



Analyst Briefing

9M 2022 Operating and Financial Results

17 November 2022



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Agenda

- **9M 2022 Financial Performance**
- **CREIT Asset Portfolio**
- **Sponsor's Pipeline Projects**
- **CREIT Dividend Updates**
- **CREIT Proposed ASEAN Green Bond Offering**
- **Q & A**

9M 2022 Financial Performance



More Stable Income Stream

<i>In PhP</i>	9M 2022	9M 2021	% Δ
Revenues	996,838,914	190,675,205	423%
Sale of electricity	-	190,675,205	-100%
Lease revenue			
<i>Guaranteed base lease</i>	898,022,915	-	100%
<i>PFRS 16</i>	98,815,999	-	100%
Cost of services	67,449,931	51,764,414	30%
Gross profit	929,388,983	138,910,791	569%
Operating expense	12,935,789	17,699,784	-27%
Income from operations	916,453,194	121,211,007	656%
Finance costs	-12,601,342	-27,984,031	-55%
Others – net	2,607,215	25,359,819	-90%
Income before tax	906,459,067	118,586,795	664%
Income tax expense	-	-	0%
Net income after tax	906,459,067	118,586,795	664%

Key Take-Aways:



- **More stable revenue source as REIT company starting 2022.** Revenue from land leasing compared with revenues from sale of electricity as RE company.
- **Higher efficiency resulting in increased margins.** Operating income margin and NIAT margin increased to 92% and 91% from 64% and 62%, respectively.

Strong Financial Position

<i>In PhP Thousands</i>	September 2022	December 2021	% Δ
Cash and cash equivalents	301,021	49,014	514%
Other current assets	42,266	96,101	(56%)
Total Current Assets	343,287	145,115	137%
Property, plant and equipment	1,286,837	1,331,185	(3%)
Investment properties	2,927,822	288,013	917%
Total Non Current Assets	4,441,561	1,763,705	152%
Total Assets	4,784,848	1,908,821	151%
Current liabilities	65,713	108,806	(40%)
Non Current Liabilities	423,032	171,969	146%
Total Liabilities	488,745	280,775	74%
Equity	4,296,103	1,628,046	164%

Key Take-Aways:

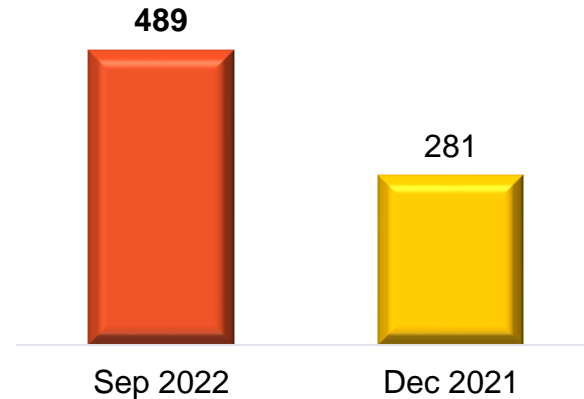


- **More sizeable asset base from newly acquired properties.** Acquired the Bulacan and South Cotabato properties and recognized leasehold rights on Silay and Toledo properties.
- **Increase in Total Liabilities due to long-term lease contracts.** Recognized lease liabilities on long-term lease contracts with tenants.

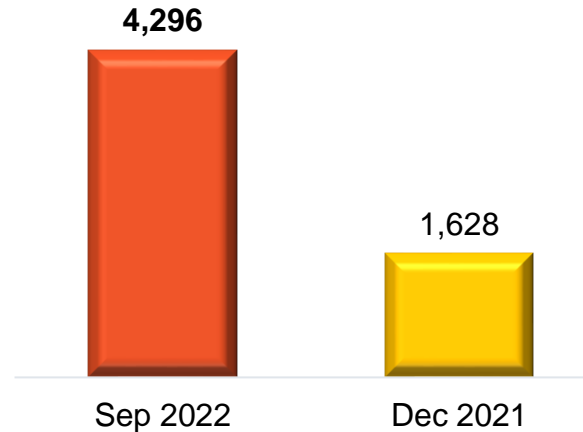
Healthy Balance Sheet to Support Growth

(in Php Mn)

Total Liabilities

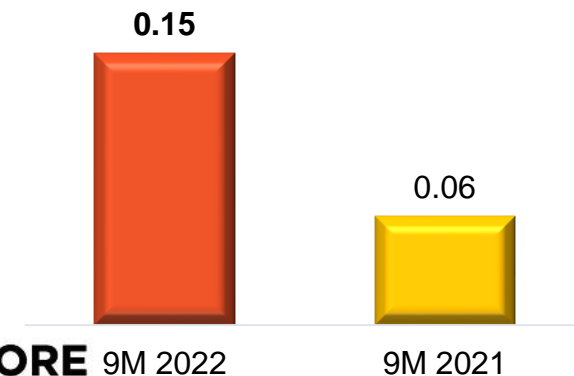


Total Equity

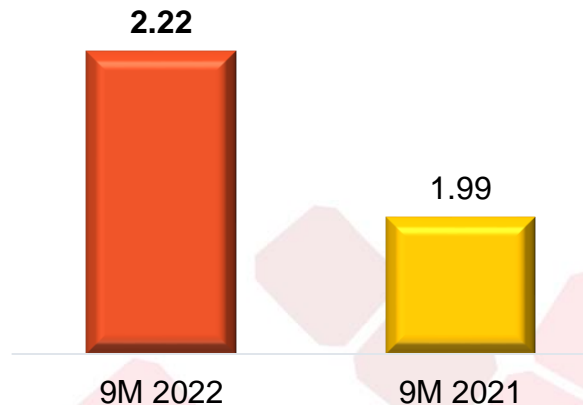


(in Php)

Earnings per Share



Net Asset Value per Share



Key Take-Aways:



- **Unlevered, with untapped debt headroom for expansion.** Company was issued investment grade credit rating **PRS Aa+** with Stable outlook by the Philippine Rating Services Corporation (PhilRatings).
- **Enhanced profitability.** Higher bottomline resulting in increased EPS and NAV

CREIT Asset Portfolio



Expansive Leasing Assets (200 Hectares)

Clark Solar Power Plant



Property:

- Leasehold Land
- Solar Asset

Land Area: 250,318 sqm

Installed Capacity: 22.3MW_{PDC}

Grid: Luzon

Land Lease Expiry : Sep 2039

Appraised Value: 2,931 ₱ Mn

Tenant: CREC

Expiration of Tenancy: Sept. 4, 2039

Type of Income: Property Lease

Armenia Property



Property:

- Freehold Land

Land Area: 138,164 sqm

Installed Capacity: 8.8MW_{PDC}

Grid: Luzon

Land Lease Expiry : N/A

Appraised Value: 655 ₱ Mn

Tenant: Citicore Tarlac 1

Expiration of Tenancy: Oct. 31, 2046

Type of Income: Land Lease

Silay Property



Property:

- Leasehold Land

Land Area: 431,408 sqm

Installed Capacity: 25.0MW_{PDC}

Grid: Visayas

Land Lease Expiry : Oct 2040

Appraised Value: 2,768 ₱ Mn

Tenant: Citicore Negros Occidental

Expiration of Tenancy: Oct. 31, 2040

Type of Income: Land Lease

Dalayap Property



Property:

- Leasehold Land

Land Area: 103,371 sqm

Installed Capacity: 7.5MW_{PDC}

Grid: Luzon

Land Lease Expiry : Oct 2040

Appraised Value: 442 ₱ Mn

Tenant: Citicore Tarlac 2

Expiration of Tenancy: Oct. 31, 2040

Type of Income: Land Lease

Toledo Property



Property:

- Leasehold Land

Land Area: 730,000 sqm

Installed Capacity: 60.0MW_{PDC}

Grid: Visayas

Land Lease Expiry : May 2041

Appraised Value: 3,617 ₱ Mn

Tenant: Citicore Cebu

Expiration of Tenancy: May 31, 2041

Type of Income: Land Lease

Bulacan Property



Property: Freehold Land

Land Area: 253,880 sqm

Installed Capacity: 15.0MW_{PDC}

Grid: Luzon

Land Lease Expiry : N/A

Appraised Value: 2,398 ₱ Mn

Tenant: Citicore Bulacan

Expiration of Tenancy: Dec. 31, 2046

Type of Income: Land Lease

South Cotabato Property



Property: Freehold Land

Land Area: 79,997 sqm

Installed Capacity: 6.2MW_{PDC}

Grid: Mindanao

Land Lease Expiry : N/A

Appraised Value: 1,030 ₱ Mn

Tenant: Citicore South Cotabato

Expiration of Tenancy: Dec. 31, 2046

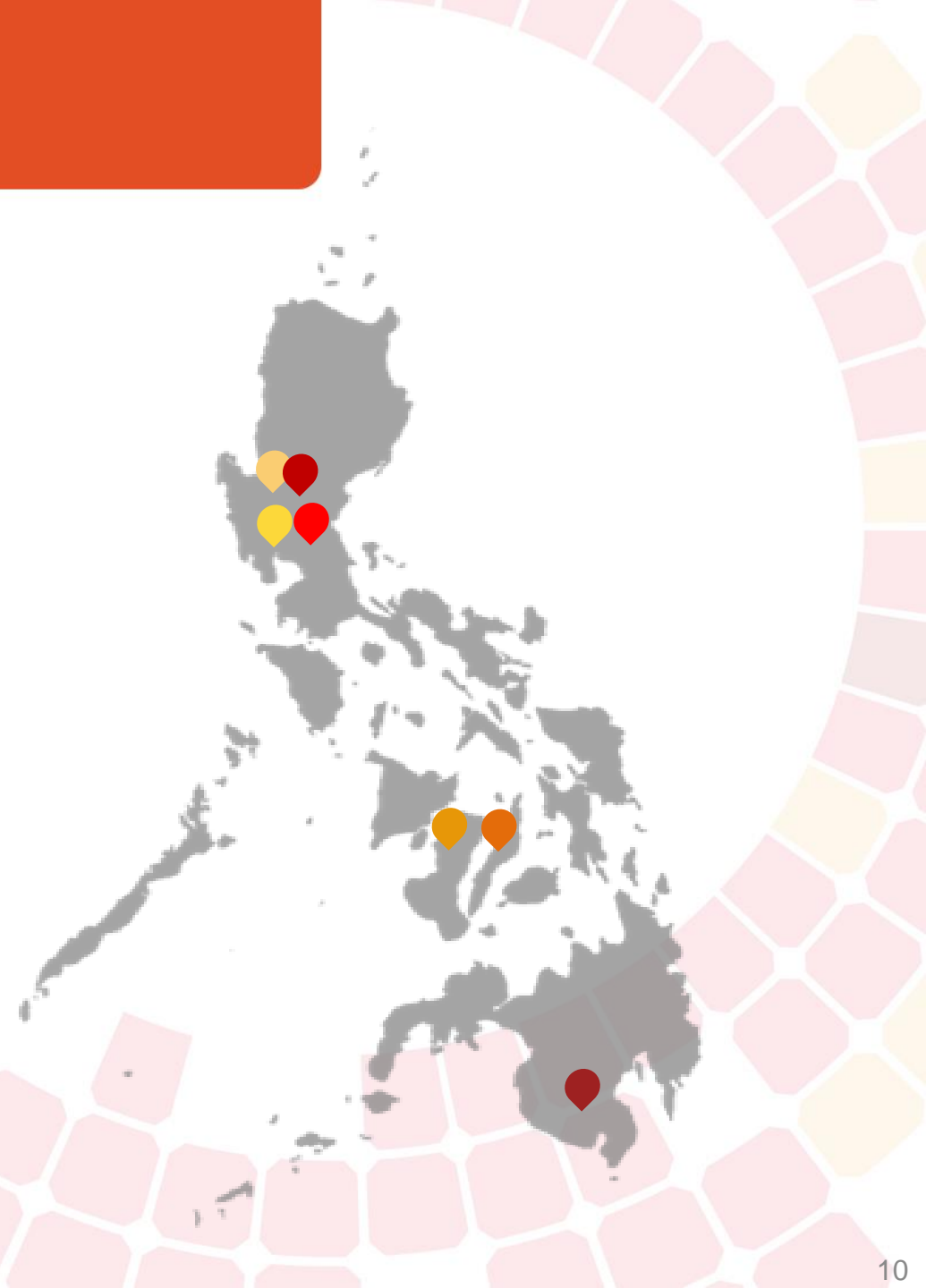
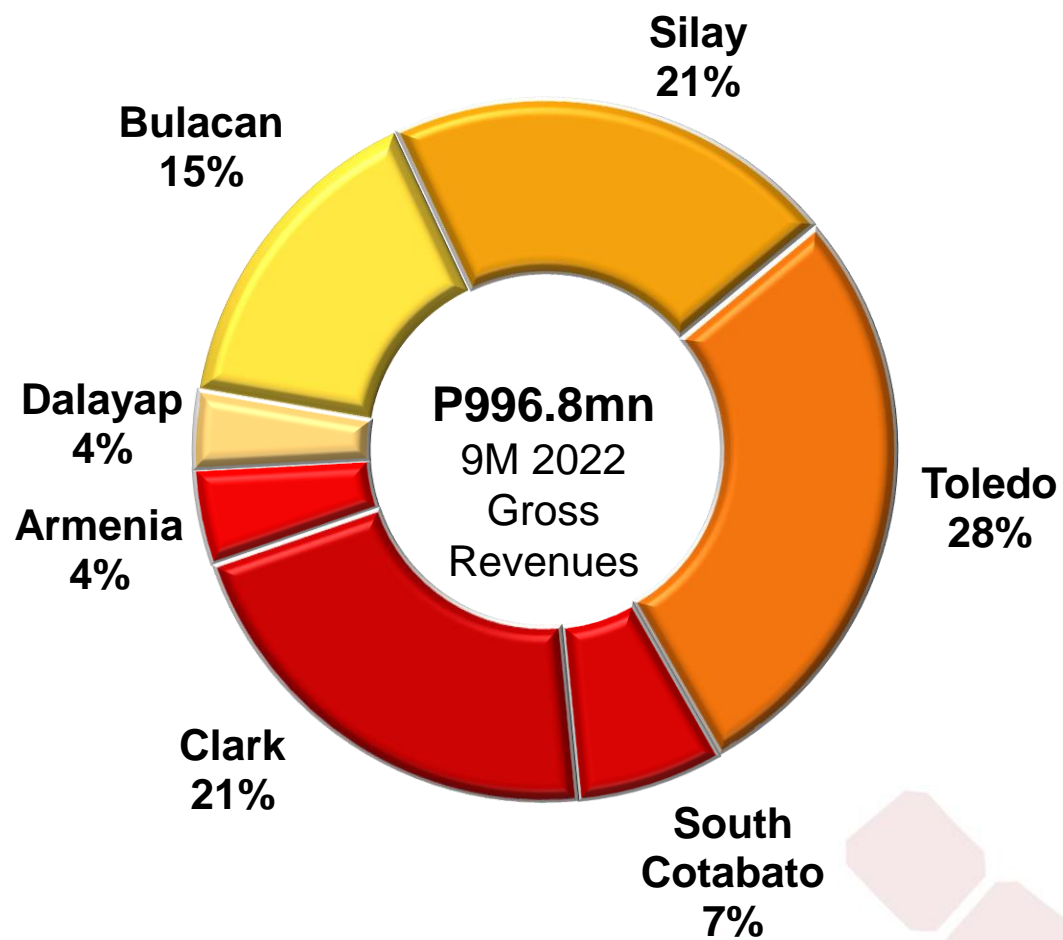
Type of Income: Land Lease

Acquired in 2022

Bulacan Property in March; South Cotabato Property in June



Diverse Revenue Base



High Occupancy and Longest WALE

Portfolio
Occupancy

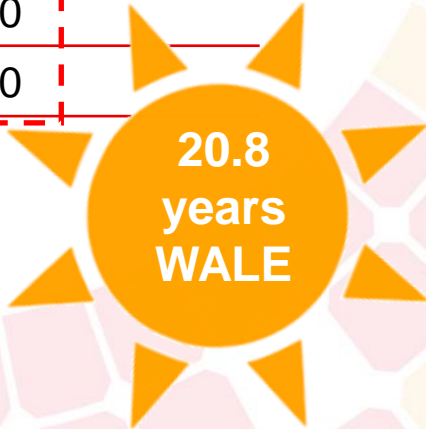


1:1 Asset to
Tenant Ratio















CREIT Property	Tenants Lease term (in years)
Clark	25.0
Armenia	25.0
Toledo	19.4
Silay	18.8
Dalayap	19.0
Bulacan	25.0
South Cotabato	25.0

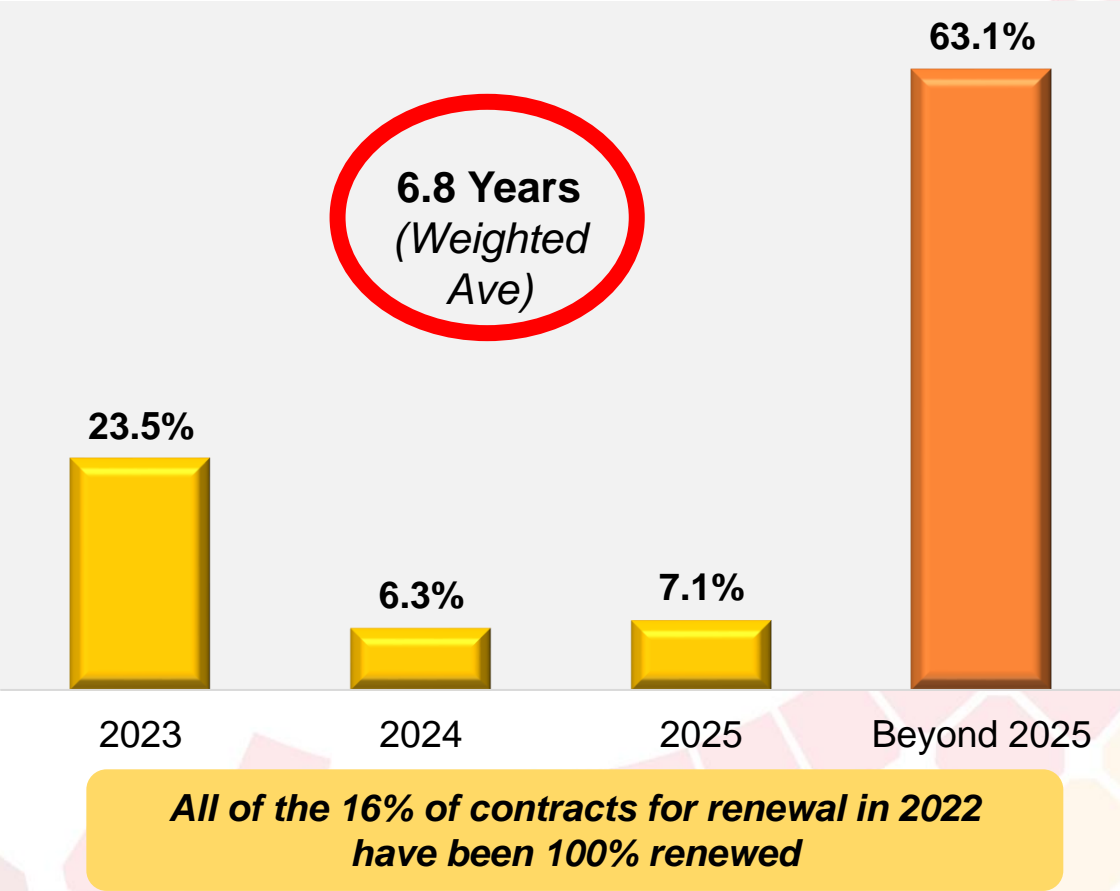
 Acquired in 2022



Diversified Mix of Tenant's off-takers

% of total contracted capacity	Tenants' Customers
<p>27%</p> <p>(Feed-In-Tariff Program)</p>	
<p>73%</p> <p>(Bilateral Contracts)</p>	<div>   </div> <div>   </div> <div>           </div>

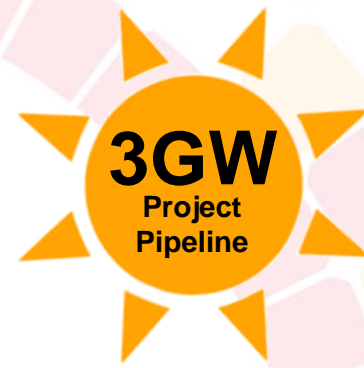
Off-take Contract Renewal of Tenants' Customers



CREC (Sponsor) Project Update



Robust pipeline for possible REIT infusion



Project Name	Capacity (MWdc)
AFAB Solar Rooftop Phase 1	6.5
Arayat-Mexico Solar Farm Phase 1	72.0
Arayat-Mexico Solar Farm Phase 2	42.0
Zambales Solar Farm	65.0
Batangas Solar Farm "A"	90.0
Batangas Solar Farm "B"	40.0
Batangas Solar Farm "C"	170.0
Pangasinan Solar Farm	91.0
Laguna Solar Farm	78.0
Bulacan Solar Farm	130.0
Isabela Run-of-River Hydro	20.0
Total	804.5

Clustering Strategy

2,100MWdc

Greenfield Projects

Development of new projects

Batangas Cluster

Zambales Cluster

Pangasinan Cluster

900MWdc

Brownfield Expansion Projects

Optimizing the capacity in existing areas of operations

Pampanga Cluster

Tarlac Cluster

Negros Cluster

Bulacan Cluster

Bataan Cluster

CREIT Dividend Update

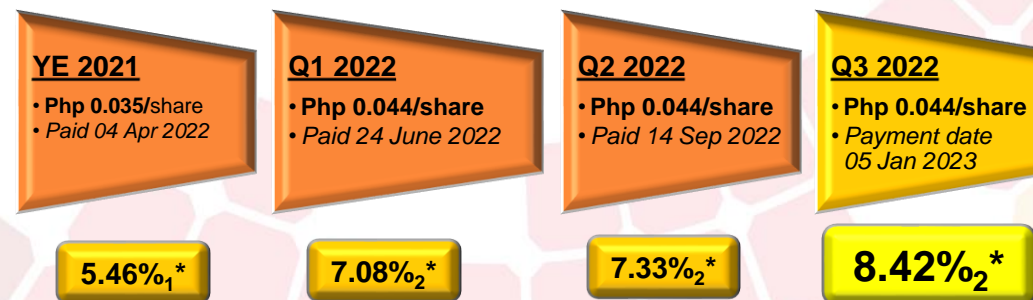
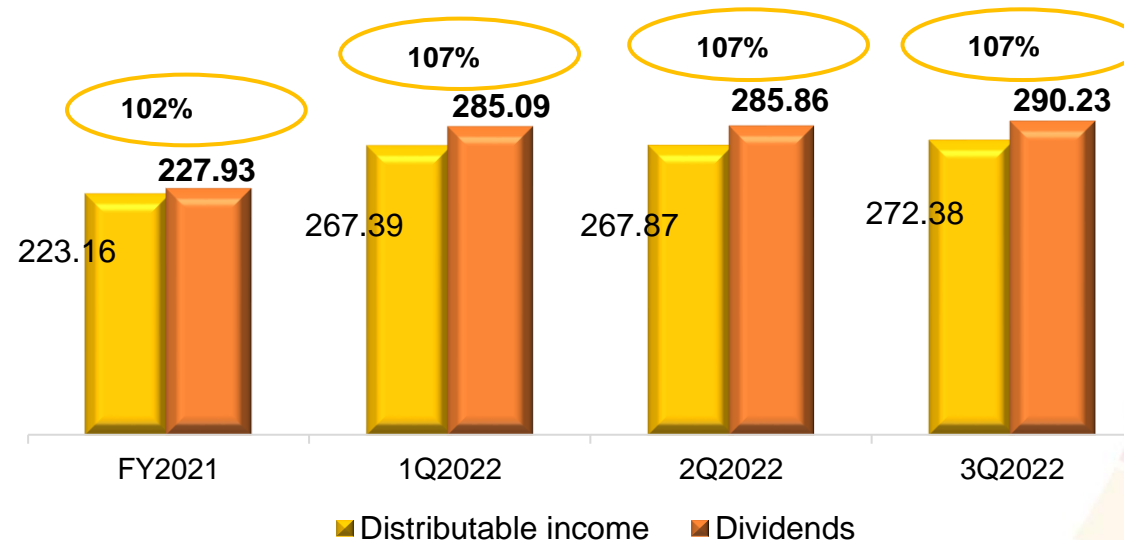


Stable and attractive dividend payouts

<i>In PhP Millions</i>	FY2021 Actual	1Q2022 Actual	2Q 2022 Actual	3Q 2022 Actual
Net income	225.88	300.33	300.81	305.32
Straight-line rent adjustment	(2.72)	(32.94)	(32.94)	(32.94)
Distributable income	223.16	267.39	267.87	272.38
Depreciation	61.75	17.70	17.99	17.84
Funds from operations (FFO)	284.91	285.09	285.86	290.23
CapEx on existing investment properties	-	-	-	-
Adjusted funds from operations (AFFO)	284.91	285.09	285.86	290.23
AFFO Payout ratio	80%	100%	100%	100%
Dividends	227.93	285.09	285.86	290.23
Total dividends as percentage of distributable income	102%	107%	107%	107%
Dividends per share	0.035	0.044	0.044	0.044



Consistently declaring above the minimum requirement of 90% of distributable income



CREIT Proposed ASEAN Green Bond Offering



PROPOSED ASEAN GREEN BOND ISSUANCE

Amount	Tenor	Assigned Rating and Outlook*
P3.0 billion with an oversubscription option of up to P1.5 billion	5 years	PRS Aa plus Stable Outlook
Total: Up to P4.5 billion		

*As rated by the Philippine Rating Services Corporation (PhilRatings)

https://edge.pse.com.ph/openDiscViewer.do?edge_no=6d91acdc4fa7f1713470cea4b051ca8f

Q & A



Key Takeaways



**Strong
Performance
from Lease
Revenues**



**Healthy
Balance
Sheet**



**Solid and
Diversified
Tenant Base**



**Huge
Pipeline for
Asset
Infusion**



**Superior
Dividend
Yield**

***Steady, Recurring Income to CREIT from Guaranteed Base Lease,
Upside potential from Variable Lease and Pipeline Asset Infusion***



THANK YOU!

For questions, please contact:

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