange Corp. (PDEX) on February 10, 2023. The ASEAN Green Bonds are denominated in Philippine Peso, maturing in 5 years from the issue date and bear a fixed interest rate of 7.0543% per annum. Interest is payable quarterly in arrears on May 10, August 10, November 10, and February 10 of each year. Prior to the maturity date, the Company has the right, but not the obligation, to redeem (in whole but not in part) the outstanding ASEAN Green Bonds on early redemption option dates as follows:

Early redemption option dates	Early redemption option price
On the 3rd anniversary of the issue date and every interest payment date preceding the 4th anniversary of the issue date	101%
On the 4th anniversary of the issue date and every interest payment date thereafter	100.5%

The ASEAN Green Bonds shall have the benefit of a negative pledge on all present and future assets and revenues of CREIT, subject to certain permitted liens. The Company shall remain, for as long as any of the ASEAN Green Bonds remain outstanding, compliant with the aggregate leverage limit imposed by the REIT Law. Under the REIT Law, the total borrowings and deferred payments of a REIT should not exceed thirty-five percent (35%) of its deposited property, provided, however, that the total borrowings and deferred payments of a REIT that has a publicly disclosed investment grade credit rating by a duly accredited or internationally recognized rating agency may exceed thirty-five percent (35%) but not more than seventy percent (70%) of its deposited property and provided further that in no case shall its fund manager borrow for the REIT from any of the funds under its management. The ASEAN Green Bonds are rated Aa+ with stable outlook by PhilRatings. The rating is subject to regular annual reviews, or more frequently as market developments may dictate, while the ASEAN Green Bonds are outstanding. As at March 31, 2025, the Company is compliant with this covenant.

The Company incurred total bond issuance cost amounting to P47.34 million.

The amortized cost of the ASEAN Green Bonds as at March 31, 2026 and December 31, 2025 follows:

	March 31, 2026	December 31, 2025
Principal	4,500,000,000	4,500,000,000
Bond issuance cost		
Beginning	(22,089,736)	(31,432,802)
Addition	-	-
Amortization	2,434,083	9,343,066
Ending	(19,655,653)	(22,089,736)
	4,480,344,347	4,477,910,264

Total finance costs recognized in the statement of total comprehensive income for the three months ended March 31, 2026 amounted to P86.39 million. Finance costs include amortization of bond issuance cost amounting to P2.43 million. Movements in interest payable for the three months ended March 31, 2026 follow:

	Amount
Interest expense	81,494,500
Amortization of bond issuance cost and customer deposits	(2,434,083)
Reversal of accrued interest	43,993,522
Interest payments	(79,360,875)
March 31, 2026	43,693,064

Note 11 - Related party transactions

In the normal course of business, the Company transacts with companies which are considered related parties under Philippine Accounting Standards (PAS) 24, “*Related Party Disclosures*”.

The transactions and outstanding balances of the Company as at March 31, 2026 and December 31, 2025, and for the periods then ended and for the period ended March 31, 2025 with related parties are as follows:

Related parties	Transactions			Outstanding balance Receivables (Payables)		Terms and conditions
	March 31, 2026	March 31, 2025	December 31, 2025	March 31, 2026	December 31, 2025	
Parent Company						
Lease income	72,623,568	72,623,568	290,494,268	59,537,407	53,628,382	Refer to (e) and Notes 4 and 15.
Advances to (from)	-	-	-	-	-	Refer to (a).
Security deposits						
Additions	-	-	-	(22,180,645)	(22,180,645)	Refer to (e).
Accretion of interest expense	210,504	210,504	842,019	7,330,323	7,540,828	
				(14,850,322)	(14,639,817)	
Deferred rent income						
Additions	-	-	-	(10,473,745)	(10,473,745)	Refer to (e).
Amortization	275,347	275,347	1,101,391	4,130,204	3,854,857	
				(6,343,541)	(6,618,888)	
Entities under common control						
Lease income	383,653,013	397,807,729	1,584,898,711	617,167,622	513,148,198	Refer to (e) and Notes 4 and 15.
Acquisition of properties	-	-	-	-	-	Refer to (e) and Note 8.
Property management fee	6,343,849	6,258,612	25,062,302	-	(951,448)	Refer to (f).
Fund management fee	2,114,616	2,086,204	8,354,102	-	(2,728,299)	Refer to (g).
Security deposits						
Additions	-	-	-	(179,346,767)	(179,346,767)	Refer to (e).
Accretion of interest expense	884,247	767,244	3,536,987	111,843,277	112,727,524	
				(67,503,489)	(66,619,243)	
Deferred rent income						
Additions	-	-	-	(124,406,523)	(124,406,523)	Refer to (e).
Amortization	1,676,813	1,256,217	6,707,254	22,129,251	20,452,438	
				(102,277,272)	(103,954,085)	

(a) Advances

Advances to (from) related parties are made to finance working capital requirements or to assume receivables and payables to (from) related parties and/or third parties. Advances to (from) related parties are unsecured, with no guarantee, non-interest bearing, collectible (payable) in cash both on demand and after more than 12 months and are expected to be collected (settled) in cash or offset with outstanding liability (receivable).

There was no offsetting as at and for the periods ended March 31, 2026 and December 31, 2025.

(b) Key management compensation

Except for the directors' fees that the Company pays to each of the independent directors, there are no other arrangements for the payment of compensation or remuneration to the directors of the Company in their capacity as such. Directors' fees for the period March 31, 2026 amounted to P0.36 million (March 31, 2025 – P0.2 million) (Note 17).

The Company's management functions are being handled by the Parent Company and another related party at no cost. No other short-term or long-term compensation was paid to key management personnel for the periods ended March 31, 2026 and 2025.

(c) Lease agreements

The Company entered into various lease contracts, as a lessor, with related parties as follows:

- Sublease agreement of below land properties to related parties:
 - Land property located in Brgy. Dalayap, Tarlac City, Tarlac with CST2

The agreement is effective for 19 years commencing on November 1, 2021 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the sublessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the period ended March 31, 2026 amounting to P12.18 million (2025 – P12.18 million) (Note 15).
 - Land property located in Brgy. Rizal, Silay City, Negros Occidental with CSNO

The agreement is effective for 19 years commencing on January 1, 2022 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the sublessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the period ended March 31, 2026 amounting to P69.89 million (2025 – P69.89 million) (Note 15).
 - Land property located in Brgy. Talavera, Toledo City, Cebu with CSCI

The agreement is effective for 19 years commencing on January 1, 2022 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the sublessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the period ended March 31, 2026 amounting to P92.45 million (2025 – P92.45 million) (Note 15).
- Lease agreement of below land properties to related parties:
 - Land property located in Brgy. Armenia, Tarlac City, Tarlac with CST1

The agreement is effective for 25 years commencing on November 1, 2021 until October 31, 2046 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the lessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to this property for the period ended March 31, 2026 amounting to P14.62 million (2025 – P14.62 million) (Note 15).

- Land property located in San Ildefonso, Bulacan with CSBI

In 2021, the Company entered into a memorandum of agreement with CSBI for the future sale of land properties owned by CSBI to the Company. In 2022, the Company executed a deed of absolute sale for the purchase of several parcels of land located in San Ildefonso, Bulacan from CSBI for a total consideration of P1.75 billion (Note 8). The purchase price was fully paid during 2022. The land properties were recognized as part of investment properties as at March 31, 2026. Subsequently, the Company and CSBI entered into a lease agreement for the same land properties.

The lease agreement is effective for 25 years commencing on January 1, 2022 until December 31, 2046 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the lessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to these land properties for the period ended March 31, 2026 amounting to P50.98 million (2025 – P50.98 million) (Note 15).

- Land property located in Brgy. Centrala, Suralla, South Cotabato with CSSCI

In 2021, the Company entered into a memorandum of agreement with CSSCI for the future sale of land properties located in Brgy. Centrala, Suralla, South Cotabato to the Company. In 2022, the Company entered into a contract to sell with CSSCI related to the acquisition of said property, on which CSSCI committed that from the signing of the contract until the signing of deed of absolute sale, CSSCI shall not make any offer, or entertain or discuss any offer, for the sale, mortgage, lease of said property with any person other than the Company. This has resulted in addition to the Company's investment properties. On June 6, 2022, the Company executed a deed of absolute sale for the purchase of said properties for a total consideration of P753.80 million. The purchase price was fully paid during 2022. Subsequently, the Company and CSSCI entered into a lease agreement for the same property.

The lease agreement is effective for 25 years commencing on January 1, 2022 until December 31, 2046 with the Company's right to reevaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the lessee vis-a-vis the three-year historical plant generation and market prices. The Company recognized lease income related to these properties for the period ended March 31, 2026 amounting to P22.43 million (2025 – P22.43million) (Note 15).

- Land properties located in Brgy. Lumbangan and Brgy. Luntal, Tuy, Batangas with Citicore Solar Batangas 1, Inc. (CSBatangas 1) (formerly known as Greencore Power Solutions 4, Inc.)

In 2023, the Company entered into a contract of lease with CS Batangas 1 for the lease of land properties located in Brgy. Luntal and Brgy. Lumbangan, Municipality of Tuy, Batangas, respectively. The lease agreement is effective for 25 years commencing on January 1, 2023 to December 31, 2047. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the periods ended March 31, 2026 amounting to P21.03 million and P24.97 million, respectively (2025 – P20.95 million and P26.10 million) (Note 13).

- Land property located in Bolbok Phase 1 and Phase 2 Tuy, Batangas with Citicore Solar Batangas 2, Inc. (CSBatangas 2) (formerly known as Greencore Power Solutions 2, Inc.)

The Company entered into a contract of lease with CS Batangas 2 for the lease of land properties (Bolbok Phase 1 and Phase 2) located in Brgy. Bolbok, Municipality of Tuy, Batangas. The lease agreement is effective for 25 years commencing on February 1, 2023 to January 31, 2048 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these

properties for the periods ended March 31, 2026 amounting to P18.82 million and P23.12 million, respectively (2025 – P18.75 million and P23.03 million) (Note 13).

- Land property located in Arayat Phase 3, Arayat, Pampanga with CS Pampanga 1, Inc., (CS Pampanga 1)

In 2023, the Company entered into a contract of lease with CS Pampanga 1 for the lease of land properties located in Municipality of Arayat, Pampanga. The lease agreement is effective for 25 years commencing on February 1, 2023 to January 31, 2048 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the periods ended March 31, 2026 amounting to P15.93 million (2025 – P15.90 million) (Note 13).

- Land property located in Pangasinan with CS Pangasinan 2, Inc. (CS Pangasinan 2)

In 2023, the Company entered into a contract of lease with CS Pangasinan 2 for the lease of land properties located in Pangasinan. The lease agreement is effective for 25 years commencing on July 1, 2023 until June 30, 2048 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the period ended March 31, 2025 amounting to P18.91 million (2025 – 33.06 million) (Note 13).

- Land property located in Magalang, Pampanga with Parent Company

In 2023, the Company entered into a contract of lease with its Parent Company for the lease of land properties located in Magalang, Pampanga. The lease agreement is effective for 25 years commencing on August 1, 2023 until July 31, 2043 with an extendible period of additional 50 years at the option of the lessor. The lease payment is subject to an annual escalation rate of 2.5%. The Company recognized lease income related to these properties for the period ended March 31, 2026 amounting to P2.03 million (2025 – 2.03 million) (Note 13).

- Assignment of SESC of the Clark Solar Plant and the subsequent lease of the plant to the Parent Company

On October 13, 2021, the Company assigned SESC No. 2014-07-086 of the Clark Solar Plant to its Parent Company, thereby establishing the Parent Company as the operator of such plant. On the same date, the Company, as a lessor, and its Parent Company, as lessee, executed a lease contract for latter's use of the Clark Solar Plant in line with the assignment of SESC. The assignment was approved by the DOE on December 25, 2021 (Note 2). The lease agreement is effective for almost 18 years commencing on November 1, 2021 and ending on March 3, 2039 with the Company's right to re-evaluate the lease payments at the end of the 10th year to consider changes in circumstances either economic conditions or actual performance of the Parent Company vis-a-vis the three-year historical plant generation and market prices. No rental income was recognized from this lease agreement during 2021 considering that the DOE only approved the assignment on December 24, 2021 effective December 25, 2021. Hence, commencement date of the contract was moved to January 1, 2022. The Company recognized lease income related to this property for the period ended March 31, 2026 amounting to P70.87 million (2025 – P70.87 million) (Note 15).

In addition to the clauses discussed above, subject also to the Company's right over the leasehold properties, the Company and related party-lessees can continue and may further extend the lease period in a way that is beneficial to both parties. The lease payment for the lease agreements above is equivalent to the sum of fixed and variable lease rates.

The recognized lease receivables from related parties as at March 31, 2026 and December 31, 2025 pertain to accrued rent resulting from the straight-line method of recognizing rental income.

The Company received security deposits from its lessees equivalent to an average two-month lease payments for freehold land properties and one-month lease payment for solar property and leasehold land properties. The security deposits shall remain valid until expiration of the lease agreements and shall serve as guarantee for the lessees' faithful compliance with the terms, conditions, and obligations of lease agreements. The security deposits shall be adjusted annually and the lessees shall provide the necessary amount to keep the security deposits equivalent to the number of months' rent. Upon termination of the lease agreements, the security deposits will be refunded without interest by the Company less payment of all remaining monetary obligations of the lessees to the Company. The security deposits, or the balance thereof, whichever is applicable shall be refunded to the lessees within 60 days from the return of the leased properties to the Company. These security deposits were presented as non-current liabilities in the statements of financial position as at March 31, 2026.

Details of security deposits and deferred rent income as at reporting periods are as follows:

	Notes	March 31, 2026	December 31, 2025
Security deposits			
Gross amount		201,527,412	201,527,412
Additions		-	-
Applications		-	-
		201,527,412	201,527,412
Allowance for amortization of security deposits			
Beginning		(120,268,349)	(124,647,355)
Additions		-	-
Accretion of interest expense	18	1,094,748	4,379,006
		(119,173,601)	(120,268,349)
		82,353,811	81,259,063
Deferred rent income			
Beginning		110,572,969	118,381,614
Additions		-	-
Amortization	15	(1,952,157)	(7,808,645)
		108,620,812	110,572,969
Less: Current portion	9	(7,808,640)	(7,808,645)
Non-current portion		100,812,172	102,764,324

Accretion of interest expense for the period ended March 31, 2026 amounted to P1.09 million (2025 – P1.09 million) (Note 18).

Deferred rent income pertains to the difference between the nominal values of the deposits and their fair values. These are initially measured at fair value and subsequently amortized using the straight-line method. Amortization of deferred rent income for the period ended March 31, 2026 amounted to P1.95 million (2025 – P1.95 million) which was recognized as part of rental income in the statements of total comprehensive income (Note 15).

(d) Property management fee

On August 9, 2021, the Company entered into a property management agreement with Citicore Property Managers, Inc. (CPMI), an entity under common control. CPMI will receive a management fee based on certain percentage of the Company's guaranteed base lease. Payment in cash is due and payable 10 days from receipt of billing statement. Property management commenced in 2022 in line with the date of Company's listing to PSE. Property management fee amounted to P6.34 million for the period ended March 31, 2026 (2025 – P6.26 million) (Note 16).

(e) Fund management fee

On July 26, 2021, the Company entered into a fund management agreement with Citicore Fund Managers, Inc. (CFMI), an entity under common control. CFMI will receive a management fee equivalent to a certain percentage of the Company's guaranteed base lease, plus a certain percentage of the acquisition price for every acquisition made by it on behalf of the Company and plus a certain percentage of the sales price for every property divested by it on behalf of the Company. Payment in cash is due and payable 10 days from receipt of billing statement. Fund management agreement commenced in 2022 in line with the date of Company's listing to PSE. Fund management fee amounted to P2.11 million for the period ended March 31, 2026 (2025 -P2.09 million) (Note 16).

On July 26, 2021, the BOD approved the Company's material related party transaction policy to adhere with SEC Memorandum Circular No. 10, Series of 2019 which include: the identification of related parties, coverage of material related party transactions, adjusted thresholds, identification and prevention or management of potential or actual conflicts of interests arising out of or in connection with the material related party transactions, guidelines in ensuring arm's length terms, approval of material related party transactions, self-assessment and periodic review of policy, disclosure requirements, whistleblowing mechanisms, and remedies for abusive material related party transactions. The BOD, with the assistance of the Related Party Transaction Review and Compliance Committee ("RPTRCC"), shall oversee, review, and approve all related party transactions to ensure that these are conducted in the regular course of business and on an arm's length basis and not undertaken on more favorable economic terms to the related parties than with non-related or independent parties under similar circumstances. The RPTRCC shall be granted the sole authority to review related party transactions. Those falling within the materiality thresholds set by the Company's BOD shall require the approval of the Chief Executive Officer and/or President or the BOD, as the case may be.

Note 12 - Share capital

The details and movements of the Company's share capital as at reporting periods are as follows:

	March 31, 2026		December 31, 2025	
	Number of shares	Amount	Number of shares	Amount
Authorized share capital				
Common shares - P0.25 par value	15,360,000,000	3,840,000,000	15,360,000,000	3,840,000,000
Issued and outstanding				
Common shares - P0.25 par value				
Balance at January 1	6,545,454,004	1,636,363,501	6,545,454,004	1,636,363,501
Issuances	-	-	-	-
Balance at end of period	6,545,454,004	1,636,363,501	6,545,454,004	1,636,363,501

(a) Share reclassifications and increase in authorized share capital

On March 12, 2021, the Company's BOD and shareholder approved that the redeemable preferred shares and other classes of common shares previously authorized and issued are and shall be convertible to one class common share and reduced the par value of all previously issued shares to P0.25 per share.

Consequently, the Company amended its AOI to reflect the change and converted all its previously issued shares to one class common share. The Company's authorized share capital and issued and outstanding shares amounted to P539,999,999 divided into 2,159,999,994 shares at P0.25 par value per share. The related certificate of filing of amended AOI was approved by the SEC on May 31, 2021.

On May 26, 2021, the Company's BOD and shareholder approved the increase in the authorized share capital of the Company from P539,999,999 (composed of 2,159,999,994 shares at P0.25 par value per share) to P3,840,000,000 (composed of 15,360,000,000 shares at P0.25 par value per share). The approval of the increase in the authorized share capital was obtained from the SEC on October 12, 2021 (Note 1).

(b) Share subscriptions

(i) Advances from Parent Company to share conversion subscription

On May 26, 2021, the Parent Company entered into a subscription agreement with the Company to subscribe 2,400,000,000 common shares to be taken from the increase in authorized share capital, upon approval by the SEC for a total consideration of P602,465,066. Total consideration in excess of par value of shares issued amounting to P2,465,066 was credited as additional paid in capital. The Parent Company assigned P602,465,066 of its advances to fully pay the subscription price. This is considered as a non-cash transaction.

(ii) Land properties for share subscription

On May 26, 2021, the Parent Company entered into a subscription agreement with the Company to subscribe 19,461,142 common shares to be taken from the increase in authorized share capital, upon approval by the SEC, for a total consideration of P4.87 million. The Parent Company assigned a parcel of land located in Brgy. Armenia, Tarlac in favor of the Company to fully pay the subscription price (Notes 8). This is considered as a non-cash transaction.

On the same date, CST1 entered into a subscription agreement with the Company to subscribe 918,720,864 common shares to be taken from the increase in authorized share capital, upon approval by the SEC, for a total consideration of P229.68 million. CST1 hereby assigns several parcels of land located in Brgy. Armenia, Tarlac in favor of the Company to fully pay the subscription price (Notes 8). This is considered as a non-cash transaction.

These parcels of land were recognized as investment properties (Note 8).

The application for the proposed increase in authorized share capital was filed with the SEC on May 25, 2021 and was approved on October 12, 2021, which resulted in the subsequent issuance of shares to the Parent Company and CST1 (Note 1).

During 2024, the Parent Company and CST1 sold a total of 1,884,374,000 common shares in the Company at P2.6534 per share to SMIC (Note 1).

(c) Sale to the public

On February 22, 2022, the Company successfully listed its shares with the PSE via the offer of (i) 1,047,272,000 new common shares with a par value of P0.25 per share issued and offered by the Company as “Primary Offer Shares”, and (ii) 1,134,547,000 existing shares offered by the Parent Company, selling shareholder, pursuant to a “Secondary Offer Shares” with an over-allotment option of up to 327,273,000 shares which were exercised at such date. All the shares offered by the Company and the Parent Company were sold at an offer price of P2.55 per share. The Company recognized additional paid-up capital (APIC) arising from this transaction amounting to P2.4 billion in 2022. Transaction costs attributable to Primary Offer Shares which were treated as deduction to APIC amounted to P103.85 million. Total transaction costs comprised of deferred share issuance costs amounting to P35.66 million as at December 31, 2021 which was subsequently applied against APIC and additional share issuance costs for the year ended December 31, 2022 amounting to P68.19 million.

(d) Dividends

CREIT has consistently declared and paid out cash dividends on a quarterly basis. Details of dividends and percentage to distributable income for the periods ended March 31, 2026, December 31, 2025, and 2024 are as follows:

Declaration date	Record date	Payment date	Dividends per share	Amount
2025				
May 9, 2025	June 9, 2025	July 4, 2025	P0.049	320,727,246
August 13, 2025	September 12, 2025	October 8, 2025	P0.049	320,727,246
November 11, 2025	December 11, 2025	January 12, 2026	P0.049	320,727,246
March 25, 2026	April 24, 2026	May 21, 2026	P0.056	366,545,424
Total amount of dividends distributed				1,328,727,162
Distributable income				1,257,950,481
% of dividends to distributable income				106%
2024				
May 13, 2024	June 13, 2024	July 9, 2024	P0.049	320,727,246
August 9, 2024	September 10, 2024	October 4, 2024	P0.049	320,727,246
November 12, 2024	December 12, 2024	January 13, 2025	P0.049	320,727,244
March 25, 2025	April 24, 2025	May 21, 2025	P0.055	359,999,970
Total amount of dividends distributed				1,322,181,709
Distributable income				1,247,502,424
% of Dividends to distributable income				106%

The Company has adopted a dividend policy in accordance with the provisions of the REIT law, pursuant to which the Company's shareholders are entitled to receive at least 90% of annual distributable income for the current year. For the year ended December 31, 2025, the Company declared total dividends amounting to P1.33 billion (2024 - P1.32 billion) representing 106% (2024 - 106%) of the distributable income.

Details of distributable income for the periods ended December 31 are as follows:

	2025	2024
Net income	1,427,853,952	1,429,371,755
Unrealized gains - Straight-line lease adjustments	(169,903,471)	(181,869,331)
Distributable income	1,257,950,481	1,247,502,424

Events after the reporting period

On May 15, 2026, the BOD ratified and approved the declaration of cash dividends of P0.049 per outstanding common share or an aggregate amount of P320.73 million for the first quarter of 2026. The management has determined that this is a non-adjusting event.

Note 13 - Revenue

Subsequent lease and sublease agreements with related parties that were accounted as operating leases resulted in the recognition of rental income for the periods ended March 31 are as follows:

	Note	2026			2025		
		Rental income	Amortization of deferred rent income	Total	Rental income	Amortization of deferred rent income	Total
Land properties							
Leasehold land assets							
Brgy. Talavera, Toledo City, Cebu		92,100,646	350,178	92,450,824	92,100,646	350,178	92,450,824
Brgy. Rizal, Silay City, Negros Occidental		69,636,705	250,078	69,886,783	69,636,705	250,078	69,886,783
Brgy. Dalayap, Tarlac City, Tarlac		12,138,136	45,656	12,183,792	12,138,137	45,656	12,183,793
		173,875,487	645,912	174,521,399	173,875,488	645,912	174,521,400
Freehold land assets							
Brgy. San Ildefonso, Bulacan		50,631,120	353,463	50,984,583	50,631,120	353,463	50,984,583
Brgy. Centrala, Suralla, South Cotabato		22,269,882	155,893	22,425,775	22,269,882	155,891	22,425,773
Brgy. Armenia, Tarlac City, Tarlac		14,522,701	100,950	14,623,651	14,522,701	100,950	14,623,651
Brgy. Lumbangan, Tuy, Batangas		24,872,013	97,645	24,969,658	24,872,013	97,645	24,969,658
Brgy. Luntal, Tuy, Batangas		20,946,743	82,235	21,028,978	20,946,743	82,235	21,028,978
Brgy. Bolbok, Tuy, Batangas		41,771,604	170,023	41,941,627	41,771,605	170,023	41,941,628
Pampanga		15,895,426	32,540	15,927,966	17,920,537	32,542	17,953,079
Pangasinan		18,868,037	38,152	18,906,189	33,022,751	38,152	33,060,903
PELCO		2,025,111	-	2,025,111	-	-	-
		211,802,637	1,030,901	212,833,538	225,957,353	1,030,902	226,988,255
Solar plant property							
Clark Freeport Zone, Pampanga		70,598,457	275,347	70,873,804	70,598,457	275,347	70,873,804
	11	456,276,581	1,952,160	458,228,741	470,431,298	1,952,160	472,383,458

Note 14 - Cost of services

The components of cost of services for the periods ended March 31 are as follows:

	Notes	2026	2025
Depreciation and amortization	6, 20	17,834,332	17,834,095
Property management fee	11	6,343,848	6,258,612
Fund management fee	11	2,114,616	2,086,204
		26,292,796	26,178,911

Note 15 - Operating expenses

The components of operating expenses for the periods ended March 31 are as follows:

	Notes	2026	2025
Outside services		2,933,679	1,996,573
Taxes and licenses		621,556	623,324
Professional fee		110,000	440,000
Transportation and travel		1,200	-
Others		11,091	24,256
		3,677,526	3,084,153

Portion of outside services incurred for the period ended March 31, 2026 pertains to the Company's annual retainer's and maintenance fees with third parties including PSE, and Director's fees.

Note 16 - Other income, net; finance costs

The components of other income, net for the periods ended March 31 are as follows:

	Notes	2026	2025
Interest income	3, 4	425,129	679,456
Foreign exchange losses, net	22	(27,466)	(12,554)
		397,663	666,902

The components of finance costs for the periods ended March 31 are as follows:

	Notes	2026	2025
Interests on bonds payable		81,494,496	80,847,255
Interests on security deposits	11	1,094,751	1,094,751
Interests on lease liabilities	20	3,798,341	3,882,443
		86,387,588	85,824,449

Note 17 - Income taxes

Management has considered this in reaching its conclusion to recognize certain deferred income tax assets in relation to both its sale of solar energy and leasing business segment as at March 31, 2026 and December 31, 2025.

Note 18 - Lease - Company as a lessee

The Company has entered into various lease contracts as follows:

- (a) The Company leases a parcel of land where the Clark Solar Power Project was constructed. The agreement was entered on March 5, 2014 and is valid for twenty-five (25) years, renewable by the lessee upon consent of the lessor. The agreement stipulates rental payments amounting to P0.29 million and US\$105 with an escalation rate of 10% starting on the fourth year of the lease and every three (3) years thereafter. Upon termination of the lease, the leased property shall revert back to the lessor. There are no restrictions placed upon the lessee by entering into the lease agreement.

Security deposits for the lease agreement amounting to P5.3 million were presented as part of other non-current assets in the statements of financial position as at March 31, 2026 (December 31, 2025 - P5.3 million) (Note 7). These deposits are refundable to the Company upon termination of the lease agreement or at the end of the lease term. The impact of discounting is deemed to be immaterial.

The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

- (b) During 2021, the Company entered into various lease contracts, as a lessee, with third parties as follows:

- Assignment of lease contract of a land property located in Brgy. Talavera, Toledo City, Cebu by CSCI with a third party to the Company (Note 8);
- Sublease agreement and lease contract with third parties for land properties located in Brgy. Dalayap, Tarlac City, Tarlac previously being leased by CST2 (Note 8); and
- Lease agreement with a third party for a land property in Brgy. Rizal, Silay City, Negros Occidental previously being leased by CSNO (Note 8).

Lease terms are negotiated either on a collective or individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that will be held by the lessor. Leased assets may not be used as security for borrowing purposes.

Amounts recognized in the statements of financial position

Details of right-of-use asset, net for the lease agreement in (a) and movements in the account as at and for the periods ended March 31, 2026 and December 31, 2025 are as follows:

	Note	March 31, 2026	December 31, 2025
Cost			
January 1, 2025, December 31, 2025 and March 31, 2026		43,937,092	43,937,092
Accumulated amortization			
Beginning		14,915,755	12,780,069
Amortization	16	534,272	2,135,686
Ending		15,450,027	14,915,755
Net book value		28,487,065	29,021,337

Investment properties held by the Company as a right-of-use asset related to lease agreements in (b) measured initially at its cost in accordance with PFRS 16 as at and for the periods ended March 31, 2026 and December 31, 2025, and for the three months ended March 31, 2026 and December 31, 2025 are as follows:

	Notes	March 31, 2026	December 31, 2025
Cost			
Beginning		193,407,106	193,407,106
Additions		-	-
Ending		193,407,106	193,407,106
Accumulated amortization			
Beginning		40,876,396	30,775,590
Amortization	16	2,525,200	10,100,806
Ending		43,401,596	40,876,396
Net book value	8	150,005,510	152,530,710

Details of the lease liabilities as at reporting periods are as follows:

	March 31, 2026	December 31, 2025
Current	4,091,371	8,176,613
Non-current	206,231,995	215,746,397
	210,323,366	223,923,010

Movements in lease liabilities for the periods ended March 31, 2026 and December 31, 2025 are as follows:

	Notes	March 31, 2026	December 31, 2025
Beginning		223,923,010	221,688,603
Additions	8	-	-
Principal payments		(15,590,969)	(3,338,189)
Interest payments		(1,834,481)	(10,189,433)
Interest expense	8, 16	3,798,341	15,662,929
Translation difference		27,466	99,100
Ending		210,323,366	223,923,010

Translation difference is recognized as part of foreign exchange losses, net under other income, net in the

statements of total comprehensive income.

Amounts recognized in the statements of total comprehensive income

Amounts recognized in the statements of total comprehensive income for the periods ended March 31 related to the lease agreements are as follows:

	Notes	2026	2025
Amortization expense	8, 16	3,059,472	3,059,235
Interest expense	8, 18	3,798,341	3,882,443
Translation difference	22	27,466	(4,354)
		6,885,279	6,937,324

The total cash outflows for the periods ended March 31 for the lease agreements are as follows:

	2026	2025
Payment of principal portion of lease liabilities	15,590,969	500,699
Payment of interest on lease liabilities	1,834,481	1,821,215
	17,425,450	2,321,914

Discount rate

The lease payments are discounted using the Company's incremental borrowing rate ranging from 6.75% to 7.86%, being the rate that the Company would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

Extension and termination options

Extension and termination options are included in the lease agreement of the Company. These are used to maximize the operational flexibility in terms of managing the assets used in the Company's operations. The extension and termination options held are exercisable by the lessee upon consent of the lessor, hence, the extension and termination options have not been included in lease term.

Note 19 - Earnings per share (EPS)

Basic and diluted EPS for the periods ended March 31 are as follows:

	2026	2025
Net income	342,268,494	357,962,847
Weighted average number of common shares	6,545,454,004	6,545,454,004
Basic and diluted EPS	0.05	0.05

Weighted average number of common shares for the period ended March 31, 2026 is calculated as follows:

	Note	Number of shares	Ratio	Weighted number of shares
Beginning		6,545,454,004	1.0	6,545,454,004
Issuance of shares	14	-	-	-
		6,545,454,004	1.0	6,545,454,004

Weighted average number of common shares for the period ended March 31, 2026 calculated as follows:

	Note	Number of shares	Ratio	Weighted number of shares
Beginning		6,545,454,004	1.0	6,545,454,004
Issuance of shares	14	-	-	-
		6,545,454,004	1.0	6,545,454,004

The Company has no potential dilutive common shares for periods ended March 31, 2026 and 2025. Therefore, basic and diluted EPS are the same.

Note 20 - Fair value estimation and financial risk and capital management

20.1 Fair value estimation

The carrying values of the financial instrument components of cash and cash equivalents, trade and other receivables, trade payables and other liabilities (excluding due to government agencies), due to related parties, and lease liabilities approximate their fair values, due to the liquidity, short-term maturities and nature of such items. The fair values of other non-current assets, non-current portion of trade receivables, security deposits and non-current portion of lease liabilities are close to market rates. The carrying value of the Company's financial instruments are summarized in Note 21.2.1.

As at March 31, 2026 and 2025, the Company does not have financial instruments that are measured using the fair value hierarchy.

20.2 Financial risk management

The Company's activities expose it to a variety of financial risks from its use of financial instruments: market risk, credit risk, and liquidity risk. The Company's overall risk management program seeks to minimize potential adverse effects on the financial performance of the Company.

The BOD has overall responsibility for the establishment and oversight of the Company's risk management framework. It monitors compliance with the risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. Risk management policies and systems are reviewed regularly to reflect changes in market conditions.

20.2.1 Components of financial assets and financial liabilities

Financial assets

Details of the Company's financial assets at amortized cost are as follows:

	Notes	March 31, 2026	December 31, 2025
Cash and cash equivalents	4	693,934,953	676,589,026
Trade and other receivables	5	710,706,748	737,828,517
Cash bond		37,042,647	37,042,647
Security deposits	8	5,279,310	5,279,310
		1,446,963,658	1,456,739,500

*excluding cash on hand

Financial liabilities

Details of the Company's financial liabilities, categorized as liabilities at amortized cost are as follows:

	Notes	March 31, 2026	December 31, 2025
Trade payables and other liabilities*	10	44,249,749	44,026,993
Dividends payable		366,545,425	312,455,931
Lease liabilities	19	210,323,366	223,923,009
Security deposits	12	82,353,811	81,259,060
		703,472,351	661,664,993

*excluding due to government agencies and deferred rent income

The amounts disclosed are the contractual undiscounted cash flows, except for lease liabilities and security deposits, which are equivalent to their carrying balances as the impact of discounting is not significant.

20.2.2 Market risk

Market risk is the risk that changes in market prices, such as interest rates, security price and foreign exchange rates, will affect the Company's total comprehensive income or the value of its financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing return. Security price is deemed not applicable since the Company has no debt or equity instruments traded in an active market. The management of these risks is discussed as follows:

(a) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates would unfavorably affect future cash flows from financial instruments. The Company's exposure to risk for changes in market interest rates relates to loans payable, cash in banks, short-term placements, and lease liabilities.

The Company's exposure to risk for changes in market interest rates primarily relates to loans payable with fixed interest rate which was assumed by the Parent Company effective May 4, 2021. Management believes that the related interest rate risk on this instrument is relatively insignificant having fixed interest rate. The Company has no outstanding loans payable as at March 31, 2026 and December 31, 2025 (Note 11).

Management believes that the related cash flow and interest rate risk on cash in banks and short-term placements is relatively low due to immaterial changes on interest rates within the duration of these financial instruments. There are no other financial instruments subject to interest rate risk.

(b) Foreign exchange risk

The Company is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to U.S. Dollar. Foreign exchange risk arises when future commercial transactions, and recognized assets and liabilities are denominated in a currency that is not the Company's functional currency. Among others, management monitors the timing of settlements/payments to ensure that the Company is not unfavorably exposed to fluctuations of foreign exchange rates.

The Company's foreign currency denominated monetary liability as at March 31, 2026 refers to a portion of lease liabilities amounting to US\$18,416 (December 31, 2025 - US\$18,557) with Philippine Peso equivalent of P1.11 million (December 31, 2025 - P1.09 million).

Details of foreign exchange losses, net for the periods ended March 31 are as follows:

	Notes	2026	2025
Unrealized losses (gains), net	18	27,466	(4,354)
Realized losses, net		-	-
		27,466	(4,354)

The Company's exposure to foreign currency risk is not significant due to the absence of material transactions and balances denominated in a currency other than the Company's functional currency.

20.2.3 Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in a financial loss to the Company. The Company's credit risk arises primarily from its cash and cash equivalents, trade and other receivables, electric utility deposits, security deposits and restricted cash. Exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amounts of these financial assets. The Company uses internal ratings to determine the quality of its financial assets. The Company determined that its financial assets are all considered high grade financial assets except for those that were fully provided for.

The maximum exposures to credit risk are equal to the carrying amount of the cash and cash equivalents (excluding cash on hand), trade and other receivables, cash bond, and security deposits as at March 31, 2026 and December 31, 2025 as disclosed in Note 21.2.1.

Credit quality of financial assets

(i) Cash and cash equivalents and restricted cash in bank

Cash deposited/placed in banks are considered stable as the banks qualify as universal and commercial banks as defined by the Philippine Banking System and are approved by the BOD to minimize credit risk. The amounts deposited in these banks are disclosed in Notes 4 and 8. The expected credit loss is determined to be immaterial. Cash on hand is not subject to credit risk.

(ii) Trade and other receivables

The Company has significant concentration of credit risk for the sale of energy segment business on its transactions with TransCo, its sole customer. However, this is brought down to an acceptable level since credit terms on billed fees for sale of electricity are fixed as provided in formal agreements, and are accordingly collected in accordance with this agreement and the Company's credit policy with no reported defaults and write-offs in previous years. The expected credit loss is determined to be immaterial by management.

Trade receivables from leasing segment include receivables from related parties. The credit exposure on trade receivables from related parties is considered to be minimal as there is no history of default and collections are expected to be made based on the lease agreement. In addition, the related parties are considered to have good financial standing and are highly liquid. The expected credit loss is determined to be immaterial by management.

The credit exposure on due from related parties is considered to be minimal as there is no history of default and collections are expected to be made within 12 months. The balances of due from related parties are considered as high-grade financial assets as the related parties have good financial standing and are highly liquid. The expected credit loss is determined to be immaterial by management.

Other receivables pertain to refund for overpaid insurance which has been long outstanding for more than one (1) year. Full provision has been recognized for this receivable as at March 31, 2026 and 2025.

(iii) Security deposits and cash bond

Security deposits include cash required from the Company in relation to its lease agreement. On the other hand, cash bonds comprise of cash required from the Company for the land conversion required by DAR of the properties acquired and owned from agricultural to industrial use. These deposits are assessed as high grade as there was no history of default and these are collectible upon termination of or at the end of the term of the agreements. The expected credit loss is determined to be immaterial by management.

20.2.4 Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as these falls due. The objective of the Company is to maintain a balance between continuity of funding and flexibility through the use of credit lines available from related parties and local banks. The policy of the Company is to first exhaust lines available from related parties before local bank lines are availed. The Company also has available due from related parties which can be readily collected to settle maturing obligations.

The Company seeks to manage its liquidity risk by maintaining a balance between continuity of funding and flexibility. The Company regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund raising activities. The Company's financial liabilities grouped into relevant maturity dates are as follows:

	Notes	Payable on demand	Less than 1 year	More than 1 year
<i>March 31, 2026</i>				
Trade payables and other liabilities*	10	-	52,060,960	-
Dividends payable		-	366,545,425	-
Security deposits	12	-	-	82,353,811
Interest**		-	317,443,500	634,887,000
Lease liabilities	19	-	4,091,372	206,231,995
Bonds payable		-	-	4,480,344,347
		-	740,141,257	5,403,817,153
<i>December 31, 2025</i>				
Trade payables and other liabilities*	9	-	44,026,993	-
Dividends payable	9, 14	-	312,455,931	-
Lease liabilities	20	-	28,815,741	331,125,299
Interest**		-	342,234,284	533,349,966
Security deposits	11	-	-	81,259,060
Bonds payable	11	-	-	4,477,910,264
		-	727,532,949	5,423,644,589

*excluding due to government agencies and deferred rent income

**expected interest on bonds payable and on lease liabilities up to maturity date

The amounts disclosed are the contractual undiscounted cash flows, except for lease liabilities and security deposits, which are equivalent to their carrying balances as the impact of discounting is not significant. The Company expects to settle the above financial liabilities within their contractual maturity date.

20.3 Capital management

The Company maintains a sound capital to ensure its ability to continue as a going concern to provide returns to shareholders and benefits to other stakeholders and to maintain an optimal capital structure to reduce cost of capital.

The Company manages its capital structure and makes adjustments in the light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholder, pay-off existing debts, return capital to shareholders or issue new shares.

The BOD has overall responsibility for monitoring capital in proportion to risk. Profiles for capital ratios are set in the light of changes in the external environment and the risks underlying the Company's business, operations and industry.

The capital structure of the Company consists of issued capital, retained earnings and remeasurement on retirement benefits. The Company monitors capital on the basis of net gearing ratio, which is calculated as total debt divided by total equity. Total debt is defined as short-term and long-term bank borrowings from third parties less cash and cash equivalents, while equity is total equity as shown in the statements of financial position. The Company's outstanding bond payable as at March 31, 2026 amounted to P4.5 billion due in 5 years from various bondholders. The net debt reconciliation and gearing ratio as at March 31, 2026 and December 31, 2025 are as follows:

	Notes	March 31, 2026	December 31, 2025
Borrowings, beginning	10	4,477,910,264	4,468,567,198
Cash flows	10, 11	-	-
Non-cash movement	10, 11	2,434,083	9,343,066
Borrowings, end	10, 11	4,480,344,347	4,477,910,264
Cash and cash equivalents	3	(693,934,953)	(676,589,026)
Net debt		3,786,409,394	3,801,321,238
Total equity	10	4,664,375,215	4,688,652,147
Net gearing ratio	10, 11	0.81:1	0.81:1

As a REIT entity, the Company is subject to externally imposed capital requirements based on the requirement of the Aggregate Leverage Limit under the REIT IRR. Per Rule 5 - Section 8 of the REIT IRR issued by the SEC, the total borrowings and deferred payments of a REIT that has a publicly disclosed investment grade credit rating by a duly accredited or internationally recognized rating agency may exceed thirty-five percent (35%) but not more than seventy percent (70%) of its deposited properties. Provided, further, that in no case shall a fund manager, borrow from the REIT any of the funds under its management. As at March 31, 2026, the Company is compliant with the externally imposed capital requirements of REIT IRR and met the provisions of the REIT law related to the borrowing requirements to its fund manager.

In 2022, the Company received PRS AA+ rating with stable outlook from Philratings for both CREIT and its February 10, 2023's bond issuance. The rating, which is considered as investment grade, allowed CREIT to increase its leverage limit from the minimum 35% of the Deposited Property to a maximum of 70% as prescribed in the REIT IRR. The Company's leverage limit as of March 31, 2026 follows:

Deposited property	20,554,220,520
Leverage ratio	70%
Leverage limit	14,387,954,364
Total borrowings and deferred payments	5,326,261,560
Allowable additional borrowings	9,061,692,804

As of March 31, 2026, the Company's Deposited Property of P20.55 billion is computed as follows:

Cash and cash equivalents	693,934,953
Investment properties, net	17,046,770,502
Property, plant and equipment, net	2,785,028,000
Right-of-use assets, net	28,487,065
	20,554,220,520

Note 21 - Critical accounting estimates and assumptions and judgments

There were no changes in management's use of estimates, assumptions and judgments as disclosed in the Company's annual financial statements as at and for the period ended March 31, 2026 that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities.

Note 22 - Basis of preparation

These condensed interim financial statements as at and for the three-month period ended March 31, 2026 have been prepared in accordance with PAS 34, "*Interim Financial Reporting*".

The condensed interim financial statements do not include all the notes normally included in annual financial statements. Accordingly, these condensed interim financial statements are to be read in conjunction with the annual financial statements as at and for the period ended March 31, 2026 and any public announcements made by the Company during the three-month period ended March 31, 2026. The accounting policies adopted are consistent with those of the previous financial year.

(a) New standards, amendments and interpretations not yet adopted by the Company

Certain new accounting standards, amendments to accounting standards and interpretations have been published that are not mandatory for March 31, 2026 reporting periods and have not been early adopted by the Company. These standards, amendments or interpretations are not expected to have a material impact on the Company in the current or future reporting periods and on foreseeable future transactions.

Note 23 - Events after the reporting period

Post period-end events that provide additional information about the Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post period-end events that are not adjusting events are disclosed in the notes to the financial statements when material. There were no other significant post period-end events after March 31, 2026 except for the information that were disclosed in the respective notes.

Citicore Energy REIT Corp.

(A subsidiary of Citicore Renewable Energy Corporation)

Supplementary Schedules as Required by Rule 68 of the Securities Regulation Code

March 31, 2026

Schedules	Description
A	Financial Assets
B	Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)
C	Amounts Receivable from Related Parties which are Eliminated during the Consolidation of the Financial Statements
D	Long Term Debt
E	Indebtedness to Related Parties (Long-Term Loans from Related Companies)
F	Guarantees of Securities of Other Issuers
G	Share Capital
	Reconciliation of Retained Earnings Available for Dividend Declaration
	A Map Showing the Relationships between and among the Parent Company and its Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries and Associates
	Schedule of Financial Soundness Indicator

Citicore Energy REIT Corp.

(Formerly Enfinity Philippines Renewable Resources Inc.)

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule A – Financial Assets

March 31, 2026

Name of issuing entity and association of each issue	Principal amount of bonds and notes	Amount shown in the statement of financial position	Income received and accrued
Financial assets at amortized cost			
Cash in banks			
BDO Unibank, Inc.	-	691,240,377	59,010
Development Bank of the Philippines	-	83,953	16
Security Bank Corporation	-	1,729,583	326
PNB	-	881,040	-
Cash on hand	-	-	-
Total cash and cash equivalents		693,934,953	59,352
Trade and other receivables		32,057,623	315,527
Security deposits		5,279,310	-
Cash bond		37,042,647	-
Total financial assets		768,314,533	374,879

Citicore Energy REIT Corp.

(Formerly Enfinity Philippines Renewable Resources Inc.)

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule B – Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)

March 31, 2026

Name and designation of debtor	Balance at beginning of period	Additions	Amounts collected	Amounts written-off	Current	Non-current	Balance at the end of the period
Advances to directors, officers, employees ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Due from related parties							
Total due from related parties	-	-	-	-	-	-	-
Total due from related parties	-	-	-	-	-	-	-

¹As required by Revised Rule 68 of the Securities Regulation Code, this schedule shall be filed with respect to each person among the directors, officers and employees from whom an aggregate indebtedness of more than P1 million or one percent (1%) of total assets, whichever is less, is owed for items arising outside the ordinary course of business. There were no advances with respect to each person among the directors, officers and employees amounting to more than P1 million outside the ordinary course of business as at March 31, 2026.

Citicore Energy REIT Corp.

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Schedule D – Long Term Debt

March 31, 2026

Title of Issue and type of obligation	Amount authorized by indenture	Amount shown under caption “Current portion of long-term debt” in related balance sheet	Amount shown under caption “long-term debt” in related balance sheet	Notes
Bonds payable	4,500,000,000	-	4,480,344,347	N/A

Supplementary information on Long-term Debt

On February 10, 2023, the Company listed a fixed-rate ASEAN Green Bonds in the total of P4.5 billion, inclusive of the P1.5 billion oversubscription option with the Philippine Dealing and Exchange Corp. The bonds will be maturing on February 10, 2028 from issue date at a rate of 7.0543%.

The Bonds Payable at the end of the reporting period is after deducting bond issue cost amounting P47.3M million and related accumulated amortization amounting P19.7 million.

Citicore Energy REIT Corp.
(Formerly Enfinity Philippines Renewable Resources Inc.)
(A subsidiary of Citicore Renewable Energy Corporation)

Schedule E – Indebtedness to Related Parties (Short-Term Loans from Related Companies)
March 31, 2026

Name of related party	Balance at the beginning of the period	Balance at the end of the period
Citicore Renewable Energy Corporation	-	-

Citicore Energy REIT Corp.

(Formerly Enfinity Philippines Renewable Resources Inc.)

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Schedule F – Guarantees of Securities of Other Issuers

March 31, 2026

Name of issuing entity of securities guaranteed by the Company for which this statement is filed	Title of issue of each class of securities guaranteed	Total amount guaranteed and outstanding	Amount owned by person for which statement is filed	Nature of guarantee
N/A	N/A	N/A	N/A	N/A

Citicore Energy REIT Corp.
 (Formerly Enfinity Philippines Renewable Resources Inc.)
 (A subsidiary of Citicore Renewable Energy Corporation)

Schedule G - Share Capital
 March 31, 2026

Title of issue	Number of authorized shares	Number of issued and outstanding	Number of shares reserved for options, warrants, conversion, and other rights	Number of shares held by related parties	Directors, officers, and employees	Others
Common shares	15,360,000,000	6,545,454,004	N/A	2,151,987,996	7,433,008	4,386,033,000

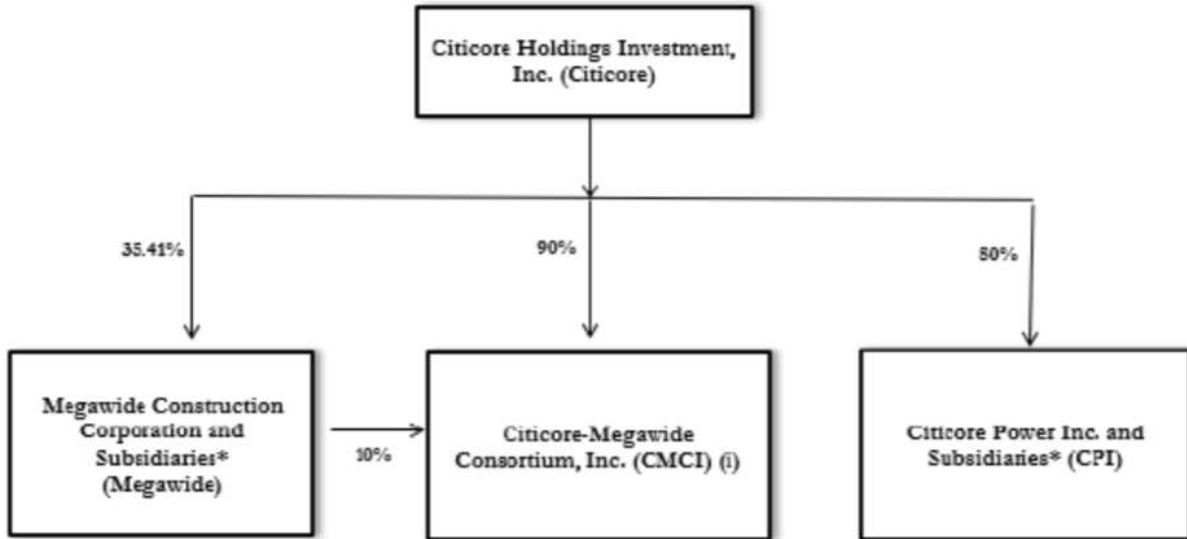
Citicore Energy REIT Corp.
(Formerly Enfinity Philippines Renewable Resources Inc.)
(A subsidiary of Citicore Renewable Energy Corporation)

Reconciliation of Retained Earnings Available for Dividend Declaration
As at March 31, 2026
(All amounts in Philippine Peso)

Unappropriated retained earnings, as adjusted to available for dividend declaration, beginning	744,902,011
Add : Net income actually earned during the period	
Net income during the period closed to retained earnings	342,268,494
Less: Non-actual/unrealized income net of tax	-
Equity in net income of associate/joint venture	-
Unrealized foreign exchange gain - net (except those attributable to cash and cash equivalents)	-
Unrealized actuarial gain	-
Fair value adjustment	-
Fair value adjustment of investment property resulting to gain	-
Adjustment due to deviation from PFRS - gain	-
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS	-
Add: Non-actual losses	-
Depreciation on revaluation increment (after tax)	-
Adjustment due to deviation from PFRS - loss	-
Loss on fair value adjustment of investment property (after tax)	-
Net income actually earned during the period	342,268,494
Add (Less):	
Dividends declarations during the period	(366,545,424)
Appropriations of retained earnings during the period	
Reversal of appropriation	
Effect of prior period adjustments	
Treasury shares	(366,545,424)
Unappropriated retained earnings available for dividend declaration, ending	720,625,081

Citicore Energy REIT Corp.
(Formerly Enfinity Philippines Renewable Resources Inc.)
(A subsidiary of Citicore Renewable Energy Corporation)

A Map Showing the Relationships between and among the Company and its
Ultimate Parent Company, Middle Parent, Subsidiaries or Co-subsidiaries and Associates
March 31, 2026



*See Schedule A

Citicore Energy REIT Corp.

(Formerly Enfinity Philippines Renewable Resources Inc.)

(A subsidiary of Citicore Renewable Energy Corporation)

Schedule of Financial Soundness Indicator

As at and for the periods ended March 31, 2026 and 2025

	2026	2025
Current ratio ^a	1.91x	1.84x
Acid test ratio ^b	1.59x	1.61x
Solvency ratio ^c	0.08x	0.08x
Debt-to-equity ratio ^d	0.96x	0.98x
Asset-to-equity ratio ^e	2.14x	2.17x
Interest rate coverage ratio ^f	5.17x	5.38x
Debt service coverage ratio ^g	3.54x	3.24x
Net debt/ EBITDA ^h	8.48x	8.13x
Earnings per share (Php) ⁱ	0.05	0.05
Book value per share ^j	0.71	0.70
Return on assets ^k	3.44%	3.61%
Return on equity ^{l*}	30.20%	31.53%
Net profit margin ^m	74.69%	75.78%

**Trailing Twelve Months*^a Current assets/current liabilities^b Cash and cash equivalents + Trade and other receivables, net/Current liabilities^c Net operating profit after tax + depreciation and amortization/Loans payable^d Loans payable/ Total equity^e Total assets/ Total equity^f Earnings before interest, taxes, depreciation and amortization/Interest expense^g Earnings before interest, taxes, depreciation and amortization/Current loan payable + Interest expense + Current lease liabilities^h Short-term and long-term bank borrowings less cash and cash equivalents/Earnings before interest, taxes, depreciation and amortizationⁱ Net income attributable to ordinary equity holders of the Company/Weighted average number of ordinary shares^j Total equity less Preferred Equity/Total number of shares outstanding^k Net income attributable to owners of the Company/Average total assets^l Net income attributable to owners of the Company/Average total equity^m Net income/Revenue

Citicore Energy REIT Corp.
Aging of Receivables
As of March 31, 2026

	Current	1-30 days	31-60 days	61-90 days	91-120 days	121-150 days	151-180 days	Over 180 days	Non-current	Total
AR Transco	32,057,623	-	-	-	-	-	-	-	-	32,057,623
Lease receivable - PFRS 16	-	-	-	-	-	-	-	-	676,705,029	676,705,029
Total	32,057,623	-	-	-	-	-	-	-	676,705,029	708,762,652

Citicore Energy REIT Corporation (CREIT) Sustainability Report

Contextual Information

Organization Details	
Organization's legal name	Citicore Energy REIT Corporation (CREIT)
Location of headquarters	11th Floor, Rockwell Santolan Town Plaza, 276 Col. Bonny Serrano Avenue, San Juan City
Bases of operations	Philippines
Legal entities included in this report ¹	CREIT and its Lessees or "the Group"
Business model (including primary activities, brands, products, and services)	CREIT is the real estate investment trust arm of the Citicore Power Group, governed by Republic Act No. 9856, otherwise known as "The Real Estate Investment Trust (REIT) Act of 2009" and its Implementing Rules and Regulations. It is the first renewable energy REIT and the largest renewable energy landlord in the Philippines. CREIT is in the business of leasing parcels of land to solar power plant developers and operators.
Reporting period	January 1, 2025 - December 31, 2025
Highest-ranking person responsible for this report	Oliver Y. Tan (President and CEO)

¹For purposes of the environmental report, the scope includes the lessees on the properties leased out by CREIT to present a full picture of the usage of properties. Note, however, that ownership of plants belongs to the lessees, except for CS Clark.

Materiality Process

CREIT conducted a materiality review to reassess and validate the topics most relevant to its operations, stakeholders, and sustainability objectives in 2025. This review involved the identification and analysis of impacts based on the results of the 2025 stakeholder engagement, material topics disclosed in the previous reporting year, and research and industry benchmarking. The resulting list of impacts outlines CREIT’s actual and potential positive and negative impacts on the economy, environment, society, and governance. These impacts serve as the foundation for determining CREIT’s material topics for the reporting year, in alignment with the requirements of the Global Reporting Initiative (GRI) Standards.

As a result of the conducted materiality review, the following topics have been identified as material to CREIT for this reporting period:

List of Material Topics for 2025	
<p>Economic</p> <ul style="list-style-type: none"> ● Economic Performance ● Profitability ● Investor Interest ● Market Presence ● Indirect Economic Impacts 	<p>Social</p> <ul style="list-style-type: none"> ● Employee Engagement ● Compensation and Benefits ● Occupational Health and Safety ● Training and Development ● Diversity and Equal Opportunity ● Labor and Human Rights ● Community Development and Relations
<p>Environmental</p> <ul style="list-style-type: none"> ● Climate Action ● Biodiversity ● Energy ● Waste Management 	<p>Governance</p> <ul style="list-style-type: none"> ● Business Ethics and Integrity ● Risk and Crisis Management ● Regulatory Compliance ● Branding and Corporate Identity ● Digital Innovation and Cybersecurity

CREIT has identified 21 material topics. Risk and Crisis Management, as well as Branding and Corporate Identity, are new material topics for 2025. Meanwhile, Procurement Practices and Supply Chain Management are no longer considered material as these now fall under the scope of CREIT’s parent company, Citicore Renewable Energy Corporation (CREC). Related topics were also refined and streamlined to enhance clarity and coherence. Labor and rights-related topics are now grouped under Labor and Human Rights, while community-focused topics are now grouped under Community Development and Relations. These updates reflect CREIT’s continued effort to strengthen its materiality process and ensure alignment with stakeholder priorities and the evolving sustainability landscape.

ECONOMIC

Economic performance

Direct economic value generated and distributed (in PhP)

Disclosure	2023	2024	2025
Direct economic value generated (revenue)	1,798,186,976	1,887,665,265	1,883,201,625
Direct economic value distributed	1,683,649,363	1,791,743,659	1,837,685,235
a. Operating costs	103,045,990	104,305,887	104,752,334
b. Employee wages and benefits ^a	-	-	-
c. Payments to suppliers	6,741,842	11,362,939	6,258,222
d. Dividends given to stockholders and interest payments to loan providers	1,488,264,339	1,633,079,760	1,639,625,209
e. Payments to the government (e.g., taxes, penalties, etc.)	85,497,192	42,895,073	95,210,240
f. Community Investments (e.g., donations, CSR)	100,000	100,000	100,000
Economic value retained	114,537,613	95,921,606	45,516,390

^a Employee wages and benefits of core employees (CEO, CFO, IRO, Compliance Officer, Corporate Secretary, and Asst. Corporate Secretary) of CREIT are charged and reported by its parent company Citicore Renewable Energy Corporation (CREC).

Management Approach

CREIT is the Citicore group's renewable energy real estate investment trust (REIT) arm, the country's first and largest energy REIT. CREIT sustains its role as the country's leading renewable energy REIT through its unique REIT model centered on leasing strategically located, income-generating assets to renewable energy developers and operators. To safeguard operations and investments, its lessees maintain comprehensive insurance coverage aligned with industry standards.

Through facilitating green investments, CREIT consistently delivers reliable returns to investors. This also contributes to economic growth in its host communities by creating job opportunities for the locals through the assets' construction phase, long-term operations, and maintenance. This supports income for local households and strengthens community-level economic activity. Despite external market pressures, the company has maintained its profitability and remains committed to providing consistent quarterly dividends to its shareholders.

Climate-related risks and opportunities

Natural calamities, such as typhoons and other weather disturbances, earthquakes, volcanic eruptions, floods, and droughts, may significantly impact company operations. The Philippines' exposure to these hazards poses a challenge for companies in planning for

resilience and maintaining operations. CREIT and its Lessees acknowledge that the increasing intensity of seasonal weather changes and natural catastrophes, including extreme weather events, could materially disrupt its operations on its land assets and affect financial performance. To mitigate these risks, CREIT and its Lessees prioritize structural integrity in project development, strictly implement an Environmental Management Framework, and diversify its renewable energy projects.

In addition, CREIT is enhancing its approach to assessing climate-related risks and opportunities in anticipation of the upcoming mandatory adoption of the Philippine Financial Reporting Standards (PFRS) aligned with the International Financial Reporting Standards (IFRS) Sustainability Disclosure Standards. By strengthening governance and board oversight, strategies, and risk management, and setting clear metrics and targets, the company is committed to aligning with global frameworks and improving the integration of climate considerations into strategic and financial decision-making.

Procurement Practices

The Citicore group has a Supply Chain Policy which covers procurement practices of the solar plant operators as well as that of CREIT and its Lessees, wherein property and fund management functions of the group are performed by Citicore Property Managers Inc. (CPMI) and Citicore Fund Managers Inc. (CFMI), respectively. The properties CREIT acquires, as endorsed by CFMI, came from its sponsor, CREC. The Citicore group also has its Supplier Code of Conduct and requires suppliers and contractors to comply with environmental and social standards outlined in its Supplier Accreditation and Evaluation process.

In 2025, procurement expenses are no longer within CREIT's scope, as these functions are now managed by CREC. Moving forward, disclosures related to procurement expenses and supply chain management will be reflected in CREC's Annual and Sustainability Report.

Anti-corruption and anti-competitive behavior

Communication of and training on anti-corruption policies and procedures (in %)

Disclosure	2023	2024	2025
Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to	100	100	100
Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to	100	100	100
Percentage of directors and management that have received anti-corruption training	100	100	100
Percentage of employees that have received anti-corruption training	100	100	100

Incidents of corruption (in #)

Disclosure	2023	2024	2025
Number of incidents in which directors were removed or disciplined for corruption	0	0	0
Number of incidents in which employees were dismissed or disciplined for corruption	0	0	0
Number of incidents when contracts with business partners were terminated due to incidents of corruption	0	0	0
Total number of public legal cases regarding corruption brought against the organization or its employees during the reporting period	0	0	0

Legal actions for anti-competitive behavior, anti-trust, and monopoly practices (in #)

Disclosure	2023	2024	2025
Number of legal actions pending or completed during the reporting period concerning anti-competitive behavior and violations of anti-trust and monopoly legislation in which the organization has been identified as a participant	0	0	0

Management Approach

CREIT and its Lessees uphold strict anti-corruption and anti-competitive behavior policies, reflected in its zero-tolerance stance on bribery, fraud, and unethical practices. Anti-corruption and anti-competitive behavior practices, as well as information dissemination, are monitored in the Citicore group's plan through regular meetings and training, ensuring that 100% of its employees, management, and business partners are trained in ethical business practices, policies, and procedures. This commitment to ethical conduct extends to its external suppliers within the supply chain through its supplier accreditation process, which mandates adherence to anti-corruption practices and ethical business standards.

ENVIRONMENTAL

Resource Management

Energy

Energy consumption within the organization (in GJ)

Disclosure	2023	2024	2025
Gasoline	293.24	84.62	63.30
Diesel	787.03	34.01	109.33
Purchased electricity	5,253.15	271.13	1,150.50 ^a

Total consumption	6,333.42	389.76	1,323.13^b
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^a Electricity consumption data covers purchased electricity for night use only, as daytime energy requirements are supplied by the plant's on-site generation. Data on electricity generated from on-site solar facilities is not currently available.

^b The total energy generated for 2025 is subject to change, as the electricity data currently reflects partial information based only on purchased electricity for nighttime use. The figure will be updated once complete electricity consumption data becomes available.

Management Approach

CREIT and its Lessees' resource management approach, covering energy, materials, and water, is aligned with its commitment to environmental stewardship and long-term sustainability. Anchored on its goal of advancing renewable energy and sustainable infrastructure, the Group continuously works to reduce environmental impact, improve operational efficiency, and support the transition to a low-carbon economy.

As part of the group, CREIT contributes to this commitment through its unique REIT model, which focuses on leasing land assets to renewable energy developers and operators. While CREIT primarily owns the land on which renewable energy facilities operate, its lessees are responsible for generating clean energy and implementing energy efficiency initiatives within their operations. Through this structure, CREIT enables renewable energy production while supporting the group's broader sustainability objectives. CREIT is committed to enhancing its energy efficiency and is actively exploring strategies to further reduce energy consumption across its operations and leased assets.

Environmental Impact Management

Greenhouse Gas (GHG) Emissions

Total direct and indirect GHG emissions (in tCO₂e)

Disclosure	2023	2024	2025
Direct (Scope 1) emissions	78.92	8.42	12.53
Indirect (Scope 2) emissions	1,011.96	52.23	221.63 ^a
Total GHG emissions	1,090.88	60.65	234.16^b

^a Scope 2 emissions data for 2025 covers emissions from purchased electricity for night use only.

^b The total GHG emissions for 2025 is subject to change, as the Scope 2 emissions data currently reflects partial information based only on purchased electricity for nighttime use. The figure will be updated once complete electricity consumption data becomes available.

Management Approach

The Citicore group, including CREIT and its Lessees, is committed to developing sustainable infrastructure projects through income-generating renewable energy-related real estate properties in the Philippines. Recognizing the importance of emissions reduction in achieving a carbon-neutral business, CREIT's solar assets offer a substantial reduction in emissions compared to fossil fuel alternatives. The Citicore group aims to continuously innovate to

provide more reliable and affordable renewable energy solutions towards a net-zero carbon future.

CREIT has minimal direct emissions, as it serves as a landlord to its lessees, who are operating and developing solar power plants. The Scope 1 emissions of CREIT are mostly from operations in sites where CREIT has operational control and ownership, including the Clark Solar Plant, and its head office in San Juan City. The Scope 3 emissions are indirect emissions from its value chain, including leased assets over which CREIT did not retain operational control. At present, Scope 3 emissions across CREIT’s value chain are not yet fully measured or disclosed.

While data on other air pollutants is not currently available, CREIT is committed to enhancing its environmental management and is planning to implement monitoring systems to address this gap.

Waste

Waste generated (in kg)

Disclosure	2023	2024	2025
Waste diverted from disposal	1,968	53	0
Non-hazardous waste	1,968	53	0
Hazardous waste	0	0	0
Waste directed to disposal	0	0	54
Non-hazardous waste	0	0	54
Hazardous waste	0	0	0
Total waste generated	1,968	53	54

Management Approach

As a corporation engaged in sustainable infrastructure, CREIT minimizes environmental impact at all stages of solar plant operation, including implementing waste management practices. After its operating life, hazardous waste from site equipment was disposed of through the Department of Environment and Natural Resources (DENR) accredited processing units.

In addition, solar panels have a service life of up to 25 to 30 years, with no significant waste generated during their near-term operational phase. In 2025, no hazardous waste was generated, and all generated non-hazardous waste was directed to landfills. CREIT ensures that the suppliers adhere to regulatory standards, comply with all rules and regulations, and have excellent track records, as applicable. The Clark Waste Disposal Management System is the accredited partner disposal company that processes busted solar panels and other hazardous waste of the group.

Environmental Compliance

Non-compliance with environmental laws and regulations

Disclosure	2023	2024	2025
Total amount of monetary fines for non-compliance with environmental laws and/or regulations	0	0	0
Number of non-monetary sanctions for non-compliance with environmental laws and/or regulations	0	0	0
Number of cases resolved through dispute resolution mechanism	0	0	0

Management Approach

CREIT secured all government approvals and permits from concerned agencies and regulatory bodies, which are material and necessary to allow it to conduct the business and operations of the company and its lessees. These documents were obtained promptly and are in full force and effect. Each operating plant is environmentally compliant, with an assigned Pollution Control Officer (PCO) to oversee processes and manage environmental concerns. The centralized Environment, Safety, and Health (ESH) team, formalized in late 2023, monitors adherence to international standards and facilitates Environmental and Social Impact Assessments (ESIA).

SOCIAL

Employee Management

Employee hiring and benefits

Number of Employees

Disclosure	2023	2024	2025
Female employees	2	3	3
Male employees	4	4	4
Total number of employees	6	7	7

Employee benefits

Disclosure	2025	
	% of female availed	% of male availed
SSS	100	100
PhilHealth	100	100
Medical benefits (aside from PhilHealth)	100	100

Disability and invalidity coverage	0	0
Life insurance	0	0
Retirement provision (aside from SSS)	0	0
Pag-ibig	100	100
Housing assistance (aside from Pagibig)	0	0
Parental leaves	0	0
Vacation leaves	100	100
Sick leaves	100	100
Further education support	0	0
Company stock ownership	100	75
Telecommuting	100	100
Flexible-working hours	100	50
Remote work/Work-from-home (WFH)	100	100

Management Approach

CREIT and its Lessees value their people and remain committed to building a solid foundation for sustainable growth and expansion. The Group strives to cultivate a progressive and inclusive work environment grounded in integrity, professionalism, and mutual respect, while fostering stable and harmonious relationships between management and employees. The Group also complies with the minimum wage, statutory benefits, and labor standards mandated under the Labor Code of the Philippines, and no incidents of work stoppage have been reported during the year.

CREIT and its Lessees recognize the efforts of its employees, using a performance management system designed to assess and reward performance fairly and transparently. The Group also believes that collective action among its stakeholders, including attracting, developing, and retaining competent, dynamic, and diverse talent, is essential to achieving more meaningful goals and being instrumental to their overall success.

Employee training and development

Training hours provided to employees by gender

Disclosure	2023	2024	2025
Total training hours	73	292	30
Female	25	116	10
Male	48	176	20
Average training hours per employee	12.17	41.71	4.29
Female	8.33	38.67	3.33

Male	16.00	44.00	5.00
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Training hours provided to employees by employee category

Disclosure	2023	2024	2025
Total training hours	73	292	30
Senior management	73	64	12
Middle management	-	228	18
Rank and file	-	-	-
Average training hours per employee	12.17	41.71	4.29
Senior management	12.17	10.67	2.00
Middle management	-	228.00	18.00
Rank and file	-	-	-

Management Approach

The Human Resources (HR) Department believes that well-skilled and highly-trained personnel in their respective fields are necessary to sustain the Citicore group's long-term growth momentum. To develop a deep bench and steady pipeline of competent human capital, CREIT provides employee training programs and adheres to regulatory requirements to support career growth and professional development. These initiatives are reinforced by the in-house performance management system, which is aligned with the company's overall strategic plan, ensuring that individual goals and performance outcomes contribute directly to organizational priorities.

In 2025, CREIT implemented targeted training programs to enhance technical, behavioral, and developmental competencies. Technical capability in Data Analytics was strengthened through the Analytics Training Program. Seminars on the Green Energy Tariff (GET) and Renewable Energy Payment Agreements (REPA) were also conducted to enhance employees' understanding of the regulatory and commercial frameworks that drive renewable energy projects. This knowledge enhances their ability to align CREIT's REIT strategy with industry developments, supporting more informed and strategic decision-making. Behavioral development was supported through the Values Cascade and Values Renewal Workshop, reinforcing organizational culture and shared values. Developmental training included sessions on Anti-Bribery and Conflict of Interest Policy and HR Systems and Policies, promoting ethical conduct and stronger governance practices. CREIT evaluates the effectiveness of its training programs through post-training surveys, ensuring continuous improvement and relevance of learning initiatives. Through these sustained efforts, CREIT continues to build organizational competency and capacity building while supporting career development and long-term employee growth.

Diversity and Equal Opportunity

Employee Diversity by Gender (in #)

Disclosure	2023	2024	2025
Senior management	6	6	6
Female	3	3	2
Male	3	3	4
Middle management	1	1	-
Female	-	-	-
Male	1	1	-
Rank and file	-	-	-
Female	-	-	-
Male	-	-	-
Total	7	7	6

Management Approach

CREIT is committed to fostering a diverse and inclusive workplace where employment decisions are based on merit, qualifications, and performance. As of 2025, the Company maintains a 4:3 male-to-female ratio among its employees and upholds equal opportunity in hiring, promotion, and benefits for all. In line with its commitment to inclusivity, CREIT has expanded its HMO benefits to cover employees of different sexual orientations and continues to provide coverage for employees with common-law partners. The company is also exploring the enhancement of its parental leave policy to ensure inclusivity for employees across diverse sexual orientations and family structures.

In 2025, diversity and equal opportunity has also been incorporated into the review of company policies and procedures to further strengthen governance, reinforce non-discrimination principles, and ensure continued alignment with evolving standards and stakeholder expectations.

Occupational Health and Safety

Workplace health and safety conditions

Disclosure	2023	2024	2025
Safe man-hours worked (number of hours)	11,616	28,112	44,432
Number of work-related ill health	0	0	0
Number of work-related injuries	0	0	0
Number of work-related fatalities	0	0	0
Number of safety drills	0	0	3

Management Approach

CREIT and its Lessees consider their workforce as their most important asset and are committed to protecting employee health and safety to ensure business continuity and operational excellence. CREIT is covered under the Occupational Health and Safety (OHS) management system of CREC, implemented in compliance with Department of Labor and Employment (DOLE) requirements and aligned with ISO 45001:2018 standards. The Environmental, Safety, and Health (ESH) team oversees and standardizes safety practices across sites to ensure consistent implementation.

While identification and assessment of site-specific hazards, as well as safety audits, are not yet formalized and fully implemented, CREIT plans to conduct annual audits across all sites once the ISO 45001 certification has been achieved. CREIT is working toward obtaining ISO 45001 certification to further strengthen its OHS framework. All employees undergo the Mandatory Eight-Hour Safety and Health (MESH) Training as required by DOLE. Worker participation is facilitated through formal joint management-worker Health and Safety Committees that meet monthly, as well as regular toolbox meetings before work activities. In 2025, twelve health and safety committee meetings per site were conducted to ensure continuous monitoring, dialogue, and improvement of safety practices.

CREIT currently does not yet have a formal Emergency Response Plan (ERP) manual, although there are ongoing efforts to enhance safety framework and governance. For the reporting period, CREIT recorded 44,432 safe man-hours with zero work-related injuries, occupational illnesses, or fatalities, reflecting its strong safety culture and preventive approach.

Human Rights and Compliance with Labor Laws and Standards

Incidents of workplace discrimination, forced labor, child labor, and other human rights violations (in #)

Disclosure	2023	2024	2025
Number of legal actions or employee grievances involving workplace discrimination	0	0	0
Number of legal actions involving violations of workers' rights to exercise freedom of association or collective bargaining	0	0	0
Number of legal actions or employee grievances involving forced/compulsory labor	0	0	0
Number of legal actions or employee grievances involving child labor	0	0	0

Policies on human rights and labor standards

Disclosure	Reference to the company policy
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<p>The organization has policies that explicitly disallow violations of labor laws and human rights (e.g., harassment, bullying, discrimination, forced labor, child labor, sexual abuse) in the workplace, which are stated under the Code of Business Conduct and Ethics and the Supplier Code of Conduct/ Supplier Accreditation & Evaluation of the company policy.</p>	<p>Code of Business Conduct and Ethics Supplier Code of Conduct</p>
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Management Approach

CREIT and its Lessees enforce strict compliance with the DOLE requirements and all applicable labor laws and human rights standards across organic, contractual, and project-based roles. The Group observes zero-tolerance policies against forced and child labor, discrimination, harassment, bullying, sexual abuse, and other human rights violations under its CREIT’s Code of Business Conduct and Ethics, as well as its Supplier Code of Conduct and Supplier Accreditation and Evaluation policies to ensure that third-party labor practices align with these ethical standards.

Human resource processes, including hiring, payroll, and employee lifecycle management, are centralized at the Head Office through the Talent Acquisition Team and Corporate HR to ensure consistent standards and prevent risks related to child and forced labor. During the reporting period, CREIT recorded zero incidents of discrimination and no legal actions or employee grievances related to child or forced labor, reflecting its strong compliance with labor laws and ethical commitment to upholding human rights.

Community Development and Relations

Operations with local community engagement, impact assessments, and development programs

Disclosure	2023	2024	2025
Number of operations with implemented local community engagement, impact assessments, and/or development programs	No data	10	13

Incidents of violations involving the rights of indigenous people

Disclosure	2023	2024	2025
Total number of identified incidents of violations involving the rights of indigenous people during the reporting period	0	0	0
Total number of incidents resolved and no longer subject to action	N/A	N/A	N/A

Management Approach

CREIT and its Lessees maintain strong and long-term partnerships with host communities through the implementation of programs that include both operationally embedded sustainability initiatives and Corporate Social Responsibility (CSR) activities, which promote education, livelihood, environmental sustainability, and social well-being. Through these programs, the Group ensures that surrounding communities directly benefit from its operations while supporting local development and climate action.

In 2025, CREIT supported reforestation efforts through CommuniTree, planting 3,200 seedlings across multiple provinces to enhance climate mitigation and adaptation. The AgroSolar Initiative in Batangas continued to integrate agriculture with solar power generation, producing 2,000 kilograms of crops in 2025 (15,000 kilograms cumulative) while engaging 18 farmers in total, 13 of whom remain active. Education and digital inclusion were advanced through the ABC to ICT Program, which provided 46 computer sets and one printer to 38 institutions, as well as Balik Eskwela and Brigada Eskwela, benefiting thousands of students by providing 2,590 educational kits and supporting 49 educational institutions. Community welfare programs, including the Pailaw - Solar Lighting Project, which installed and turned over 203 streetlights to 19 institutions, and four disaster response operations, which served 600 individuals through transport rescue, and provided 825 hot meals and 1439 relief packs to affected individuals. There were also feeding programs benefiting 280 students across 6 schools, medical missions benefiting 384 individuals across medical, dental, optical, laboratory, and wheelchair supports, and the Pamaskong Handog, which provided a total of 814 grocery packs.

Through these initiatives, the Group remains committed to empowering local stakeholders, supporting self-sufficiency, and fostering long-term, mutually beneficial relationships with the communities it serves.

Data Privacy

Incidents of non-compliance concerning customer privacy and data security (in #)

Disclosure	2023	2024	2025
Total number of substantiated complaints on customer privacy	0	0	0
Number of complaints addressed	N/A	N/A	N/A
Number of customers, users, and account holders whose information is used for secondary purposes	0	0	0
Total number of substantiated incidents of data breaches, including leaks, thefts, and losses of data (not limited to customer data)	0	0	0

Management Approach



CREIT and its Lessees adopt a strict and proactive approach to data privacy, ensuring that all customer and client information is handled with the highest level of confidentiality. In compliance with the Data Privacy Act of 2012 and the regulations of the National Privacy


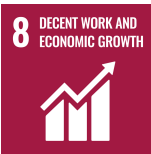

Commission, the Group implements safeguards to protect stakeholder interests and maintain the integrity of digital transactions. Internal systems are secured against unauthorized access, reinforcing responsible data management across operations.



For the reporting period, CREIT recorded zero substantiated complaints related to customer privacy, zero cases of customer information used for secondary purposes, and zero substantiated data breach incidents, including leaks, theft, or loss of data.

UN SUSTAINABLE DEVELOPMENT GOALS

Contribution to the United Nations Sustainable Development Goals (UN SDGs)

Sustainable Development Goals (SDGs)	Key business activities and sustainability initiatives contributing to the SDGs	Contribution to the SDGs (including direct positive impacts, potential negative impacts, and management approach to negative impacts)
	<ul style="list-style-type: none"> • Implementation of the Usbong Scholarship Program through the Citicore Foundation • Support for education-related community initiatives and school assistance programs 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> • Provides financial assistance to scholars from host communities • Expands access to education and improves long-term employability of beneficiaries <p>Management Approach:</p> <ul style="list-style-type: none"> • Continuous engagement with host communities to identify deserving beneficiaries • Monitoring of scholarship implementation through structured foundation programs
	<ul style="list-style-type: none"> • Minimal water consumption in solar operations • Responsible water use and proper wastewater handling by lessees 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> • Low water intensity of solar energy operations • No chemical wastewater is generated in panel cleaning processes <p>Management Approach:</p> <ul style="list-style-type: none"> • Sustainable water management practices • Monitoring of water use under CREC's environmental management systems

 <p>7 AFFORDABLE AND CLEAN ENERGY</p>	<ul style="list-style-type: none"> Leasing land assets exclusively for renewable energy generation (solar farms) 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> Enables large-scale renewable energy production Supports national energy transition and energy security Facilitates long-term green investments <p>Potential Negative Impacts:</p> <ul style="list-style-type: none"> Land use concerns or potential community displacement risks <p>Management Approach:</p> <ul style="list-style-type: none"> Strategic site selection Community consultations and stakeholder engagement Long-term lease structures that promote stable and responsible development
 <p>8 DECENT WORK AND ECONOMIC GROWTH</p>	<ul style="list-style-type: none"> Prioritization of local hiring through lessees and contractors Provision of employment opportunities in host communities 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> Job creation during construction and operations Economic stimulation in rural and host communities <p>Potential Negative Impacts:</p> <ul style="list-style-type: none"> Labor risks in contractor-managed workforce <p>Management Approach:</p> <ul style="list-style-type: none"> Compliance with DOLE regulations Zero-tolerance policies on forced and child labor Centralized HR and contractor engagement to monitor labor standards
 <p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p>	<ul style="list-style-type: none"> Enabling renewable energy industrialization through leased land assets Implementation of the AgroSolar Initiative Deployment of innovative solutions such as Trinabot and All-Vision Solar Energy System (AVSES) robotic cleaners 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> Promotes sustainable infrastructure development Encourages agricultural and energy integration Improves operational efficiency through innovation <p>Potential Negative Impacts:</p> <ul style="list-style-type: none"> Technology adoption may require additional skills development <p>Management Approach:</p> <ul style="list-style-type: none"> Training programs and stakeholder capacity-building Continuous innovation aligned with environmental standards

 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	<ul style="list-style-type: none"> • Scholarship programs • Local employment and livelihood initiatives • Community training and development programs 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> • Strengthens community resilience • Improves access to education and economic opportunities • Supports inclusive local development <p>Management Approach:</p> <ul style="list-style-type: none"> • Programs designed to promote self-sufficiency (e.g., AgroSolar Initiative) • Regular stakeholder engagement and needs assessment
 <p>13 CLIMATE ACTION</p>	<ul style="list-style-type: none"> • Exclusive focus on renewable energy land assets • Support for solar, wind, and hydroelectric energy projects • Contribution to carbon-neutral sustainable business operations 	<p>Direct Positive Impacts:</p> <ul style="list-style-type: none"> • Contribution to national GHG emissions reduction commitments through renewable energy generation • Contribution to national climate mitigation targets <p>Potential Negative Impacts:</p> <ul style="list-style-type: none"> • Climate-related physical risks (extreme weather that could affect assets) <p>Management Approach:</p> <ul style="list-style-type: none"> • Diversification of renewable energy assets • Plans to strengthen climate risk assessments and climate-related disclosures aligned with global frameworks