COVER SHEET

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SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1.	17 March 2023 Date of Report (Date of earliest event reported)		
2.	SEC Identification Number 2022030044636-59		
3.	BIR Tax Identification No. 607-224-091-00000		
4.	PREMIERE ISLAND POWER REIT CORPORATION Exact name of issuer as specified in its charter		
5.	PHILIPPINES Province, country or other jurisdiction of incorpo	6. oration	(SEC Use Only) Industry Classification Code:
7.	4 th Floor Starmall IT Hub, CV Starr, Philamlife,		<u>1747</u>
	Pamplona Dos, Las Piñas City Address of principal office		Postal Code
8.	+63(2) 8734 5732 / +63(2) 8775 8072 Issuer's telephone number, including area code		
9.	N/A Former name or former address, if changed since	e last report	
10.	Securities registered pursuant to Sections 8 and	12 of the SRC	or Sections 4 and 8 of the RSA
	Title of Each Class		Shares of Common Stock ding and Amount of Debt Outstanding
	COMMON STOCK	<u>3</u> ,	288,669,000

11. Indicate the item numbers reported herein:

Item 9 - Other Events

In compliance with Section 10.2 of the revised Implementing Rules and Regulations of Republic Act 9856 (REIT Act of 2009), PREIT hereby submits the report on the performance of PREIT's funds and assets for the fourth quarter of 2022, as prepared by VFund Management, Inc.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PREMIERE ISLAND POWER REIT CORPORATION

17 March 2023

Issuer Date

Karen G. Empaynado Corporate Secretary



Performance Report for the Quarter Ended 31 December 2022

17 March 2023

Prepared by: VFund Management, Inc.

Use of this document

This document was prepared by VFund Management, Inc. ("VFund" or the "Fund Manager") for Premiere Island Power REIT Corporation ("PREIT" or the "Company") in compliance with the reportorial requirements of the REIT Implementing Rules and Regulations under Republic Act No. 9856 and is being submitted to the Securities and Exchange Commission ("SEC"), the Philippine Stock Exchange ("PSE"), and the Bureau of Internal Revenue ("BIR").

No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including but not limited to photocopy, recording on any information storage and retrieval system without the written permission of PREIT, or a valid order of the SEC or the PSE. If you receive this document in error, please return to VFund.

A. Financial Performance as of December 31,2022

PREIT is still in the process of finalizing its audited financial statements for the year ended December 31, 2022. We shall submit a Supplemental Performance report for the Quarter Ended December 31, 2022 once the audited financial statements are available.

B. Performance Metrics and Operating Statistics as of December 31,2022

On 15 December 2022, PREIT successfully completed its P2.054 billion initial public offering (IPO) through secondary sale of shares held by its Sponsors, S.I. Power Corporation ("SIPCOR") and Camotes Island Power Generation Corporation (the "CAMPCOR"), – debuting with an initial portfolio of eight (8) properties with a total gross leasable area of 30,666 square meters.

In line with PREIT's investment criteria, the following are the applicable performance metrics of the portfolio assets:

1. Gross Leasable Area (GLA)

PROPERTIES	GROSS LEASABLE AREA
	(GLA)
SIPCOR Properties	
Land – Candanay, Siquijor	9,478 sq.m.
Land – Lazi, Siquijor	3,000 sq.m
Building - Candanay, Siquijor	353.2 sq.m.
Powerplant Assets – Candanay	607 sq.m
Siquijor	
CAMPCOR Properties	
Land - Camotes, Cebu	8,468 sq.m.
Land – Pilar, Cebu	7,938.5 sq.m.
Building – Camotes, Cebu	577.3 sq.m.
Building – Pilar, Cebu	244 sq.m

2. Occupancy Rate

PROPERTIES	GLA	OCCUPANCY RATE
SIPCOR Properties		
Land – Candanay, Siquijor	9,478 sq.m.	100%
Land – Lazi, Siquijor	3,000 sq.m	100%
Building - Candanay, Siquijor	353.2 sq.m.	100%
Powerplant Assets – Candanay Siquijor	607 sq.m	100%
CAMPCOR Properties		
Land – Camotes, Cebu	8,468 sq.m.	100%
Land – Pilar, Cebu	7,938.5 sq.m.	100%
Building – Camotes, Cebu	577.3 sq.m.	100%
Building – Pilar, Cebu	244 sq.m	100%

3. Weighted Average Lease Expiration (WALE)

PROPERTIES	WALE
SIPCOR Properties	
Land – Candanay, Siquijor	8 years
Land – Lazi, Siquijor	9 years
Building – Candanay, Siquijor	9 years
Powerplant Assets – Candanay	9 years
Siquijor	
CAMPCOR Properties	
Land – Camotes, Cebu	10 years
Land – Pilar, Cebu	10 years
Building – Camotes, Cebu	10 years
Building – Pilar, Cebu	10 years

As of December 31,2022, operating statistics of the portfolio assets are as follows:

Properties and Location	Remaining Lease Term	Gross Leasable Area (GLA)	Leased Area	Occupanc y Rate
SIPCOR Properties				
Land – Candanay, Siquijor	8 Years	9,478 sq.m.	9,478 sq.m.	100%
Land – Lazi, Siquijor	9 Years	3,000 sq.m	3,000 sq.m	100%
Building – Candanay, Siquijor	9 Years	353.2 sq.m.	353.2 sq.m.	100%
Powerplant Assets – Candanay Siquijor	9 Years	607 sq.m	607 sq.m	100%
Camotes Island Power (Generation Comp	oany (CAMPCOR) P	roperties	
Land - Camotes, Cebu	10 Years	8,468 sq.m.	8,468 sq.m.	100%
Land – Pilar, Cebu	10 Years	7,938.5 sq.m.	7,938.5 sq.m.	100%
Building – Camotes, Cebu	10 Years	577.3 sq.m.	577.3 sq.m.	100%
Building – Pilar, Cebu	10 Years	244 sq.m	244 sq.m	100%
Total		30,666 sq.m	30,666 sq.m	

CERTIFICATION

This Performance Report was prepared and assembled under my supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided are complete, true and correct to the best of my knowledge and/or based authentic records.

By: VFund Management, Inc.

Michelle E. Hernandez Treasurer

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Name	Competent Evider	ice of Authority	Date and F	Place of Issue	<u> </u>
VFund Management, Inc					
By:					
Michelle E. Hernandez	•				
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Book No. 2
Series 2023.

NOTARY PUBLIC A
ROLL NO. 64605

* ROLL NO. 64605

ARIANE MAE V. VALLADA

Notary Public until 31 December 2023
Appointment No. 8 / Roll No. 64605

9th Floor, Vista Place, VistaHub Campus Tower 1

Hon. Levi B. Mariano Avenue, Brgy. Ususan, Taguig City
PTR No. A-5700952 / 01-06-2023 / Taguig City
IBP No. 286315 / 01-12-2023 / Quezon City
MCLE Compliance No. VI-0031072 / 04-14-2023