



Empower Your Investments

Company Presentation

1H 2025 Operating and Financial Results

August 19, 2025

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Key Takeaways



CREIT

Empower Your Investments



Stable revenues anchored on strong green asset portfolio

*Revenue at Php 916 Mn, EBITDA at Php 897 Mn,
Net Income at Php 688 Mn*



Strong financial position supports future acquisitions

*PhilRatings PRS Aa+ rating,
Available borrowing headroom of Php 9 Bn*



Consistent dividend payout at 106% of distributable income

*PSE DiVY and Property Index Constituent
1H2025 cash dividends of 0.049/share*



Sponsor projects wrapping up construction

*Projects on CREIT land: Batangas, Pangasinan and
Pampanga for energization in 2H 2025*

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1H 2025 Financial Highlights



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1H 2025 Financial Highlights

In Php Mn

REVENUE

Php 916 Mn

EBITDA

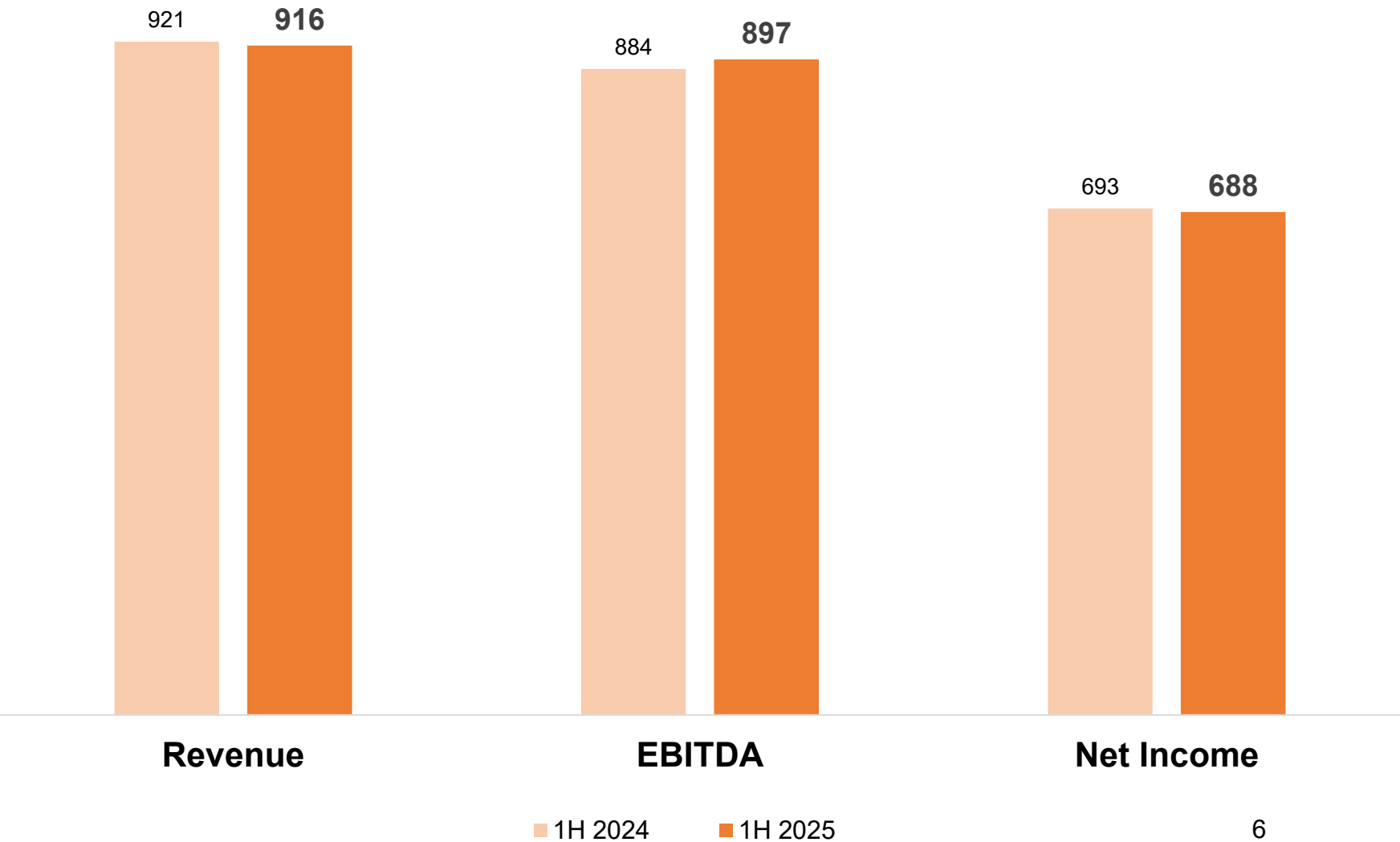
Php 897 Mn

EBITDA MARGIN: 98%

NET PROFIT

Php 688 Mn

NET PROFIT MARGIN: 75%



Profitability sustained due to strong green asset portfolio



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Amounts in Mn Php		1H 2025	1H 2024	% Change	
	Guaranteed Base Lease	835	824	1.33%	▲
	PFRS 16	81	97	(16.49%)	▼
	Revenue	916	921	(0.52%)	▬
	Cost of Services	(52)	(52)	(0.43%)	▬
	Gross Profit	864	869	(0.58%)	▬
	Operating Expenses	(4)	(4)	(0.64%)	▬
	Income from Operations	860	865	(0.58%)	▬
	Finance Costs	(173)	(173)	0.25%	▬
	Others – net	1	2	(5.22%)	▼
	Income Before Tax	688	693	(0.80%)	▬
	Net Income After Tax	688	693	(0.80%)	▬

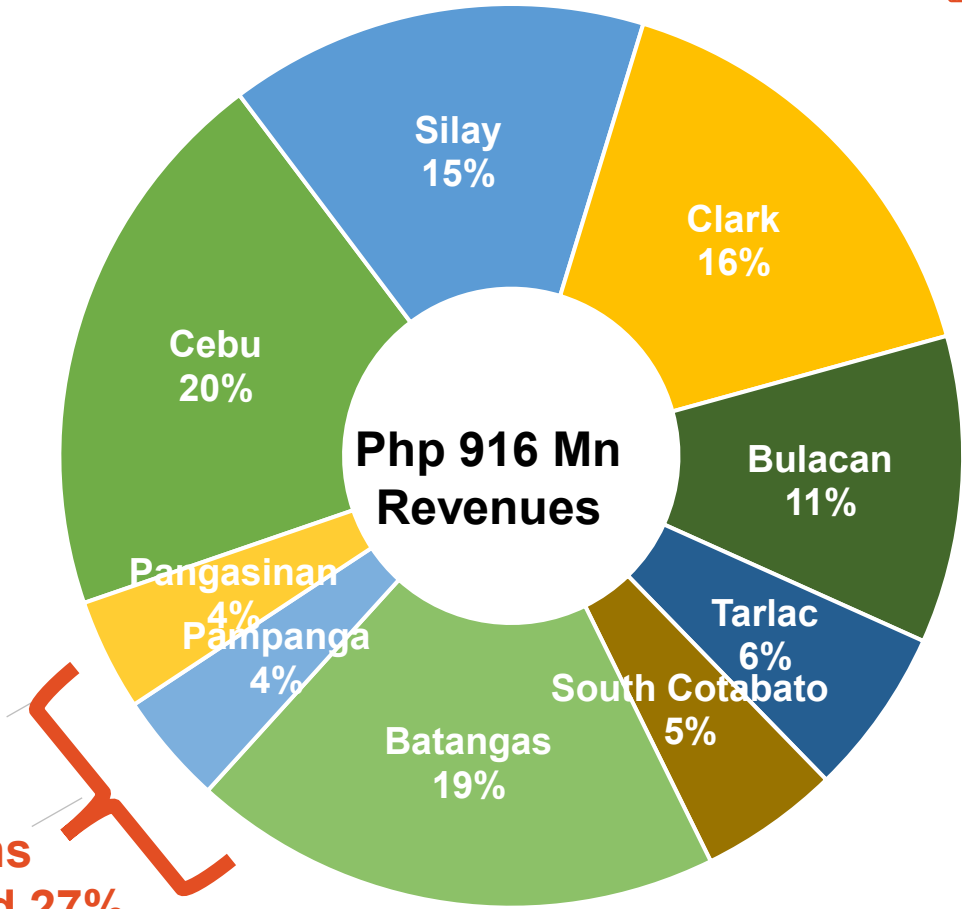
▬ > or < 1%

Diversified Geographical Footprint and Revenue Contribution

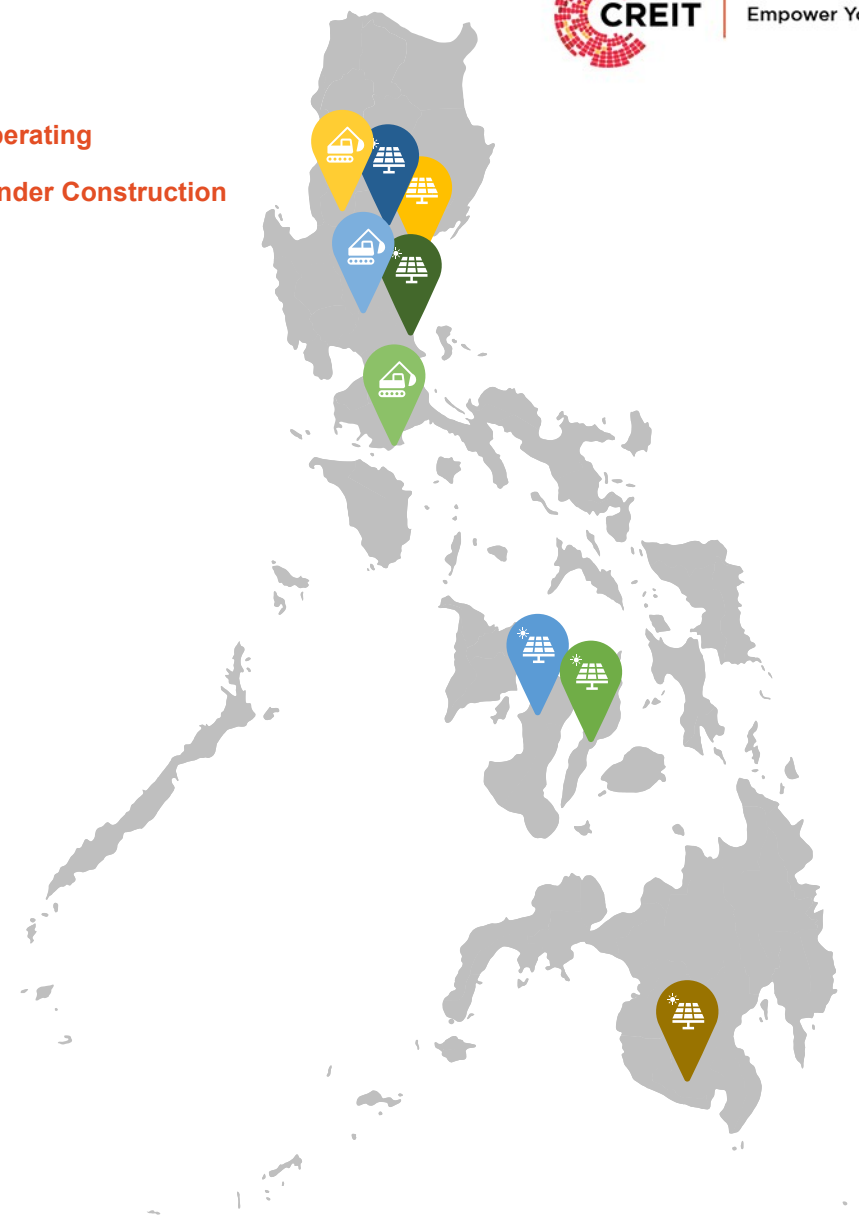


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 Operating
 Under Construction



Accretive acquisitions contributed 27% of total revenues



Sustained strong financial position supports future acquisitions



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Amounts in Mn Php	30 June 2025	31 December 2024	Change		
Cash and cash equivalents	667	598	69	12%	▲
Other Current Assets	156	308	(152)	(49%)	▼
Total Current Assets	823	906	(83)	(9%)	▼
Trade and Other Receivables – Non-Current	582	519	63	12%	▲
Property, Plant & Equipment	1,124	1,154	(30)	(3%)	▼
Investment Properties	7,285	7,239	46	1%	▬
Right-of-use Assets	30	31	(1)	(3%)	▼
Other Non-Current Assets	42	41	1	2%	▲
Total Non-Current Assets	9,064	8,985	79	1%	▬
Total Assets	9,887	9,891	(4)	-	▬
Current Liabilities	419	432	(13)	(3%)	▼
Non-Current Liabilities	4,877	4,876	1	-	▬
Total Liabilities	5,297	5,308	(11)	1%	▬
Equity	4,590	4,583	7	-	▬
Total Liabilities & Equity	9,887	9,891	(4)	-	▬

▬ > or < 1%

Strong financial position supports future infusions

DEBT HEADROOM *(Php Bn)*

Total deposited property 20.5

Leverage ratio (PRS Aa+) 70%

Leverage limit 14.4

Total borrowings and deferred payments 5.3

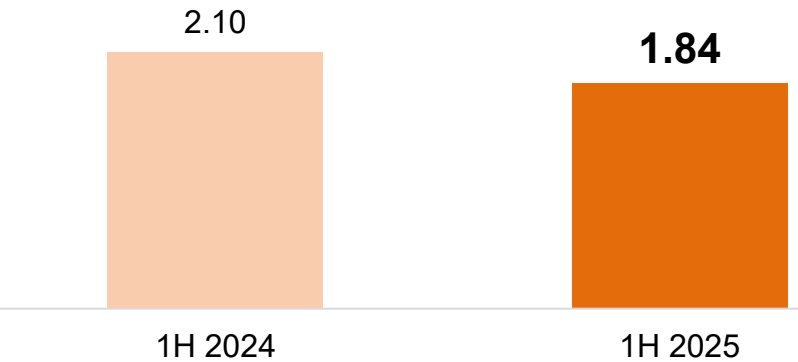
 Allowable additional borrowings 9.0

CREIT Stock Price:

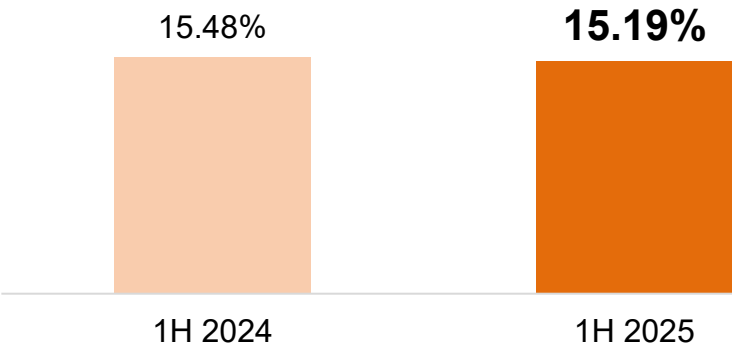
Last Trading day of 1H 2024:
June 28, 2024 – Php 2.79/share

Last Trading day of 1H 2025:
June 30, 2025 – Php 3.51/share

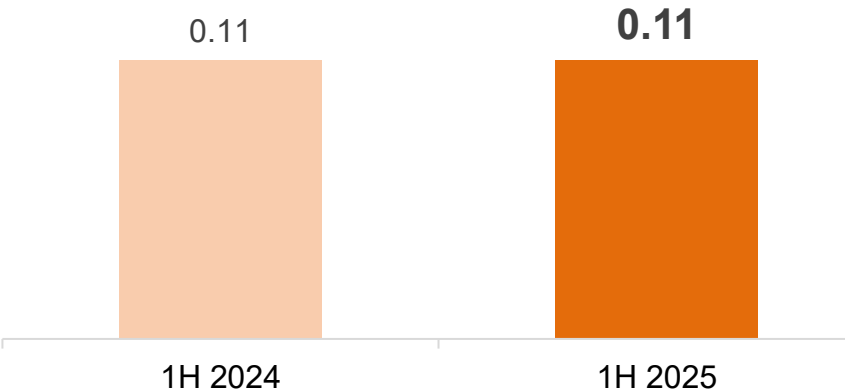
Current Ratio



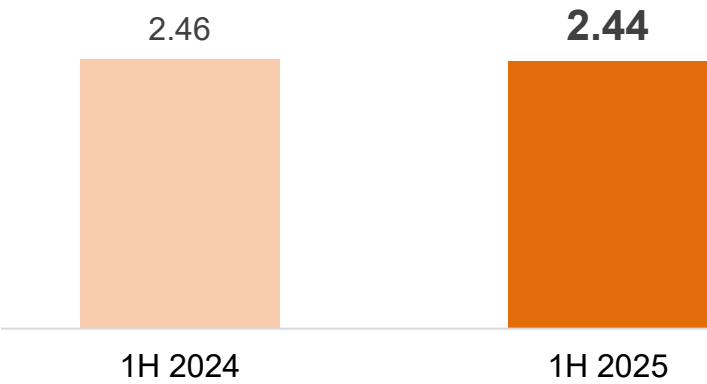
Return on Equity



Earnings Per Share *(Php per share)*



Net Asset Value per Share *(Php per share)*



Green Asset Portfolio



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CREIT's Green Asset Portfolio Overview



NUMBER OF ASSETS

14 Assets



GROSS LEASABLE AREA

7.1 Mn sqm



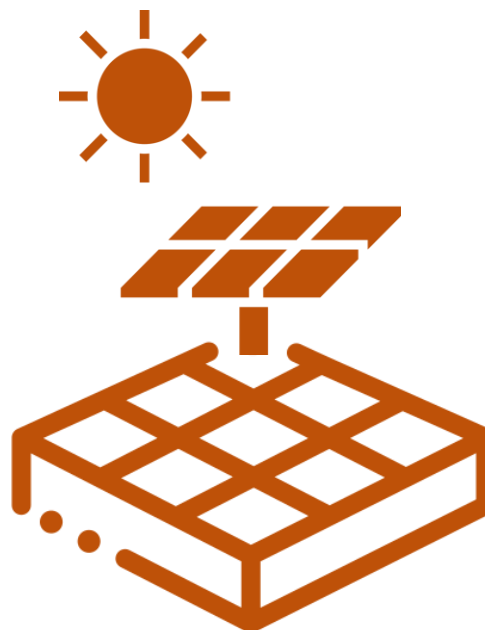
OCCUPANCY RATE

100%



WEIGHTED AVE. LEASE EXPIRY

19.94 years



TENANTS' INSTALLED CAPACITY

145 MW_{DC}



EST. ANNUAL NET GENERATION
OF OPERATING TENANTS

184 GWh



EST. ANNUAL CARBON REDUCTION
OF OPERATING TENANTS

~130k MT

*Emission Factor based on US EPA Avoided Emissions and Generation Tool (AVERT)

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



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IPO ASSETS



DALAYAP – 103k sqm



CLARK – 250k sqm



ARMENIA – 138k sqm



NEGROS OCCIDENTAL – 431k sqm



CEBU – 730k sqm

1st ACQUISITION - 2022



BULACAN – 254k sqm



SOUTH COTABATO – 80k sqm

2nd ACQUISITION - 2023



BATANGAS 1 – 1M sqm



BATANGAS 2 – 840k sqm



BATANGAS 3 – 740k sqm



BATANGAS 4 – 930k sqm



PAMPANGA 1 – 420k sqm

3rd ACQUISITION - 2023



PANGASINAN – 1M sqm



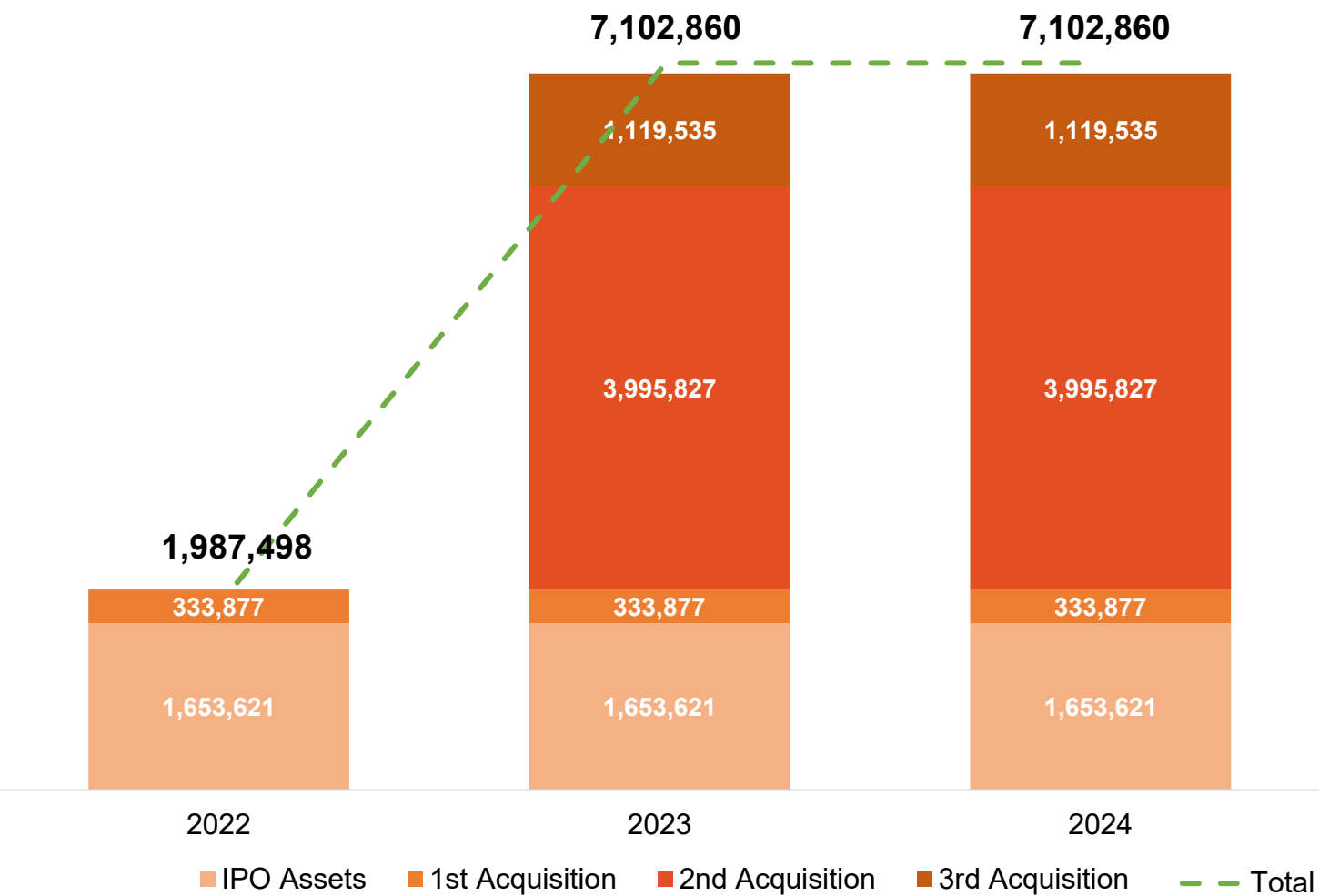
PAMPANGA 2 – 70k sqm

Leased

Acquired

Almost 4x Asset Growth in Leasable Area since IPO

Gross Leasable Area (GLA) in square meters



Assets		GLA (in sqm)
3rd Acquisition	Pangasinan	1,049,102
	Pampanga 2	70,433
2nd Acquisition	Batangas 1	1,062,083
	Batangas 2	839,535
	Batangas 3	741,016
	Batangas 4	933,979
	Pampanga 1	419,214
1st Acquisition	South Cotabato	79,997
	Bulacan	253,880
IPO Assets	Cebu	730,000
	Negros Occidental	431,408
	Armenia	138,164
	Dalayap	103,731
	Clark	250,318
TOTAL		7,102,860

100% Occupancy and Longest WALE among REITs



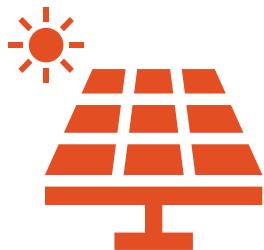
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Portfolio Occupancy



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

Assets



Solar Developers and Operators

Tenants

1:1 Asset to Tenant Ratio

100% Occupancy from Day 1 of Long-term lease

CREIT Asset	Tenants Lease term (in years)	Area (in sqm)
Clark	15.3	250,318
Armenia	22.4	138,164
Cebu	16.9	730,000
Negros Occidental	16.3	431,408
Dalayap	16.3	103,731
Bulacan	22.5	253,880
South Cotabato	22.5	79,997
Batangas 1	23.5	1,062,083
Batangas 2	23.5	839,535
Batangas 3	23.6	741,016
Batangas 4	23.6	933,979
Pampanga 1	23.6	419,214
Pampanga 2	19.1	70,433
Pangasinan	24.0	1,049,102
Total		7,102,860

19.94
years
WALE

CREC Project Updates



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Sponsor's Project Updates



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Batangas 1 Property*

Leasable Area:
1,062,083 square meters

Location:
Brgy. Lumbangan



Batangas 2 Property*

Leasable Area:
839,535 square meters

Location:
Brgy. Luntal

* With secured offtake even before project completion

Sponsor's Project Updates



Batangas 3 Property*

Batangas 3 Leasable Area:
741,016 square meters

Location:
Brgy. Bolbok




Batangas 4 Property*

Batangas 4 Leasable Area:
933,979 square meters

Location:
Brgy. Bolbok





* With secured offtake even before project completion
Project was awarded during the Green Energy Auction Program 2 and received a certificate of national significance from the Department of Energy

Sponsor's Project Updates



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Pampanga 1 Property*

Leasable Area:
839,535 square meters

Location:
Brgy. Arayat



Pangasinan 1 Property*

Leasable Area:
1,049,102 square meters

Location:
Brgy. Sta Catalina



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CREIT Dividend Updates



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Consistent quarterly dividend since IPO



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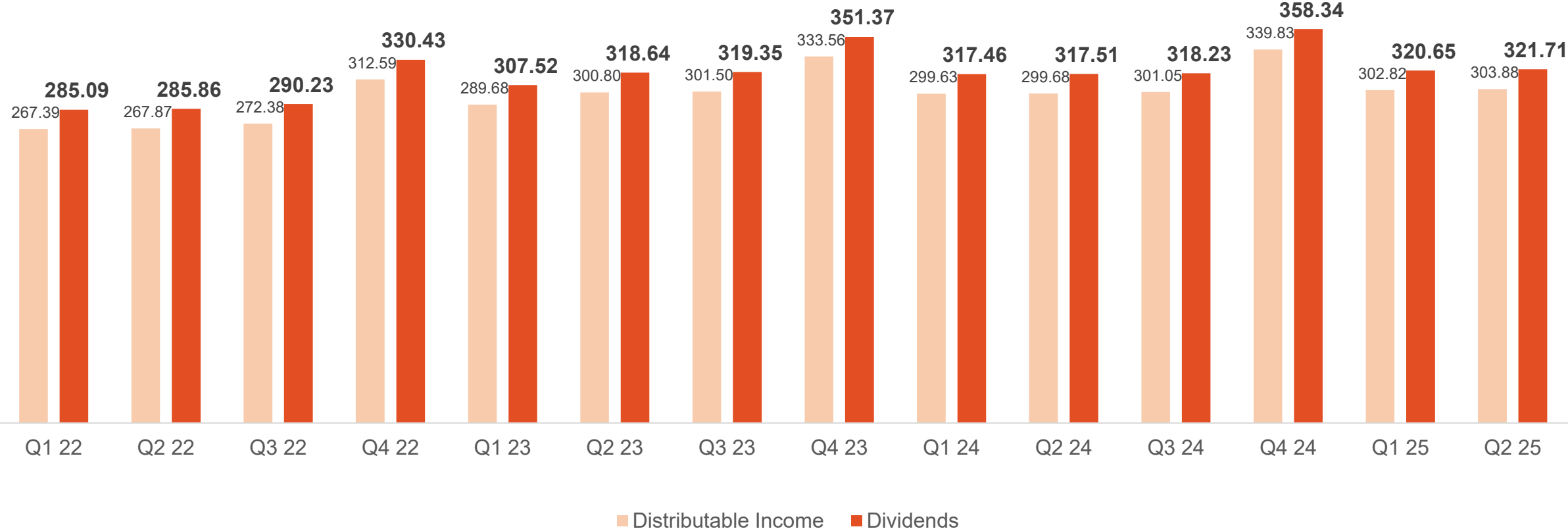
<i>In PhP Millions, except ratios and DPS</i>	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25
Net income	304.96	316.08	396.09	380.97	359.28	334.14	344.94	391.02	357.96	329.93
Straight-line rent adjustment	(15.28)	(15.28)	(94.58)	(47.42)	(59.65)	(34.36)	(43.89)	(51.18)	(55.14)	(26.05)
Distributable income	289.68	300.80	301.50	333.56	299.63	299.68	301.05	339.83	302.82	303.88
Depreciation	17.84	17.84	17.84	17.81	17.83	17.83	17.18	18.50	17.83	17.84
Adjusted funds from operations (AFFO)	307.52	318.64	319.35	351.37	317.46	317.51	318.23	358.34	320.65	321.71
AFFO Payout ratio	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Dividends	307.52	318.64	319.35	351.37	317.46	317.51	318.23	358.34	320.65	321.71
Total dividends as percentage of distributable income	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%
Dividends per share	0.047	0.049	0.049	0.054	0.049	0.049	0.049	0.055	0.049	0.049



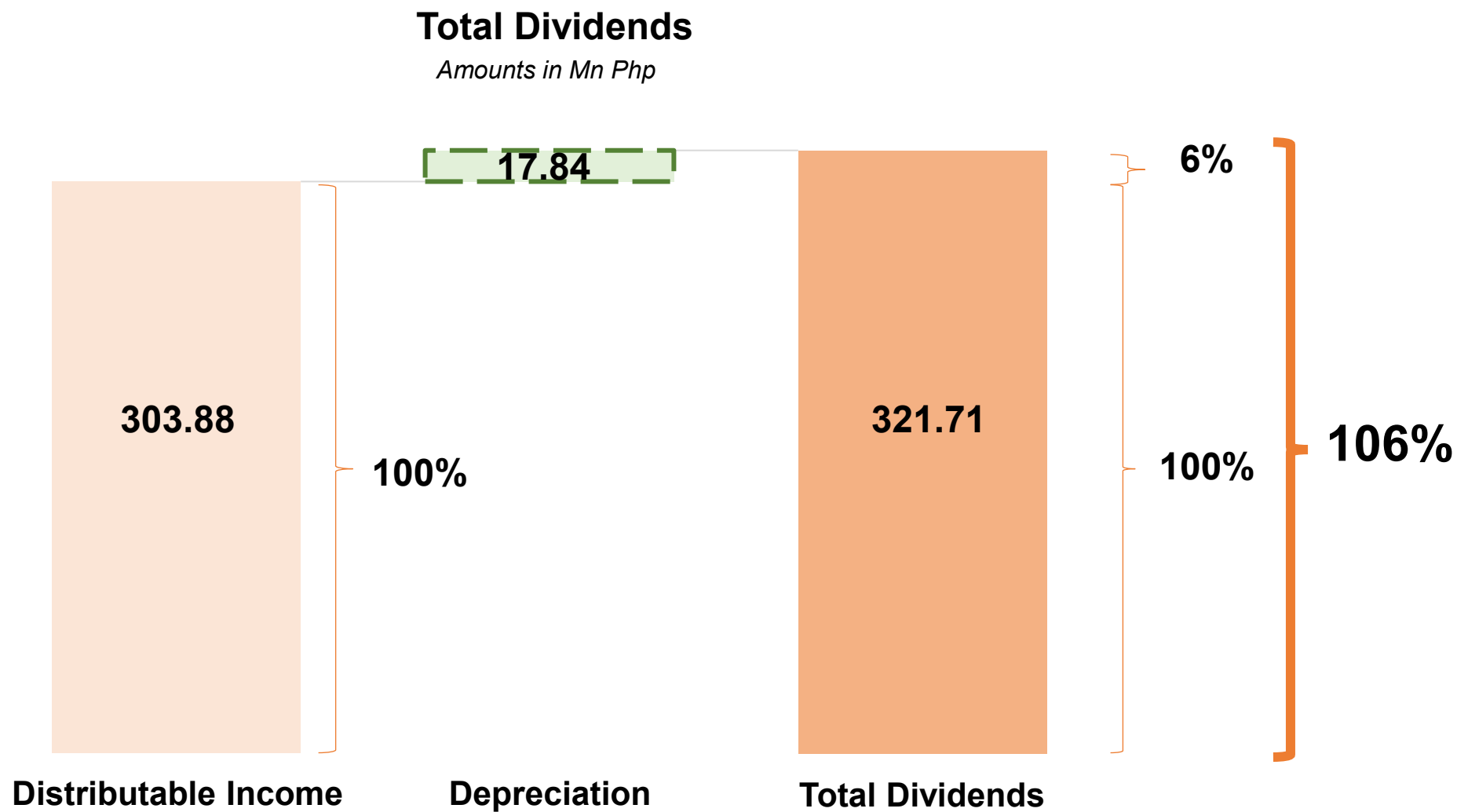
Above minimum requirement of 90% of distributable income

Distributable Income and Dividend Quarter-on-Quarter Growth

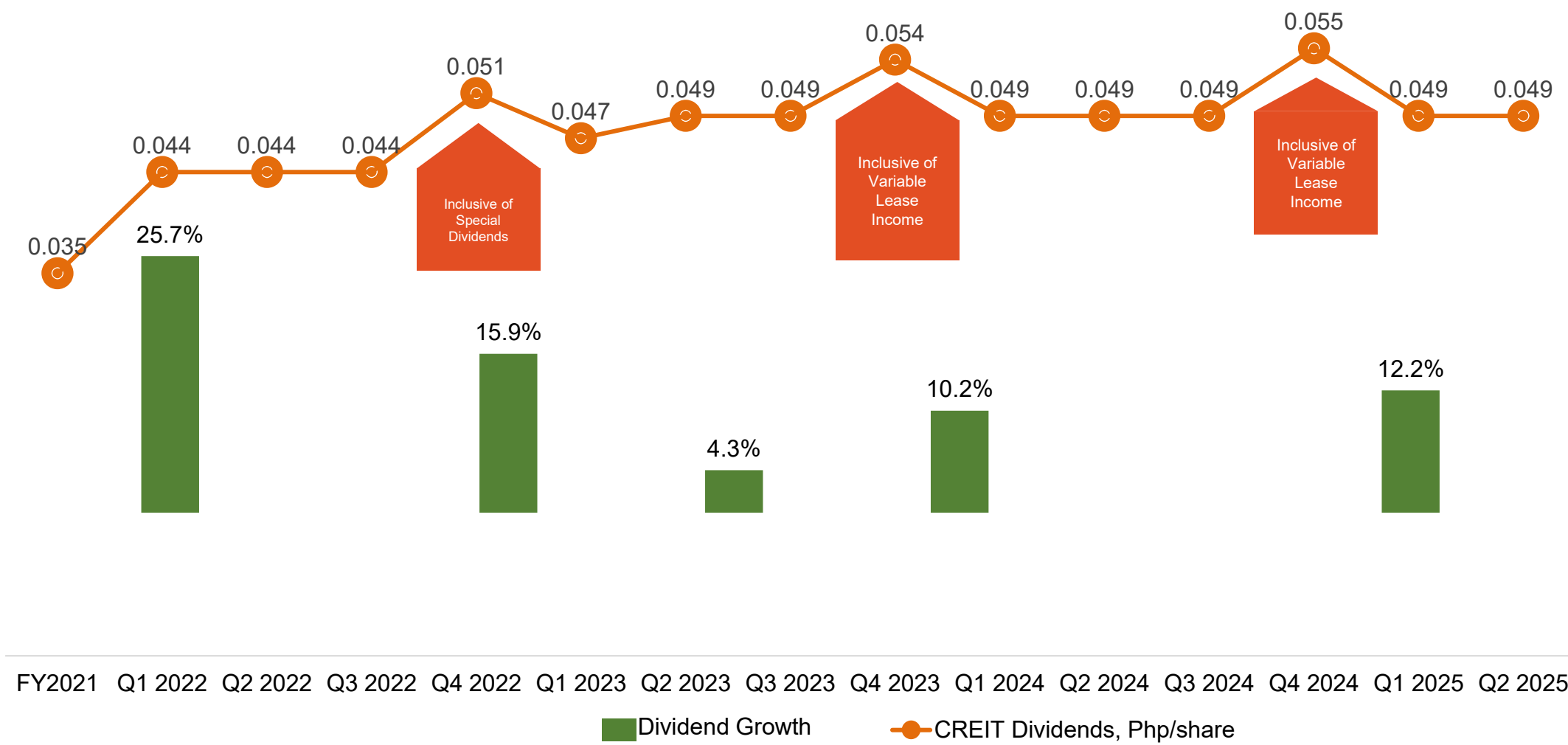
in Php millions



How we arrive at 106% of distributable income



Increasing shareholder value with steady dividends and dividend growth



Key Takeaways



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Q & A



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Thank you!

For questions, please contact:

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