

2022030044636-59

SEC Registration Number

[illegible]

(Company's Full Name)

[illegible]

(Business Address: No. Street City/Town/Province)

**Reychelle May B. Medina**

(Contact Person)

**(02)8734-5732/  
(02)8775-8072**

**(02)8775-8072**

(Company Telephone Number)

|   |   |   |   |
|---|---|---|---|
| 1 | 2 | 3 | 1 |
|---|---|---|---|

*Month* *Day*  
(Fiscal Year)

## Preliminary

(Form Type)

**3<sup>rd</sup> Monday of  
June**

Month Day  
(Annual Meeting)

|     |
|-----|
| N/A |
|-----|

(Secondary License Type, If Applicable)

SEC-MSRD

Dept. Requiring this Doc.

**5899**  
**(as of 31 March 2026)**

Total No. of Stockholders

|     |
|-----|
| N/A |
|-----|

| Amended Articles Number/Section | Total Amount of Borrowings |
|---------------------------------|----------------------------|
|---------------------------------|----------------------------|

N/A

Domestic

|  |     |
|--|-----|
|  | N/A |
|--|-----|

Foreign

To be accomplished by SEC Personnel concerned

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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 Stock Outstanding<br>as of <b>31 March 2026</b> |
|---------------------|---------------------------------------------------------------------|
| <b>Common</b>       | 3,288,669,000 Shares                                                |

11. Are any or all of registrant's securities listed in a Stock Exchange?

Yes ☒ No ☐

Name of Stock Exchange:

**Philippine Stock Exchange**

Class of Securities Listed:

**Common Shares**



**PREMIERE ISLAND POWER REIT CORPORATION  
2026 ANNUAL STOCKHOLDERS' MEETING**

Notice is hereby given that the Annual Stockholders' Meeting of Premiere Island Power REIT Corporation (the **Company**) will be held on 13 July 2026, Monday at 10:00 a.m. (Philippine time) (the **2026 Annual Meeting**). The meeting will be conducted virtually and will be streamed live from 8<sup>th</sup> Floor, Vista Place, Vista Hub Campus Tower 1, Taguig City. The 2026 Annual Meeting will be accessible through the hyperlink provided in the Company's website <http://preit.com.ph>, with the following agenda:

**A G E N D A**

1. Call to order
2. Certification of service of notice and presence of quorum
3. Presentation of the President's Report, Management Report, and Audited Financial Statements for the year 2025
4. Approval of the Minutes of the Annual Meeting of the Stockholders held on 9 July 2025
5. Ratification of all acts and resolutions of the Board of Directors and Management for the year 2025
6. Election of the members of the Board of Directors, including the Independent Directors, for the year 2026
7. Appointment of External Auditors
8. Adjournment

The date 11 June 2026 has been fixed as the record date for the determination of stockholders entitled to notice of, and to vote at, the 2026 Annual Meeting. The holders of record of shares of Common Stock as of the record date will be entitled to vote on the proposed corporate actions set out above.

In light of the current circumstances, and to ensure the safety and welfare of the Company's stockholders, the Company will dispense with physical attendance of stockholders at the meeting and will allow attendance only by remote communication and voting only *in absentia* or by appointing the Chairman of the meeting as their proxy.

Stockholders who intend to participate in the meeting via remote communication and to exercise their vote *in absentia* must notify the Corporate Secretary by registering at <http://preit.com.ph> on or before 29 June 2026. All information submitted will be subject to verification and validation by the Corporate Secretary.

Stockholders who intend to appoint the Chairman of the meeting as their proxy should submit the duly accomplished proxy form, a sample of which is attached to the Information Statement on or before 3 July 2026 at the Office of the Corporate Secretary at 8<sup>th</sup> Floor, Vista Place, Vista Hub Campus Tower 1, Hon. Levi Mariano Avenue, Barangay Ususan, Taguig City and/or by email to [reychelle.medina@primewatercorp.com](mailto:reychelle.medina@primewatercorp.com).

The procedures for participating in the meeting through remote communication and for casting votes *in absentia* are set forth in the Information Statement.

Electronic Copies of the Company's Information Statement, Management Report, and other pertinent documents are available at its website at <http://preit.com.ph> and uploaded at the Philippine Stock Exchange, Inc. (**PSE**) EDGE disclosure system.

A visual/audio recording of the meeting shall be made for future reference.

A handwritten signature in black ink, appearing to read 'Reychelle May B. Medina', is written over a horizontal line.

**REYCHELLE MAY B. MEDINA**  
Corporate Secretary



*Annex A to the Notice of the Meeting*

**AGENDA DETAILS AND RATIONALE**

**1. CALL TO ORDER**

The Chairman of the meeting will formally open the meeting at approximately 10:00 a.m.

**2. CERTIFICATION OF SERVICE OF NOTICE AND PRESENCE OF QUORUM**

The Corporate Secretary, Atty. Reychele May B. Medina, will certify that copies of the Notice of the Meeting were duly published in the business section of two (2) newspapers of general circulation and will certify the number of shares represented in the meeting for the purpose of determining the existence of quorum to validly transact business.

The following are the rules and procedures for the conduct of the meeting:

- (a) Stockholders may attend the meeting remotely through <http://preit.com.ph> (the **Website**). Stockholders may send their questions or comments prior to the meeting by e-mail at [ir@preit.com.ph](mailto:ir@preit.com.ph). The Website shall include a mechanism by which questions may be posted live during the meeting. The Company will endeavor to answer all questions submitted prior to and in the course of the meeting, or separately through the Company's Investor Relations Office within a reasonable period after the meeting.
- (b) Each of the Agenda items which will be presented for resolution will be shown on the screen during the live streaming as the same is taken up at the meeting.
- (c) Stockholders must notify the Company of their intention to participate in the meeting by remote communication to be included in determining quorum, together with the stockholders who voted in absentia and by proxy.
- (d) Voting shall only be allowed for stockholders registered in the Company's Electronic Voting in Absentia System provided in the Company's website or through the Chairman of the meeting as proxy.
- (e) All the items in the Agenda for the approval by the stockholders will need the affirmative vote of stockholders representing at least a majority of the total issued and outstanding voting stock represented at the meeting.
- (f) Election of directors will be by plurality of votes and every stockholder will be entitled to cumulate his votes.
- (g) The Company's stock transfer agent and Corporate Secretary will tabulate and validate all votes received.

**3. PRESENTATION OF THE PRESIDENT'S REPORT, MANAGEMENT REPORT, AND AUDITED FINANCIAL STATEMENTS FOR THE YEAR 2025**

The Audited Financial Statements of the Company as of and for the year ended 31 December 2025 (as audited by Punongbayan & Araullo) (the **AFS**), copies of which were incorporated in the Definitive Information Statement for this meeting, will be presented for approval by the stockholders.

The President of the Company, Atty. Timothy Joseph M. Mendoza, will deliver a report to the stockholders on the Company's performance for the year 2025 (which will include highlights from the AFS) and the outlook for 2026.

The Board and Management of the Company believe that in keeping with the Company's thrust to at all times observe best corporate governance practices, the results of operations and financial condition of the Company should be presented and explained to the shareholders. Any comment from the shareholders, and their approval or disapproval of these reports, will provide guidance to the Board and Management in running the business and affairs of the Company.

**4. APPROVAL OF THE MINUTES OF THE LAST ANNUAL STOCKHOLDERS' MEETING HELD ON 9 JULY 2025**

The minutes of the last Annual Meeting of Stockholders held on 9 July 2025 will be presented for approval by the stockholders, in keeping with Section 49(a) of the Revised Corporation Code. A copy of such minutes has been uploaded on the Company's website.

**5. RATIFICATION OF ALL ACTS AND RESOLUTIONS OF THE BOARD OF DIRECTORS AND MANAGEMENT FOR THE YEAR 2025**

Ratification by the stockholders will be sought for all the acts and resolutions of the Board of Directors and all the acts of Management taken or adopted from the date of the last annual stockholders' meeting until the date of this meeting. A brief summary of these resolutions and actions is set forth in the Definitive Information Statement for this meeting. Copies of the minutes of the meetings of the Board of Directors are available for inspection by any shareholder at the offices of the Company during business hours.

The Board and Management of the Company believe that in keeping with the Company's thrust to at all times observe best corporate governance practices, the ratification of their acts and resolutions should be requested from the shareholders in this annual meeting. Such ratification will be a confirmation that the shareholders approve the manner that the Board and Management run the business and affairs of the Company.

**6. ELECTION OF THE MEMBERS OF THE BOARD OF DIRECTORS, INCLUDING THE INDEPENDENT DIRECTORS, FOR THE YEAR 2026**

The Corporate Secretary will present the names of the persons who have been duly nominated for election as directors of the Company in accordance with the Amended By-Laws and Revised Manual on Corporate Governance of the Company and applicable laws and regulations. The voting procedure is set forth in the Definitive Information Statement for this meeting.

**7. APPOINTMENT OF EXTERNAL AUDITORS**

The Audit Committee is endorsing to the stockholders the re-appointment of Punongbayan & Araullo as external auditor of the Company for the fiscal year 2026.



## PROXY

*[NOTE: Stockholders who would like to be represented by the Chairman of the Meeting as proxy may choose to execute and send a proxy form to the Office of the Corporate Secretary (Atty. Reychelle May B. Medina) at the 8<sup>th</sup> Floor, Vista Place, Vista Hub Campus Tower 1, Hon. Levi B. Mariano Avenue, Barangay Ususan, Taguig City, on or before 3 July 2026. A sample proxy form is provided below. Stockholders may likewise e-mail a copy of the accomplished proxy form to reychelle.medina@primewatercorp.com]*

The undersigned stockholder of **PREMIERE ISLAND POWER REIT CORPORATION** (the **Company**) hereby appoints the Chairman of the meeting as attorney-in-fact or proxy, with power of substitution, to represent and vote all shares registered in his/her/its name as proxy of the undersigned stockholder, at the 2026 Annual Stockholders' Meeting of the Company on 13 July 2026 at 10:00 a.m. and at any of the adjournments thereof for the purpose of acting on the following matters:

- |                                                                                                                                                                                                                      |                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Noting of the President's Report and Approval of the Audited Financial Statements for the year 2025</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No    <input type="checkbox"/> Abstain</p> | <p>4. Ratification of all acts and resolutions of the Board of Directors and Management for the year 2025</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No    <input type="checkbox"/> Abstain</p> |
| <p>2. Appointment of Punongbayan &amp; Araullo as external auditor of the Company</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No    <input type="checkbox"/> Abstain</p>                         | <p>5. Election of the members of the Board of Directors, including the Independent Directors, for the year 2026</p>                                                                                                  |

3. Approval of the Minutes of the Annual Meeting of the Stockholders held on 9 July 2025
- ☐ Yes    ☐ No    ☐ Abstain

| <u>Name</u>               | <u>No. of<br/>Votes</u> |
|---------------------------|-------------------------|
| Timothy Joseph M. Mendoza |                         |
| Cynthia J. Javarez        |                         |
| Manuel Paolo A. Villar    |                         |
| Jose Rommel C. Orillaza   |                         |
| Garth F. Castañeda        |                         |
| Maria Isabel J. Rodriguez |                         |
| Bryant G. Casiw           |                         |

\_\_\_\_\_  
Printed name of Stockholder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Stockholder /  
Authorized representative

This proxy should be received by the Corporate Secretary on or before 3 July 2026, the deadline for submission of proxies.

This proxy, when properly executed, will be voted in the manner as directed herein by the stockholder(s). If no direction is made, this proxy will be voted for the election of all nominees and for the approval of the matters stated above and for such other matters as may properly come before the meeting in the manner described in the Information Statement.

A stockholder giving a proxy has the power to revoke it at any time before the right granted is exercised.

Notarization of this proxy is not required.

**We are not asking you for a proxy. You are not being requested to send us a proxy.**

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## **PART I. INFORMATION STATEMENT**

### **A. GENERAL INFORMATION**

#### **Item 1. Date, Time, and Place of Meeting of Security Holders**

Date of the Meeting: 13 July 2026  
Time of the Meeting: 10:00 a.m.  
Place of the Meeting: Streamed live from the 8th Floor, Vista Place, Vista Hub Campus Tower 1, Taguig City, accessible through the link available at the Company's website at <http://preit.com.ph>

Based on Article IV of the Amended By-Laws of the Company, its annual shareholders' meeting shall be held on the "3<sup>rd</sup> Monday of June every year." For 2026, said date falls on 15 June 2026. However, the Board has approved to postpone the annual shareholders' meeting on 13 July 2026.

Complete Mailing Address of the Registrant: 4th Floor Starmall IT Hub, CV Starr, Philamlife, Pamplona Dos, Las Piñas City

The approximate date on which the Information Statement, Management Report, Annual Report, Annual and Sustainability Report, and other pertinent reports will be published through alternative mode of distribution through the Corporation's website and PSE Edge will be on 22 June 2026.

Proxy Solicitation: We are not soliciting for proxy.

#### **Item 2. Dissenters' Right of Appraisal**

Under Sections 41 and 80, Title X, of the Revised Corporation Code of the Philippines (the **Corporation Code**), any stockholder of the Company shall have the right to dissent and demand payment of the fair value of his shares only in the following instances, as provided by the Corporation Code:

- (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 outstanding 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;
- (c) In case of merger or consolidation; and
- (d) In case of investments in another corporation, business, or purpose.

The appraisal right, when available, may be exercised by any stockholder who shall have voted against the proposed corporate action, by making a written demand on the corporation within thirty (30) days after the date on which the vote was taken, for payment of the fair value of his shares; *provided*, that failure to make the demand within such period shall be deemed a waiver of the appraisal right. A stockholder must have voted against the proposed corporate action in order to avail himself of the appraisal right. If the proposed corporate action is implemented or effected, the corporation shall pay to such stockholder upon surrender of his certificate(s) of stock representing his shares, the fair value thereof as of the day prior to the date on which the vote was taken, excluding any appreciation or depreciation in anticipation of such corporate action.

If within a period of sixty (60) days from the date the corporate action was approved by the stockholders, the withdrawing stockholder and the corporation cannot agree on the fair value of the shares, it shall be determined and appraised by three (3) disinterested persons, one (1) of whom shall be named by the stockholder, another by the corporation, and the third by the two (2) thus chosen. The findings of the majority of appraisers shall be final, and their award shall be paid by the corporation within thirty (30) days after such award is made; *provided*, that no payment shall be made to any dissenting stockholder unless the corporation has unrestricted retained earnings in its books to cover such payment; and *provided, further*, that upon payment by the corporation of the agreed or awarded price, the stockholder shall forthwith transfer his shares to the corporation.

None of the matters that are proposed to be taken up during the meeting gives a dissenter a right of appraisal.

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

None of the officers or directors, or any nominee for election as director, or any of their associates has any substantial interest, direct or indirect, in any of the matters to be acted upon in the stockholders' meeting.

No director has informed the Company in writing that he intends to oppose any action to be taken at the meeting.

## B. CONTROL AND COMPENSATION INFORMATION

### Item 4. Voting Securities and Principal Holders Thereof

#### (a) Class of Voting Shares as of 31 March 2026

| Nationality                                 | Class of Voting Shares | Number of Shares        | Percentage     |
|---------------------------------------------|------------------------|-------------------------|----------------|
| Filipino                                    | Common                 | 3,284,552,343           | 99.87%         |
| Non-Filipino                                | Common                 | 4,116,657               | 0.13%          |
| <b>TOTAL No. of Shares Entitled to Vote</b> |                        | <b>3,288,669,000.00</b> | <b>100.00%</b> |

#### (b) Record Date

All common stockholders of record as of 11 June 2026 are entitled to notice of and to vote at the Company's 2026 Annual Meeting.

#### (c) Election of Directors and Cumulative Rights

For the election of Directors, Stockholders entitled to vote may vote such number of shares for as many persons as there are Directors to be elected, or may cumulate said shares and give one candidate as many votes as the number of Directors to be elected multiplied by the number of their shares shall equal or may distribute them on the same principle among as many candidates as they shall see fit.

Each common share of stock of the Company is entitled to one (1) vote. Pursuant to Article X of the Company's Amended By-Laws, every stockholder may vote during all meetings, including the Annual Stockholders' Meeting, either in person or by proxy, executed in writing by the stockholder or his duly authorized attorney-in-fact.

Stockholders entitled to vote are also entitled to cumulative voting in the election of directors. Section 23 of the Corporation Code provides, in part, 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 by-laws, in his own name on the stock books of the corporation, or where the by-laws are silent, at the time of the election; and said 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...."*

For this year's meeting, the Board of Directors has adopted a resolution to allow stockholders entitled to notice of, and to attend the meeting, to exercise their right to vote in absentia.



**(d) Security Ownership of Certain Beneficial Owners and Management**

As of 31 March 2026, the Company does not know of anyone who beneficially owns in excess of 5% of the Company's stock except as set forth in the table below:

**(1) Security Ownership of Certain Record and Beneficial Owners (more than 5%)**

| <b>Title of Class</b> | <b>Name, Address of Record Owner and Relationship with Issuer</b>                                                                                                   | <b>Name of Beneficial Owner and Relationship with Record Owner</b> | <b>Citizenship</b> | <b>No. of Shares Held</b> | <b>Percentage</b> |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------|---------------------------|-------------------|
| Common Shares         | S.I. Power Corporation (SIPCOR) <sup>1</sup><br><br>Worldwide Corporate Center<br>Mandaluyong City<br><br>Stockholder                                               | Record Owner is also Beneficial Owner                              | Filipino           | 845,589,861 <sup>4</sup>  | 25.71%            |
| Common Shares         | Camotes Island Power Generation Corporation (CAMPCOR) <sup>2</sup><br><br>8F VistaHub Campus 1 Levi B.<br>Mariano Ave. Brgy. Ususan, Taguig City<br><br>Stockholder | Record Owner is also Beneficial Owner                              | Filipino           | 834,839,132 <sup>4</sup>  | 25.39%            |
| Common Shares         | PCD Nominee Corporation (PCD) (Filipino) <sup>3</sup><br><br>Makati Stock Exchange<br>Bldg., Ayala Avenue, Makati City<br><br>No relationship                       | Various parties                                                    | Filipino           | 1,604,120,343             | 48.78%            |

<sup>1</sup> SIPCOR, through a resolution passed by its Board of Directors, usually designates its President, Mr. Jose Rommel C. Orillaza, to be its authorized representative, with the power to vote its shares of stock in the Company.

<sup>2</sup> CAMPCOR, through a resolution passed by its Board of Directors, usually designates its President, Mr. Jose Rommel C. Orillaza, to be its authorized representative, with the power to vote its shares of stock in the Company.

<sup>3</sup> PCD, is the registered owner of shares held by participants in the Philippine Depository and Trust Co. ("PDTC"), a private company organized to implement an automated book entry system of handling securities transactions in the Philippines. Under the PDTC procedures, when an issuer of a PDTC-eligible issue will hold a stockholders' meeting, the PDTC will execute a pro-forma proxy in favor of its participants for the total number of shares in their respective principal securities account as well as for the total number of shares in their client securities account. For the shares held in the principal securities account, the participant concerned is appointed as proxy with full voting rights and powers as registered owner of such shares. For the shares held in the client securities account, the participant concerned is appointed as proxy, with the obligation to constitute a sub-proxy in favor of its clients with full voting and other rights for the number of shares beneficially owned by such clients.

<sup>4</sup> 886,000 shares of SIPCOR and 879,000 shares of CAMPCOR are lodged with the PCD (Filipino).

**(2) Security Ownership of Management as of 31 March 2026<sup>5</sup>**

|     | <b>Name of Beneficial Owner</b> | <b>Position</b>                                                    | <b>Shares</b>              | <b>Nature of Ownership</b> | <b>Nationality</b> | <b>Percentage</b> |
|-----|---------------------------------|--------------------------------------------------------------------|----------------------------|----------------------------|--------------------|-------------------|
| 1.  | Cynthia J. Javarez              | Chairman and Director                                              | 1                          | Direct                     | Filipino           | 0.00%             |
|     |                                 |                                                                    | 1,000                      | Indirect                   |                    |                   |
| 2.  | Timothy Joseph M. Mendoza       | President, Chief Executive Officer, and Director                   | 1                          | Direct                     | Filipino           | 0.00%             |
| 3.  | Manuel Paolo A. Villar          | Director                                                           | 1                          | Direct                     | Filipino           | 51.11%            |
|     |                                 |                                                                    | 1,680,433,994 <sup>4</sup> | Indirect                   |                    |                   |
| 4.  | Jose Rommel C. Orillaza         | Chief Operating Officer                                            | 0                          | N/A                        | Filipino           | 0.00%             |
| 5.  | Nikki Isabel R. Laynes          | Treasurer, Chief Finance Officer, Chief Risk Officer, and Director | 1                          | Direct                     | Filipino           | 0.00%             |
| 6.  | Garth F. Castaneda              | Independent Director                                               | 1                          | Direct                     | Filipino           | 0.00%             |
| 7.  | Leonardo A. Singson             | Independent Director                                               | 1                          | Direct                     | Filipino           | 0.00%             |
| 8.  | Maria Isabel J. Rodriguez       | Independent Director                                               | 1                          | Direct                     | Filipino           | 0.00%             |
| 9.  | Reychelle May B. Medina         | Corporate Secretary                                                | 0                          | N/A                        | Filipino           | 0.00%             |
| 10. | Vincent Kitto N. Jacinto        | Investor Relations Officer                                         | 0                          | N/A                        | Filipino           | 0.00%             |
| 11. | Nielson G. Pangan               | Compliance Officer                                                 | 0                          | N/A                        | Filipino           | 0.00%             |
|     | <b>Aggregate Shareholdings</b>  |                                                                    | <b>1,680,435,001</b>       |                            |                    | <b>51.11%</b>     |

<sup>4</sup> Mr. Manuel Paolo A. Villar directly and indirectly owns 100% shareholdings in (a) Prime Asset Ventures, Inc. (PAVI), the parent company of SIPCOR, (b) SIPCOR and (c) CAMPCOR. Mr. Villar indirectly owns (a) 5,000 shares (or 0.0002%) in the Company through PAVI, 845,589,861 shares (or 25.71%) in the Company through SIPCOR and 834,839,132 shares (or 25.39%) in the Company through CAMPCOR.

Except as indicated above, none of the above-listed officers and management indirectly own shares of the Company. Except as aforementioned, no other officers of the Company hold, directly or indirectly, shares in the Company.

**(3) Voting Trust Holders of 5% or More**

No person holds under a voting trust or similar agreement more than five percent (5%) of the Company's common equity.

**(4) Change in Control**

At the duly constituted meeting of the Board of Directors of the Company held on 9 March 2022, the increase in the authorized capital stock of the Company to P7,500,000,000.00, divided into 7,500,000,000 common shares, with a par value of One Peso (P1.00), was approved by the affirmative vote of at least a majority of the members of the Board of Directors.

The aforementioned increase in the authorized capital stock of the Company was approved by the affirmative vote of stockholders owning or representing at least two-thirds (2/3) of the outstanding capital stock of the Company at a meeting held on the same date at the same venue. On 31 May 2022, the Securities and Exchange Commission (SEC) approved the increase in authorized capital stock.

Out of the increase in the authorized capital stock of the Company, 3,288,664,000 common shares have been subscribed at an aggregate subscription price of P8,221,660,000.00, and the SIPCOR and CAMPCOR (the **Sponsors**), as subscribers, have paid their respective subscriptions in full by way of transfer of the Properties (consisting of real and personal properties and certain real rights) (the **Property-for-Share Swap**).

A Deed of Assignment and Subscription dated 27 May 2022 (the **Deed of Assignment and Subscription**) was entered into by the Company and the Sponsors whereby the Sponsors transferred, assigned, and conveyed absolutely in favor of the Company all of their rights, title, and interests in the Properties, free from liabilities, debts, liens and encumbrances.

On 31 May 2022, the SEC issued the Certificate of Approval of the Increase in Authorized Capital Stock on the Property-for-Share Swap. The requisite Certificates Authorizing Registration (CARs) authorizing the transfer of legal title to the Properties from the Sponsors to the Company were issued on 2 September 2022. By virtue of the Property-for-Share Swap, the Sponsors acquired further control of the Company through an aggregate ownership interest of 100% of the total issued and outstanding capital stock of the Company.

There are no other arrangements that may result in a change in control of the Company during the period covered by this report.

## Item 5. Directors and Executive Officers

### (a) Incumbent Directors and Officers

There are seven members of the Board, three of whom are independent directors.

The members of the Board are elected at the general meeting of stockholders and shall hold office for a term of one (1) year or until their successors shall have been elected and qualified. A director who was elected to fill any vacancy holds office only for the unexpired term of his/her predecessor. The officers of the Company, unless removed by the Board, shall serve as such until their successors are elected or appointed. The following are the incumbent directors and officers of the Company:

The following are the names, ages, and citizenship of the incumbent members of the Board of Directors and executive officers of the Company:

| Name                      | Age | Citizenship | Position                                         | Period Served   |
|---------------------------|-----|-------------|--------------------------------------------------|-----------------|
| Cynthia J. Javarez        | 62  | Filipino    | Chairman and Director                            | 2022 to present |
| Timothy Joseph M. Mendoza | 44  | Filipino    | President, Chief Executive Officer, and Director | 2022 to present |

| Name                      | Age | Citizenship | Position                                                 | Period Served            |
|---------------------------|-----|-------------|----------------------------------------------------------|--------------------------|
| Manuel Paolo A. Villar    | 49  | Filipino    | Director                                                 | 2022 to present          |
| Jose Rommel C. Orillaza   | 58  | Filipino    | Chief Operating Officer                                  | 2022 to present          |
| Garth F. Castañeda        | 45  | Filipino    | Independent Director                                     | 2022 to present          |
| Leonardo A. Singson       | 47  | Filipino    | Independent Director                                     | 2022 to present          |
| Maria Isabel J. Rodriguez | 42  | Filipino    | Independent Director                                     | 2022 to present          |
| Nikki Isabel R. Laynes*   | 39  | Filipino    | Treasurer, Chief Finance Officer, and Chief Risk Officer | December 2025 to present |
|                           |     |             | Director                                                 | February 2026 to present |
| Vincent Kitto N. Jacinto  | 45  | Filipino    | Investor Relations Officer                               | 2022 to present          |
| Reychelle May B. Medina** | 38  | Filipino    | Corporate Secretary                                      | December 2025 to present |
| Nielson G. Pangan         | 39  | Filipino    | Compliance Officer                                       | June 2023 to present     |

\*Replaced Ms. Cecille Marie H. Bernardo as Treasurer, Chief Finance Officer, and Chief Risk Officer as of December 2025.

\*\*Replaced Atty. Caren Kay B. Adolfo as Corporate Secretary as of December 2025.

Below are summaries of the business experience and credentials of the Directors and the Company's key executive officers:

**Timothy Joseph M. Mendoza**, *Director, President, and Chief Executive Officer*. Atty. Mendoza graduated from the Ateneo de Manila University with a degree in Bachelor of Arts Major in Political Science Minor in Hispanic Studies in 2002. He received his Bachelor of Laws from the University of the Philippines in 2006, ranking 9th highest grade overall in the 2006 Bar Examinations. He joined the law firm of Picazo Buyco Tan Fider & Santos in 2006 as a Junior Associate and became a Partner from 2014 to 2017. From 2017 to 2020, he worked as Partner for Quisumbing Torres, a member firm of Baker McKenzie International as the head of the Banking and Finance Practice Group, Financial Institutions Group, FinTech Focus Group, and Restructuring and Insolvency Focus Group. For the years 2018, 2019 and 2020, Atty. Mendoza was ranked as a Leading Lawyer for Banking and Finance by the Chambers and Partners Asia-Pacific. In 2020, he was also ranked as a Leading Lawyer for Corporate and Finance by the Chambers and Partners Global and a Rising Star for Banking and Financial Services by the AsiaLaw Leading Lawyers. For the years 2018 and 2019, he was cited as one of the Philippines' Top 100 lawyers in the A-List Top 100 Lawyers in the Philippines by the Asian Business Law Journal. Atty. Mendoza concurrently serves as Corporate Secretary of its various subsidiaries. He is also a Professorial Lecturer at the De La Salle University Tañada-Diokno College of Law and a member of the advisory committee at the Manila Central University.

**Cynthia J. Javarez**, *Director and Chairman*. Ms. Javarez graduated from the University of the East with a degree in Bachelor of Science in Business Administration, major in Accounting. She is a Certified Public Accountant. She completed a Management Development Program at the Asian Institute of Management in 2006. Ms. Javarez was previously the Chief Financial Officer of Polar Property Holdings Corp. until 2011, Tax & Audit Head in the MB Villar Group of Companies until 2007, and Chairman of Primewater Infrastructure Corp. She is the current

President of Fine Properties, Inc, and Treasurer and Chief Risk Officer of Vista Land & Lifescapes, Inc. Ms. Javarez is currently serving as the Chairman of Prime Asset Ventures, Inc., Planet Cable, Inc., Streamtech System Technologies, Inc. and Dusit Hospitality Education Philippines, Inc.

**Manuel Paolo A. Villar**, *Director*. Mr. Villar graduated from the Wharton School of the University of Pennsylvania, Philadelphia, USA with a Bachelor of Science in Economics and Bachelor of Applied Science in 1999. He was an Analyst for McKinsey & Co. in the United States from 1999 to 2001. He joined Vista Land in 2001 as Head of Corporate Planning then became its Chief Financial Officer in 2008. He was elected President and Chief Executive Officer of Vista Land and Lifescapes, Inc. in July 2011 and President of Vistamalls, Inc in June 2019. In addition, he is the CEO and Chairman of St. Augustine Gold and Copper Limited and President of TVI Resources Development Philippines, Inc., Powersource Phils Development Corp. and the Chairman of Vista Land subsidiaries Camella Homes, Inc., Communities Philippines, Inc., Crown Asia Properties, Inc., Brittany Corporation, Vista Residences, Inc. Mr. Villar also is the majority shareholder of Prime Asset Ventures, Inc.

**Jose Rommel C. Orillaza**, *Chief Operating Officer*. Mr. Orillaza graduated from Adamson University with a degree in Bachelor of Science in Civil Engineering in 1989. From 2004 to 2011, he was the Chief Technical Officer / Division Head of Casa Regalia, Inc. He previously worked as the Chief Technical Officer of Household Development Corp., Operations Head of Communities Philippines Inc., Technical Head of Crown Asia Properties, Inc. and Operations Head of Southwell Waterworks, Inc. Mr. Orillaza is currently the Operations Head of Kratos Res, Inc., and the Operations Head and President of Camotes Island Power Generation Corporation and S.I. Power Corporation.

**Nikki Isabel R. Laynes**, *Director, Treasurer, Chief Finance Officer, and Chief Risk Officer*. Ms. Laynes graduated from the University of the Philippines with a degree in Bachelor of Science in Business Administration and Accountancy in 2009. From 2011 to 2012, she worked as a Financial Analyst for Mercan Capital Ltd. in Montreal, Canada. Thereafter, she worked as Finance Manager for Virac Tridom Construction Corp. from 2012 to 2019. She also worked as Consultant and Team Lead for Administration in Finance from 2016 to 2017 in USAID RTI STRIDE. From 2019 to 2021, she worked as Finance Manager (Group Planning and Consolidation) for Del Monte Pacific Ltd. (DMPL). She was also previously the Acting Chief Operations Officer and Head of Finance in Ropali Corporation from 2021 to 2022. She received her Executive Master of Business Administration from the Asian Institute of Management in 2024. She has been the Chief Finance Officer of Primewater Infrastructure Corp. and currently serves the Head of Finance of Prime Asset Ventures, Inc.

**Garth F. Castañeda**, *Independent Director*. Atty. Castañeda graduated from the University of Sto. Tomas with a degree in Bachelor of Science in Accountancy in 2002. He received his Bachelor of Laws from the University of the Philippines in 2006. He is a Certified Public Accountant. In 2014, he worked as a Consultant in the Privatization Management Office in the Department of Finance. He previously worked as an Associate in Puno and Puno Law Offices, an Associate in Sycip Salazar Hernandez Gatmaitan and a Senior Tax Associate in SGV & Co. Atty. Castañeda is currently a Partner in SYMECS Law and acts as counsel for various companies including Metro Pacific Investments Corporation, SN Aboitiz Power Corporation, North Luzon Renewable Energy Corporation, NorthWind Power Development Corporation, Collab Asia Philippines, Inc., among others.

**Leonardo A. Singson**, *Independent Director*. Atty. Singson graduated from the University of the Philippines – Diliman with a degree in Bachelor of Arts in Public Administration in 2002. He received his Bachelor of Laws from the University of the Philippines in 2006. From 2020 to 2021, he worked as Legal Counsel for GNPowder Ltd. Co. He was previously a Partner in Villaraza & Anganco Law where he was connected from March 2008 to 2020. Prior to this,

he was a Senior Associate in SGV & Co. Atty. Singson is currently Of Counsel for Betita Cabilao Casuela Sarmiento Law.

**Maria Isabel J. Rodriguez, *Independent Director*.** Ms. Rodriguez graduated from the De La Salle University - Manila with a degree in Bachelor of Science in Accountancy in 2003. She is a Certified Public Accountant. She earned her post graduate certificate in Leadership and Management from the Asian Institute of Management and obtained an Advanced Professional Certificate in Transfer Pricing at the International Bureau of Fiscal Documentation in 2022. She previously worked as the Asia Strategic Business Unit - Tax Director of AES Transpower Pte. Ltd. – ROHQ and as a Tax Director of Sycip Gorres Velayo & Co. Ms. Rodriguez was formerly a Credit Committee Member of the CRH USD Finance ZRT., Hong Kong Branch. She was also the former Treasurer of Republic Cement Land & Resources Inc. and a former Tax Director at Republic Cement Services Inc. She is currently the Asia-Pacific Senior Tax Director and Chief Finance Officer of Japan for Fluence Energy, Inc.

**Vincent Kitto N. Jacinto, *Investor Relations Officer*.** Mr. Jacinto graduated from the Ateneo de Manila University with a degree in Bachelor Science in Management in 2002. He obtained his Master of Business Administration degree from Ateneo Graduate School of Business in 2006. He previously worked as a Product Development Officer and Senior Manager of Filinvest Land, Inc. from 2012 to 2015 and a Project Head / Business Development Assistant of Landco Pacific Corporation from 2002 to 2011. Mr. Jacinto is currently the Business Development Head of Prime Asset Ventures, Inc. and Vista Land & Landscapes, Inc.

**Reychelle May B. Medina, *Corporate Secretary*.** Atty. Medina graduated from the University of Sto. Tomas with a Bachelor of Arts in Political Science. She likewise received her Juris Doctor degree from the University of Sto. Tomas in 2016. Thereafter, she joined KPMG R.G. Manabat & Co. as a Tax Advisor in 2017. In 2019, she worked in Gorriceta Africa Cauton & Saavedra as a Junior Associate and became a Mid-Level Associate from 2021 to 2022. She currently serves as Legal Counsel of Primewater Infrastructure Corp.

**Nielson G. Pangan, *Compliance Officer*.** Atty. Pangan, graduated from New Era University with a degree in Bachelor of Science in Business Administration in 2008. He received his Juris Doctor from the University of the Philippines in 2013, ranking 1st, with the highest grade overall in the 2013 Bar Examinations. He obtained his Masters of Law in International Business Law and International Dispute Resolution from Queen Mary University of London. He joined the Migallos and Luna Law Offices in 2013. From 2014 to 2016, he worked as an Associate Solicitor with the Office of the Solicitor General. He also worked as a Senior Legislative Officer for the Office of Senator Angara from 2017 to 2018. In 2019, he joined Tolosa Javier Law as a Senior Associate. Atty. Pangan also served as Senior Legal Counsel in Huawei Technologies Philippines, Inc. and as Regulatory and Legal Counsel of Coins.ph. He has served as Legal Counsel of Primewater Infrastructure Corp. and currently works as Legal Counsel for Prime Asset Ventures, Inc.

All of the incumbent Directors named above have a one-year term of office and most have been nominated for re-election to the Board of Directors.

Except as otherwise disclosed above, none of the incumbent directors and/or officers have been appointed as, or otherwise acts or serves as a director or officer of any public, listed, or reported company or issuer.

As of the date hereof, none of the Company's directors have resigned or declined to stand for re-election to the board of directors since the date of the last annual meeting of security holders because of a disagreement with the registrant on any matter relating to the registrant's operations, policies, or practices. However, for personal reasons unrelated to any such disagreement, Atty. Leonardo A. Singson, an incumbent Independent Director, and Ms. Nikki Isabel R. Laynes, an incumbent director, have declined to stand for re-election to the board of directors for the ensuing year.

The Amended By-Laws of the Company conforms with SRC Rule 38, as amended, with regard to the nomination of independent directors of the Company. Article I (e) of the Company's Amended By-Laws provide as follows:

*"e) Independent Directors*

- 1. The Corporation shall have such number of independent directors as may be required by law or regulation. For this purpose, an independent director shall mean a person who, apart from his fees and shareholdings, is independent of the management and free from any business or other relationship which could, or could reasonably be perceived to, materially interfere with his exercise of independent judgment in carrying out his responsibilities as an independent director of the Corporation and includes, among others, a person who:*
  - i. is not a director or officer of the covered company or any of its related companies or any of its substantial shareholders except when the same shall be an independent director of any of the foregoing;*
  - ii. does not own more than two percent (2%) of the shares of the covered company and/or its related companies or any of its substantial shareholders;*
  - iii. is not, or has not been a senior officer or employee of the Corporation unless there has been a change in the controlling ownership of the Corporation;*
  - iv. is not, and has not been in the three (3) years immediately preceding the election, a director, officer, employee of the Corporation, or the Corporation's subsidiaries, associates, affiliates or related companies, or a director, officer, employee of the Corporation's substantial stockholder or of its related companies or any of its substantial stockholders;*
  - v. has not been appointed in the Corporation, its subsidiaries, associates, affiliates or related companies as Chairman "Emeritus," "Ex-Officio" Directors/Officers or Members of any Advisory Board, or otherwise appointed in a capacity to assist the Board in the performance of its duties and responsibilities within three (3) years immediately preceding his/her election;*
  - vi. is not a relative of any director, officer or substantial stockholder of the Corporation, any of its related companies or any of its substantial stockholders. For this purpose, relatives include spouse, parent, child, brother, sister and the spouse of such child, brother or sister;*
  - vii. is not acting as a nominee or representative of any director of the Corporation, or any of its related companies;*
  - viii. is not a securities broker-dealer of listed companies and registered issuers of securities;*
  - ix. is not retained, either in his/her personal capacity or through a firm, as a professional adviser, auditor, agent or counsel of the Corporation, any of its related companies or substantial stockholder, or is otherwise independent of management and free from any business or other relationship within the three (3) years immediately preceding the date of his/her election;*
  - x. does not engage or has not engaged, whether by himself or with other persons or through a firm of which he is a partner, director, or substantial stockholder, in any transaction with the Corporation or any of its related companies or ,substantial stockholder, other than such transaction that are conducted at arm's length and could not materially interfere with or influence the exercise of his/her independent judgment;*
  - xi. is not affiliated with any non-profit organization that receives significant funding from the Corporation or any of its related companies or substantial stockholders; and*
  - xii. is not employed as an executive officer or another company where any of the Corporation's executives serves as directors.*

*When used in relation to a company subject to the requirement above:*

- i. *Related company means another company which is (a) its holding company, (b) its subsidiary, and (c) a subsidiary of its holding company.*
  - ii. *Substantial shareholder means any person who is directly or indirectly the beneficial owner of more than ten percent (10%) or any class of its equity security.*
2. *Qualifications of an Independent Director - An independent director shall have the following qualifications:*
- i. *He must be a holder of at least one (1) share of stock of the Corporation registered under his name;*
  - ii. *He must be a college graduate or holds an equivalent academic degree;*
  - iii. *He must have been engaged in or exposed to the business of the Corporation for at least five (5) years;*
  - iv. *He must be a person of proven integrity/probity.*
3. *Disqualifications of an Independent Director -No person enumerated under Recommendation 2.6 of the Code of Corporate Governance shall qualify as an independent director. He shall also be disqualified during his tenure under any of the following instances or causes:*
- i. *He becomes an officer or employee of the Corporation where he is such member of the Board of Directors or becomes any of the persons enumerated under Section 4(a), Article III of these By-Laws;*
  - ii. *His beneficial security ownership exceeds two percent (2%) of the outstanding capital stock of the Corporation;*
  - iii. *Fails, without any justifiable cause, to attend at least fifty percent (50%) of the total number of Board meetings during his incumbency unless such absences are due to grave illness or death or an immediate family; and*
  - iv. *Such other disqualifications which the Corporation's Manual on Corporate Governance provides.*
4. *Election of Independent Directors*
- i. *Except as those required under the Securities and Regulation Code and subject to pertinent existing laws, rules and regulations of the Securities and Exchange Commission, the conduct of the election of independent directors shall be made in accordance with the standard election procedures for regular directors as provided by these By-Laws. It shall be the responsibility of the Chairman of the Meeting to inform all stockholders in attendance of the mandatory requirement of electing independent director/s;*
  - ii. *Specific slot/s for independent directors shall not be filled-up by unqualified nominees”*

**(b) Attendance in Board Meetings**

Attendance of each director of the Company in the Board meetings held during the year 2025 as follows:

| Name                      | 19<br>MAY<br>2025 | 26<br>MAY<br>2025 | 2<br>JUNE<br>2025 | 9<br>JULY<br>2025 | 27<br>AUG<br>2025 | 1<br>SEPT<br>2025 | 6<br>OCT<br>2025 | 14<br>NOV<br>2025 | 28<br>NOV<br>2025 | 3<br>DEC<br>2025 |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|------------------|
| Timothy Joseph M. Mendoza | P                 | P                 | P                 | P                 | P                 | P                 | P                | P                 | P                 | P                |
| Cynthia J. Javarez        | P                 | P                 | P                 | P                 | P                 | P                 | P                | P                 | P                 | P                |



| Name                      | 19<br>MAY<br>2025 | 26<br>MAY<br>2025 | 2<br>JUNE<br>2025 | 9<br>JULY<br>2025 | 27<br>AUG<br>2025 | 1<br>SEPT<br>2025 | 6<br>OCT<br>2025 | 14<br>NOV<br>2025 | 28<br>NOV<br>2025 | 3<br>DEC<br>2025 |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|------------------|
| Manuel Paolo A. Villar    | P                 | P                 | P                 | P                 | P                 | P                 | P                | A                 | P                 | P                |
| Jose Rommel C. Orillaza   | P                 | P                 | P                 | N/A               | N/A               | N/A               | N/A              | N/A               | N/A               | N/A              |
| Garth F. Castañeda        | P                 | P                 | P                 | P                 | P                 | P                 | P                | P                 | P                 | P                |
| Leonardo A. Singson       | P                 | P                 | P                 | P                 | P                 | P                 | P                | P                 | P                 | P                |
| Maria Isabel J. Rodriguez | P                 | P                 | P                 | P                 | P                 | P                 | P                | P                 | P                 | P                |

*Legend: P – Present, A – Absent, N/A – Not a director on the date of the meeting*

*Note: Ms. Nikki Isabel R. Laynes, an incumbent member of the Board, was elected and appointed as director only in February 2026.*

**(c) Significant Employees**

The Company has no other significant employees other than its Executive Officers.

**(d) Family Relationships**

None of the Company's directors and executive officers are related to the others by consanguinity or affinity within 4<sup>th</sup> civil degree.

**(e) Involvement in Certain Legal Proceedings**

To the best of the Company's knowledge and belief and after due inquiry, none of the Company, the Fund Manager, or the Property Manager is currently involved in any material litigation claims or arbitration, whether as plaintiff or defendant, which could be expected to have a material and adverse effect on the Company's financial position.

The Company is not aware of the occurrence, as of the date hereof and during the past five (5) years preceding this date, of any of the following events which it believes to be material to the evaluation of the ability or integrity of any of its directors, nominees for election as director, or executive officers:

- (1) Any bankruptcy petition filed by or against any business of a director, nominee for election as director, or executive officer who was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time;
- (2) Any director, nominee for election as director, or executive officer being convicted by final judgment in a criminal proceeding, domestic or foreign, or being subject in his personal capacity to a pending criminal proceeding, domestic or foreign, excluding traffic violations and other minor offenses;
- (3) Any director, nominee for election as director, or executive officer being subject to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting his involvement in any type of business, securities, commodities or banking activities; and

- (4) Any director, nominee for election as director, or executive officer being found by a domestic or foreign court of competent jurisdiction (in a civil action), the Commission or comparable foreign body, or a domestic or foreign exchange or other organized trading market or self-regulatory organization, to have violated a securities or commodities law or regulation, and the judgment has not been reversed, suspended, or vacated.

**(f) Certain Relationships and Related Transactions**

The table below sets out the principal transactions of the Company with related parties as of 31 December 2025:

| Related Parties                             | Business Purpose /<br>Nature of the Transaction                                                          | Value of the Transaction<br>(PHP)                                                                                                                                                                                                                                              |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S.I. Power Corporation                      | Income arising from leased properties                                                                    | P275,747,261                                                                                                                                                                                                                                                                   |
|                                             |                                                                                                          | Under the leased agreement between the Company and SIPCOR, the rental payment shall be equivalent to the higher of (a) the Guaranteed Annual Based Lease or (b) variable lease % multiplied to revenue from associated generation plant.                                       |
| S.I. Power Corporation                      | Cash advances from parent company for accommodation of certain expenses and working capital requirements | P161,768,703                                                                                                                                                                                                                                                                   |
|                                             |                                                                                                          | In the normal course of business, the REIT obtains from and grants cash advances to its related parties, including the parent company and entities under common ownership, for accommodation of certain expenses, working capital requirements, and other purposes.            |
| S.I. Power Corporation                      | Liability arising from lease agreement entered with Parent Company                                       | P381,236                                                                                                                                                                                                                                                                       |
|                                             |                                                                                                          | At the commencement of the lease, the lessee recognizes a right-of-use asset and a lease liability. The right-of-use asset represents the lessee's right to use the leased asset for the lease term, and the lease liability represents the obligation to make lease payments. |
| Camotes Island Power Generation Corporation | Income arising from leased properties                                                                    | P311,447,616                                                                                                                                                                                                                                                                   |
|                                             |                                                                                                          | Under the leased agreement between the Company and CAMPCOR, the rental payment shall be equivalent to the higher of (a) the Guaranteed Annual Based Lease or (b) variable lease % multiplied to revenue from associated generation plant.                                      |

| Related Parties                             |             |                         | Business Purpose /<br>Nature of the Transaction                                                          | Value of the Transaction<br>(PHP)                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------|-------------|-------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Camotes Island Power Generation Corporation |             |                         | Cash advances from parent company for accommodation of certain expenses and working capital requirements | P105,573,405                                                                                                                                                                                                                                                                                                                                                               |
|                                             |             |                         |                                                                                                          | In the normal course of business, the REIT obtains from and grants cash advances to its related parties, including the parent company and entities under common ownership, for accommodation of certain expenses, working capital requirements, and other purposes.                                                                                                        |
| VFund Management, Inc.                      |             |                         | Fund management fee                                                                                      |                                                                                                                                                                                                                                                                                                                                                                            |
|                                             |             |                         |                                                                                                          | Under the Fund Management Agreement, the Fund Manager will receive equivalent 0.5% of the Company's Rental Income less straight-line adjustments, exclusive of value-added taxes.                                                                                                                                                                                          |
| VProperty Inc.                              | Management, | Property management fee |                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                            |
|                                             |             |                         |                                                                                                          | Under the Property Management Agreement, the Property Manager will receive an annual management fee equivalent to 1.5% of the Company's Annual Rental Income less straight-line adjustments, exclusive of value added taxes, provided that the total of such fee and the Fund Management Fee shall not exceed 1.0% of the Net Asset Value of the properties being managed. |

Except as may be otherwise disclosed in the Company's 2025 Audited Financial Statements, the Company has not had any transaction during the last three (3) years in which any Director or Executive Officer or any of their immediate family members had a direct or indirect interest. None of the Company's directors have entered into self-dealing and related-party transactions with or involving the Company in 2025.

**(g) Appraisals and performance reports for the Board and the criteria and procedure for assessment**

As of date, there is no formal appraisal or assessment process in respect of Board performance, although attendance by directors in board meetings are strictly monitored.

**(h) Nominees for Election as Members of the Board**

Directors are elected annually by the stockholders at the annual stockholders' meeting to serve until the election and qualification of their successors. The Corporate Governance Committee composed of Atty. Garth F. Castañeda as Chairman, and Atty. Leonardo A. Singson and Ms. Maria Isabel J. Rodriguez as members, accepts nominees to the Board of Directors, including nominees for independent director. The Committee is responsible for screening and qualifying the list of nominees. The following have been nominated as Members of the Board of Directors for the ensuing year:

| Name                       | Age | Citizenship |
|----------------------------|-----|-------------|
| Cynthia J. Javarez         | 62  | Filipino    |
| Timothy Joseph M. Mendoza  | 44  | Filipino    |
| Manuel Paolo A. Villar     | 49  | Filipino    |
| Jose Rommel C. Orillaza    | 58  | Filipino    |
| Garth F. Castañeda*        | 45  | Filipino    |
| Maria Isabel J. Rodriguez* | 42  | Filipino    |
| Bryant G. Casiw*           | 46  | Filipino    |

\*As Independent Director

This year's nominees for directors include three (3) persons who qualify as independent directors. Ms. Cynthia J. Javarez nominated Atty. Garth F. Castañeda as independent director, while Atty. Timothy Joseph M. Mendoza nominated Ms. Maria Isabel J. Rodriguez and Atty. Bryant G. Casiw as the two other independent directors. The nominators are not related by consanguinity or affinity up to the fourth civil degree to the nominees.

The summaries of the business experience and credentials of Atty. Garth F. Castañeda and Ms. Maria Isabel J. Rodriguez can be found under Item 5 - Directors and Executive Officers, Part (a) – Incumbent Directors and Officers while that of Atty. Bryant G. Casiw, as independent director nominee, is found below:

**Bryant G. Casiw.** Atty. Casiw finished his Bachelor of Arts in Public Administration as *Cum Laude* and Class Salutatorian from the University of the Philippines Diliman in 2000. He subsequently pursued post-graduate studies in International Relations, Political Science, and Southeast Asian Studies in 2000 at the National University of Singapore, where he graduated as Class Valedictorian. In 2006, he obtained his Bachelor of Laws (Juris Doctor) from the University of the Philippines Diliman, ranking Top 13 of his batch, a Member of UP Law's Order of the Purple Feather Honor Society, and receiving the Supreme Court Justice Irene R. Cortes Prize for Best Paper in Constitutional Law. From 2006 to 2010, Atty. Casiw was a Junior Associate at SyCip Salazar Hernandez & Gatmaitan Law Firm. Thereafter, he joined Quisumbing Torres Law Firm (Philippine Member Firm of Baker & McKenzie International Law Firm) in 2010 to 2013 as a Mid-Level Associate of its Banking and Finance Practice Group. He is the author of several international publications and has served as a resource speaker in various MCLE lectures, conferences, conventions, and other professional events. Atty. Casiw is presently the Managing Partner of BGC Law Office at the Fort and Legal Counsel, Corporate Secretary, and a Member of the Board of Trustees of the French Chamber of Commerce and Industry in the Philippines, Inc. He specializes in corporate and commercial law, foreign investments, cross-border transactions, taxation, litigation, alternative dispute resolution, corporate formation, governance and compliance, and real estate and contracts law, among others.

#### (i) Board Committees

| Committees          | Committee Members                                                                                                                                                                                                                                          |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Executive Committee | <ol style="list-style-type: none"> <li>Ms. Cynthia J. Javarez as Chairman</li> <li>Atty. Timothy Joseph M. Mendoza as member</li> <li>Ms. Nikki Isabel R. Laynes* as member</li> </ol> <p>*Replaced Ms. Cecille Marie H. Bernardo as of December 2025.</p> |

| Committees                          | Committee Members                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                                                                                                                                                                                                                                                                                                                                    |
| Audit Committee                     | <ol style="list-style-type: none"> <li>Ms. Maria Isabel J. Rodriguez as Chairman</li> <li>Atty. Garth F. Castañeda as member</li> <li>Ms. Cynthia J. Javarez as member</li> </ol>                                                                                                                                                  |
| Corporate Governance Committee      | <ol style="list-style-type: none"> <li>Atty. Garth F. Castañeda as Chairman</li> <li>Atty. Leonardo A. Singson as member</li> <li>Ms. Maria Isabel J. Rodriguez as member</li> </ol>                                                                                                                                               |
| Board Risk Oversight Committee      | <ol style="list-style-type: none"> <li>Atty. Leonardo A. Singson as Chairman</li> <li>Ms. Maria Isabel J. Rodriguez as member</li> <li>Ms. Nikki Isabel R. Laynes* as member</li> </ol> <i>*Replaced Ms. Cecille Marie H. Bernardo as of December 2025.</i>                                                                        |
| Related Party Transaction Committee | <ol style="list-style-type: none"> <li>Atty. Garth F. Castañeda as Chairman</li> <li>Ms. Maria Isabel J. Rodriguez as member</li> <li>Ms. Jose Rommel C. Orillaza as member</li> </ol>                                                                                                                                             |
| Management Committee                | <ol style="list-style-type: none"> <li>Mr. Jose Rommel C. Orillaza as Chairman</li> <li>Ms. Nikki Isabel R. Laynes* as member</li> <li>Atty. Reychele May B. Medina** as member</li> </ol> <i>*Replaced Ms. Cecille Marie H. Bernardo as of December 2025.</i><br><i>**Replaced Atty. Caren Kay B. Adolfo as of December 2025.</i> |

## Item 6. Compensation of Directors and Executive Officers

### (a) Compensation paid to Executive Officers

| Name and Position                                                             | Year                                                             | Salary | Bonus | Other Annual Compensation |
|-------------------------------------------------------------------------------|------------------------------------------------------------------|--------|-------|---------------------------|
| <b><u>President and Top 4 Executive Officers, as group:</u></b>               |                                                                  |        |       |                           |
| 1. Timothy Joseph M. Mendoza,<br><i>President and Chief Executive Officer</i> | 2022 (Actual)<br>2023 (Actual)<br>2024 (Actual)<br>2025 (Actual) | None   | None  | None                      |
| 2. Nikki Isabel R. Laynes*<br><i>Treasurer and Chief Finance Officer</i>      |                                                                  |        |       |                           |
| 3. Reychele May B. Medina**<br><i>Corporate Secretary</i>                     |                                                                  |        |       |                           |
| 4. Vincent Kitto N. Jacinto,<br><i>Investor Relations Officer</i>             |                                                                  |        |       |                           |
| <b><u>All Other Officers and Directors, as a group unnamed</u></b>            | 2022 (Actual)<br>2023 (Actual)<br>2024 (Actual)<br>2025 (Actual) | None   | None  | None                      |

*\*Replaced Ms. Cecille Marie H. Bernardo as of December 2025.*

*\*\*Replaced Atty. Caren Kay B. Adolfo as of December 2025.*

Our key officers, namely: Atty. Timothy Joseph M. Mendoza, Ms. Nikki Isabel R. Laynes, Atty. Reychele May B. Medina, and Mr. Vincent Kitto N. Jacinto are also serving as officers of PAVI or PAVI Group Company. They do not receive any compensation from the Company. The compensation of these officers is paid by PAVI or the relevant PAVI Group company.

There are no other executive officers other than aforementioned individuals.

**(b) Compensation paid to Board Members:**

The Company's By-Laws provide that Directors shall not receive any compensation as such directors, except for reasonable per diem. Any compensation may be granted to Directors by vote of stockholders representing at least a majority of the outstanding capital stock at a regular or special meeting. In no case shall the total yearly compensation of Directors as such directors, exceed 10% of the net income before income tax of the Company during the preceding year.

Other than payment of reasonable per diem for the Company's independent directors, there are no standard arrangements pursuant to which directors of the Company are compensated, or are to be compensated, directly or indirectly by the Company, for any services provided as a director for 2025.

Independent directors of the Company were entitled to per diem for meetings attended for the year 2025. Details of the compensation for independent directors were as follows:

| <b>Independent Directors</b> | <b>2023<br/>(PHP)</b>       | <b>2024<br/>(PHP)</b>       | <b>2025<br/>(PHP)</b>       |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|
| Independent Director 1       | P137,500.00                 | P137,500.00                 | P137,500.00                 |
| Independent Director 2 and 3 | Aggregate of<br>P410,000.00 | Aggregate of<br>P322,500.00 | Aggregate of<br>P410,000.00 |

There was no other compensation paid to the directors other than as indicated.

**(c) Other arrangements**

There have not been, nor will be, any standard arrangements pursuant to which the Board of Directors are compensated, or are to be compensated, directly or indirectly, for any services provided as a director, for the last completed fiscal year and the ensuing year.

**(d) Employment contract between the Company and Executive Officers**

There are no special employment contracts between the Company and Senior Management.

**(e) Warrants and options held by the executive officers and directors**

There are no outstanding warrants or options held by Senior Management and all officers and directors as a group.

**(f) Director Compensation Report**

The director compensation report of the Company is included in this Information Statement and will form part of the Company's SEC Form 17-A for 2026.

**Item 7. Independent Public Accountants**

**(a) Independent Auditor**

The auditing firm of Punongbayan & Araullo (P&A) is being recommended for election as external auditor of the Company for the year 2026.

Representatives of the said firm are expected to be present at the annual stockholders' meeting and will have the opportunity to make a statement if they desire to do so, and are expected to be available to respond to appropriate questions

**(b) Audit and Audit Related Fees**

The Company paid its external auditors the following fees for the year ended 31 December 2025 for professional services rendered:

| <b>Item</b>    | <b>Amount (PHP)</b> |
|----------------|---------------------|
| Year-end Audit | 540,000             |

Except as provided above, the Company did not pay any tax fees and other fees to its external auditors.

**(c) Changes in and Disagreements with Accountants of Accounting and Financial Disclosure**

There was no instance where the Company's public accountants resigned or indicated that they decline to stand for re-election or were dismissed nor was there any instance where the Company had any disagreement with its public accountants on any accounting or financial disclosure issue.

The 2025 audit of the Company is in compliance with paragraph (3)(b)(ix) of SRC Rule 68, as Amended, which provides that the external auditor should be rotated, or the handling partner changed, every five (5) years or earlier and shall be prohibited from returning to the same client for at least two (2) consecutive years. As of the date hereof, Mr. Piamonte has been the external audit partner for four years.

**(d) Audit Committee's Approval of Policies and Procedures**

In relation to the audit of the Company's Annual Financial Statements, the Company's Manual of Corporate Governance and Audit Committee Charter provides that the Audit Committee shall, among other activities: (i) assess the integrity and independence of External Auditors and exercise effective oversight to review and monitor the External Auditor's independence and objectivity and the effectiveness of the audit process; (ii) evaluate and determine the non-audit work, if any, of the External Auditor, and review periodically the non-audit fees paid to the External Auditor in relation to their significance to the total annual income of the External Auditor and to the Company's overall consultancy expenses; (iii) ensure that other non-audit work shall not conflict with the functions of the External Auditor; and (iv) review the reports submitted by the External Auditors.

**Item 8. Compensation Plans**

No action will be taken 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 Otherwise for Exchange**

No action is to be taken with respect to the authorization or issuance of any class of securities of the Company.

### **Item 10. Modification or Exchange of Securities**

No action is to be taken with respect to modification or exchange of securities of the Company, or the issuance or authorization for issuance of one class of securities in exchange for outstanding securities of another class.

### **Item 11. Financial and Other Information**

The Audited Financial Statements as of 31 December 2025 approved by the Board of Directors on 29 May 2026 will be attached as Annex “B” to the Definitive Information Statement for alternative mode of distribution to the stockholders on 22 June 2026, and to be presented during the Annual Stockholders’ Meeting on 13 July 2026.

### **Item 12. Mergers, Consolidations, Acquisitions, and Similar Matters**

No action is to be taken with respect to any transaction involving: (i) merger or consolidation into or with any other person or of any other person into or with the Company; (ii) acquisition by the Company or any of its security holders of securities of another person; (iii) acquisition of any other going business or of the assets thereof; (iv) sale or other transfer of all or any substantial part of the assets of the Company; or (v) liquidation or dissolution of the Company.

### **Item 13. Acquisition or Disposition of Property**

No action is to be taken with respect to acquisition or disposition of any property of the Company.

### **Item 14. Restatement of Accounts**

No action is to be taken with respect to restatement of any asset, capital or surplus account of the Company.



## **D. OTHER MATTERS**

### **Item 15. Action with Respect to Reports**

- (a) President's Report
- (b) Approval of the 2025 Audited Financial Statements

### **Other Proposed Actions**

- (c) Appointment of the Company's External Auditors for 2026
- (d) Approval of the minutes of the 2025 Annual Stockholders' Meeting of the Company and Ratification of all acts and resolutions of the Board of Directors and Management for the year 2025. These minutes cover various resolutions of the Board, including declaration of cash dividends, approval of 2025 Audited Financial Statements, appointment of officers, and creation of board committees, opening of bank accounts, and appointment of authorized signatories for various transactions in the normal course of business of the Company.

### **Item 16. Matters not Required to be Submitted**

No action is to be taken with respect to any matter which is not required to be submitted to a vote of the stockholders.

### **Item 17. Amendment of Charter, Bylaws or Other Documents**

No action is to be taken during the 2026 Annual Meeting with respect to the amendment of the Company's Charter, By-Laws, or other documents.

### **Item 18. Other Proposed Actions**

There are no other actions to be taken up other than those mentioned above.

### **Item 19. Voting Procedures**

#### **(a) Manner of Voting; Participation and Voting of Shareholders In Absentia or By Remote Communication**

In all items for approval, except in the election of directors, each share of stock entitles its registered owner to one vote.

For the purpose of electing directors, a stockholder may vote such number of his 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 in the same principle among as many candidates as he shall see fit.

For this year's meeting, the Board of Directors has adopted a resolution to allow stockholders entitled to notice of, and to attend the meeting, to exercise their right to vote in absentia.

Stockholders as of Record Date who have successfully registered their intention to participate in the annual meeting via remote communication and to vote in absentia, duly verified and validated by the

Company, shall be provided with unique log-in credentials to securely access the voting portal. A stockholder voting electronically in absentia shall be deemed present for purposes of quorum.

Stockholders and proxy holders can cast their votes on specific matters for approval, including the election of directors.

**(b) Voting requirements**

- (i) With respect to the election of directors, candidates who received the highest number of votes shall be declared elected.
- (ii) With respect to the adoption of the Audited Financial Statements for the year ended 31 December 2025, as well as the approval or ratification of the other actions set forth under the heading “Other Proposed Actions” above, the vote of majority of the outstanding capital stock entitled to vote and represented in the meeting is required to approve such matters.

**(c) Method of counting votes**

The Corporate Secretary will be responsible for counting votes based on the number of shares entitled to vote owned by the stockholders who are participating in the meeting by remote communication and are voting in absentia or represented by proxies.

All votes received shall be tabulated by the Office of the Corporate Secretary with the assistance of the Company’s stock transfer agent. The Corporate Secretary shall report the results of voting during the meeting.

The detailed instructions for participation through remote communication are set forth in Annex “A” to the Notice of Meeting (Agenda Details and Rationale) hereof.

**The Company shall provide, without charge, to each stockholder a copy of its annual report on SEC Form 17-A, upon written request addressed to:**

**PREMIERE ISLAND POWER REIT CORPORATION  
Attention: The Corporate Secretary  
8<sup>th</sup> Floor, Vista Place, Vista Hub Campus Tower 1, Taguig City**

## **PART II. MANAGEMENT REPORT**

### **A. FINANCIAL STATEMENTS**

The Audited Financial Statements as of and for the year ended 31 December 2025 are incorporated herein.

### **B. INFORMATION ON THE INDEPENDENT PUBLIC ACCOUNTANTS**

Punongbayan & Araullo, independent auditors, audited the financial statements of the Company as of 31 December 2025 and 2024, included in this Management Report (presented separately as statement of financial performance and accompanying the unaudited statement of financial position as of quarter ended 31 March 2026 prepared by the Company). Renan A. Piamonte is the current audit partner of the Company. The Company has not had any material disagreements on accounting and financial disclosures with Punongbayan & Araullo.

The following table sets out the aggregate fees paid for professional services rendered by the auditor in 2025:

| <b>Item</b>                  | <b>Amount (PHP)</b> |
|------------------------------|---------------------|
| Audit and Audit Related Fees | P540,000            |

### **C. AUDIT COMMITTEE'S APPROVAL AND PROCEDURES FOR THE SERVICES OF THE EXTERNAL AUDITOR**

The scope, extent, and nature of the services to be referred to, and/or rendered by the appointed external auditor of the Company has been unanimously approved by the audit committee in a meeting duly called for the purpose, including the fees to be paid for the services thus rendered and/or referred.

In relation to the audit of the Company's Annual Financial Statements, the Company's Manual of Corporate Governance and Audit Committee Charter provides that the Audit Committee shall, among other activities: (i) assess the integrity and independence of External Auditors and exercise effective oversight to review and monitor the External Auditor's independence and objectivity and the effectiveness of the audit process; (ii) evaluate and determine the non-audit work, if any, of the External Auditor, and review periodically the non-audit fees paid to the External Auditor in relation to their significance to the total annual income of the External Auditor and to the Company's overall consultancy expenses; (iii) ensure that other non-audit work shall not conflict with the functions of the External Auditor; and (iv) review the reports submitted by the External Auditors.

## D. MANAGEMENT DISCUSSION AND ANALYSIS

### Management Discussion

Review of results of operations for the year ended 31 December 2025 and 2024. PREIT was incorporated on 4 March 2022 and started its commercial operations in June 2022.

### Review of results of operations

*For the year ended 31 December 2025 and 31 December 2024*

| Financial Performance                                                    | Year ended 31 December  |                      |                             |              |
|--------------------------------------------------------------------------|-------------------------|----------------------|-----------------------------|--------------|
|                                                                          | 2025<br>Audited         | 2024<br>Audited      | Change vs PY<br>in PHP in % |              |
| <b>RENTAL INCOME</b>                                                     | P 587,194,877           | P 695,609,311        | (108,414,434)               | -16%         |
| <b>COSTS OF RENTALS</b>                                                  | 90,326,004              | 85,846,407           | 4,479,597                   | 5%           |
| <b>GROSS PROFIT</b>                                                      | <b>P 496,868,873</b>    | <b>P 609,762,904</b> | <b>(112,894,031)</b>        | <b>-19%</b>  |
| <b>LESS: OTHER OPERATING EXPENSES</b>                                    | 385,119,418             | 6,949,610            | 378,169,808                 | 5,442%       |
| <b>OPERATING PROFIT</b>                                                  | <b>P 111,749,455</b>    | <b>P 602,813,294</b> | <b>(491,063,839)</b>        | <b>-81%</b>  |
| <b>OTHER INCOME (CHARGES) - Net</b>                                      |                         |                      |                             |              |
| Fair value gain (loss) on investment properties                          | P(2,484,488,000)        | P 86,511,514         | (2,570,999,514)             | -2,972%      |
| Finance cost                                                             | (381,236)               | (411,551)            | (30,315)                    | -7%          |
| Finance income                                                           | 573                     | 4,506                | (3,933)                     | -87%         |
|                                                                          | P(2,484,868,663)        | P 86,104,469         | (2,570,973,132)             | -2,986%      |
| <b>PROFIT BEFORE TAX</b>                                                 | <b>P(2,373,119,208)</b> | <b>P 688,917,763</b> | <b>P(3,062,036,971)</b>     | <b>-444%</b> |
| <b>TAX INCOME (EXPENSE)</b>                                              | 25,476,253              | (32,905,682)         | 58,381,935                  | -177%        |
| <b>NET PROFIT</b>                                                        | <b>P(2,347,642,955)</b> | <b>P 656,012,081</b> | <b>(3,003,655,036)</b>      | <b>-458%</b> |
| <b>OTHER COMPREHENSIVE INCOME</b>                                        |                         |                      |                             |              |
| <b>Item that will not be reclassified subsequently to profit or loss</b> |                         |                      |                             |              |
| Revaluation increase (decrease) in property and equipment                | (171,654,538)           | 85,142,383           | (256,796,921)               | -302%        |
| Tax expense                                                              | 42,913,634              | (21,285,596)         | 64,199,230                  | -302%        |
|                                                                          | (128,740,904)           | 63,856,787           | (192,597,691)               | -302%        |
| <b>TOTAL COMPREHENSIVE INCOME</b>                                        | <b>P(2,476,383,589)</b> | <b>P719,868,868</b>  | <b>(3,196,252,726)</b>      | <b>-444%</b> |
| <b>BASIC AND DILUTED EARNINGS PER SHARE</b>                              | <b>P (0.71)</b>         | <b>P 0.20</b>        |                             |              |

*Revenue decreased from P695.6 million to P587.2 million*

Revenues during the period solely pertains to income from the lease of properties to the lessees who operate power plants on such leased properties. The amount of revenue recognized was in accordance with the relevant Philippine Financial Reporting Standards (PFRS). Under PFRS 16, the rental income includes the effect of the straight-line basis of accounting over the lease term. The revenue is P108.4 million lower due to the suspension of the lease agreement with SIPCOR for the year ended 31 December. No additional lease agreements has been entered into during the year.

*Cost of rentals increased from P85.8 million to P90.3 million*

Cost of rentals amounted to P90.3 million consisted of depreciation of generation assets, fund and property management fees, and various fees and taxes. The increase of P4.5 million is mainly attributed to increase in depreciation and taxes.

*Operating Expenses increased from P6.9 million to P385.1 million*

Operating expenses amounted to P385.1 million for the period. The increase was primarily due to impairment losses recognized on receivables and property and equipment.

*Net Other Income (Charges) amounted to P(2,484.87) million and P86.1 million in 2025 and 2024, respectively*

Based on the appraisal of properties, the value of the investment properties resulted in a P2,484.49 million fair value loss for the year ended December 31, 2025, as compared to a fair value gain of P86.5 million for the year ended 31 December 2024. The fair values of the investment properties were determined by an independent and SEC-accredited property appraisers. Finance cost on lease liability during the period amounted to P0.4 million while interest on bank deposits is P573.

As a result, PREIT registered a net loss for the period amounting to P2,347.64 million.

*Other Comprehensive Income decreased from P63.9 million to P(128.7) million*

Items reported in Other Comprehensive Income pertain to the revaluation decrease of property and equipment which amounted to P128.74 million for the year ended 31 December 2025 and P63.9 million for the year ended 31 December 2024.

Total comprehensive income amounted to P(2,476.38) million for the year ended 31 December 2025 and P719.9 million for the year ended 31 December 2024.

**For the quarter ended 31 March 2026 and 2025**

**Financial Performance**

|                                                                   | Quarter Ended 31 March |                      | Change vs PY          |                |
|-------------------------------------------------------------------|------------------------|----------------------|-----------------------|----------------|
|                                                                   | 2026                   | 2025                 |                       |                |
|                                                                   | Unaudited              | Unaudited            | in PHP                | in %           |
|                                                                   | (Three months)         | (Three months)       |                       |                |
| Rental Income                                                     | P 77,861,904           | P 152,212,026        | P (74,350,123)        | -48.85%        |
| Costs of Rentals                                                  | 17,730,568             | 22,689,767           | (4,959,199)           | -21.86%        |
| <b>GROSS PROFIT</b>                                               | <b>P 60,131,336</b>    | <b>P 129,522,259</b> | <b>P (69,390,924)</b> | <b>-53.57%</b> |
| Less: Operating Expenses                                          | 1,131,219              | 1,405,981            | (274,762)             | -19.54%        |
| <b>OPERATING PROFIT</b>                                           | <b>P 59,000,118</b>    | <b>P 128,116,278</b> | <b>P (69,116,161)</b> | <b>-53.95%</b> |
| Other Income (Charges) – Net                                      |                        |                      |                       |                |
| Finance Cost                                                      | (88,086)               | (95,314)             | (7,228)               | -7.58%         |
| Finance Income                                                    | 1,777                  | 56                   | 1,721                 | 3,073.21%      |
|                                                                   | (86,309)               | (95,258)             | 8,949                 | -9.39%         |
| <b>PROFIT BEFORE TAX</b>                                          | <b>P 58,913,809</b>    | <b>P 128,021,020</b> | <b>P (69,107,212)</b> | <b>-53.98%</b> |
| Tax Expense                                                       | (9,256,240)            | (1,788,662)          | (7,467,578)           | 417.50%        |
| <b>NET PROFIT</b>                                                 | <b>P 49,657,569</b>    | <b>P 126,232,358</b> | <b>P (76,574,789)</b> | <b>-60.66%</b> |
| <b>OTHER COMPREHENSIVE INCOME</b>                                 |                        |                      |                       |                |
| Item that will not be reclassified subsequently to profit or loss |                        |                      |                       |                |
| Piecemeal realization of revaluation surplus                      | —                      | (1,411,200)          | 1,411,200             | -100%          |
| Tax income                                                        | —                      | 352,800              | (352,800)             | -100%          |
|                                                                   | —                      | (1,058,400)          | 1,058,400             | -100%          |
| <b>TOTAL COMPREHENSIVE INCOME</b>                                 | <b>P 49,657,569</b>    | <b>P 125,173,959</b> | <b>P (66,850,968)</b> | <b>-53.41%</b> |
| <b>BASIC AND DILUTED EARNINGS PER SHARE</b>                       | <b>0.02</b>            | <b>0.04</b>          |                       |                |

*Revenue decreased from P152.2 million to P77.9 million*

Revenue for the period decreased to P77.9 million and pertains solely to income from the lease of properties to the lessees who operate power plants on such leased properties. The amount of revenue recognized was in accordance with the relevant Philippine Financial Reporting Standards (PFRS). Under PFRS 16, the rental income includes the effect of straight-line basis of accounting over the lease term. Effect of straight-line basis of accounting amounted to P2.4 million for 31 March 2026. The decrease in revenue is due to the suspension of the lease contract with SIPCOR due to its inoperability. No additional lease agreements were entered into during the period.

*Cost of Rentals decreased from P22.7 million to P17.7 million*

Cost of rentals amounted to P17.7 million, which consist of depreciation of generation assets, fund and property management fees, and various fees and taxes. The decrease of P5 million is mainly attributed to the decrease in depreciation and management fees.

*Operating expenses decreased from P1.4 million to P1.1 million*

Operating expenses amounted to P1.1 million for the period, which is P0.3 million lower than the same period last year. The decrease is mainly due to lower other expenses for the period.

*Other Income (Charges) – Net improvement from P(0.095) million to P(0.086) million*

Other Income (Charges) improved due to the decrease in interest expense caused by lower lease liability.

*Other Comprehensive Income increased from P(1.06) million to nil*

Other comprehensive income increased from P(1.06) million to nil primarily due to the full realization of the revaluation surplus following the revaluation of the generation asset as of 31 December 2025. Accordingly, there were no remaining revaluation surplus balances recognized under items that will not be reclassified subsequently to profit or loss as at year-end.

*Total Comprehensive Income*

The result of operating and non-operating activities resulted in a total comprehensive income of P50 million.

## Review of Financial Condition

### Financial Position as of 31 December 2025 as compared with financial position as of 31 December 2024

|                                      | As of 31 December    |                      | Change vs PY           |             |
|--------------------------------------|----------------------|----------------------|------------------------|-------------|
|                                      | 2025                 | 2024                 |                        |             |
|                                      | Audited              | Audited              | in PHP                 | In %        |
| <b>ASSETS</b>                        |                      |                      |                        |             |
| <b>CURRENT ASSETS</b>                |                      |                      |                        |             |
| Cash                                 | 545,596              | 891,662              | (346,066)              | -39%        |
| Trade and other receivables          | 433,745,299          | 889,500,954          | (455,755,655)          | -51%        |
| Prepayments and other current assets | 59,860,198           | 55,012,509           | 4,847,689              | 9%          |
| <b>Total Current Assets</b>          | <b>494,151,093</b>   | <b>945,405,125</b>   | <b>(451,254,033)</b>   | <b>-48%</b> |
| <b>NONCURRENT ASSETS</b>             |                      |                      |                        |             |
| Property and equipment – net         | 704,089,300          | 961,520,000          | (257,430,700)          | -27%        |
| Investment Properties                | 5,429,932,000        | 7,914,420,000        | (2,484,488,000)        | -31%        |
| <b>Total Noncurrent Assets</b>       | <b>6,134,021,300</b> | <b>8,875,940,000</b> | <b>(2,741,918,700)</b> | <b>-31%</b> |
| <b>TOTAL ASSETS</b>                  | <b>6,628,172,393</b> | <b>9,821,345,125</b> | <b>(3,193,172,732)</b> | <b>-33%</b> |
| <b>LIABILITIES AND EQUITY</b>        |                      |                      |                        |             |
| <b>CURRENT LIABILITIES</b>           |                      |                      |                        |             |
| Trade and other payables             | 243,459,061          | 138,665,894          | 104,793,167            | 76%         |
| Lease liabilities                    | 522,227              | 408,491              | 113,736                | 28%         |
| Due to related parties               | 55,303,290           | 322,655,398          | (267,352,108)          | -83%        |
| <b>Total Current Liabilities</b>     | <b>299,284,578</b>   | <b>461,729,783</b>   | <b>(162,445,205)</b>   | <b>-35%</b> |
| <b>NONCURRENT LIABILITIES</b>        |                      |                      |                        |             |
| Lease liabilities                    | 4,865,352            | 5,411,452            | (546,100)              | -10%        |
| Deferred tax liabilities - net       | 44,505,193           | 112,895,217          | (68,390,024)           | -61%        |
| <b>Total Noncurrent Liabilities</b>  | <b>49,370,545</b>    | <b>118,306,669</b>   | <b>(68,936,124)</b>    | <b>-58%</b> |
| <b>Total Liabilities</b>             | <b>348,655,123</b>   | <b>580,036,452</b>   | <b>(231,381,330)</b>   | <b>-40%</b> |
| <b>EQUITY</b>                        |                      |                      |                        |             |
| Capital stock                        | 3,288,669,000        | 3,288,669,000        | -                      | -           |
| Additional paid-in-capital           | 5,328,952,851        | 5,328,952,851        | -                      | -           |
| Revaluation reserves – net           | -                    | 137,936,681          | (137,936,681)          | -100%       |
| Retained earnings                    | (2,338,104,582)      | 485,750,141          | (2,823,854,723)        | -581%       |
| <b>Total Equity</b>                  | <b>6,279,517,269</b> | <b>9,241,308,673</b> | <b>(2,961,791,404)</b> | <b>-32%</b> |
| <b>TOTAL LIABILITIES AND EQUITY</b>  | <b>6,628,172,392</b> | <b>9,821,345,125</b> | <b>(3,193,172,733)</b> | <b>-33%</b> |



## Assets

### *Cash decreased from P0.9million to P0.5 million*

The net decrease in cash balance is due to the settlement of payables and distribution of cash dividends on 21 May 2025 amounting to P180.2 million, on 27 June 2025 amounting to P109.2 million, and on 26 September 2025 amounting to P108.9 million. Quarterly dividends were paid out of the distributable income for each the quarters from 1 October to 31 December 2025 and 1 January 2025 to 30 September 2025.

### *Trade and other receivables decreased from P889.5 million to P433.7 million*

The decrease in trade and other receivables is due to higher rental collections relative to billings during the year, coupled with the recognition of an allowance for doubtful accounts relating to SIPCOR receivables.

### *Prepayments and other current assets increased from P55.0 million to P59.9 million*

The increase mainly pertains to the recognition of creditable withholding tax from collections made. These will be utilized against any future income tax payable.

### *Net property and equipment decreased from P961.5 million to P704.09 million*

Movement to property and equipment pertains to depreciation for the period and revaluation decrease.

### *Investment properties decreased from P7.9 billion to P5.4 billion*

The Company's investment properties, which comprise of land (including land subject to right-of-use of asset) and buildings leased out to power plant operators, decreased in value by P2.5 billion due to the appraisal of properties. There were no acquisitions and disposals made during the year.

## Liabilities

### *Trade and other payables increased from P138.7 million to P243.5 million*

The increase in trade and other payables is due to the incurrence of liabilities during the year, most of which relate to dividends payable.

### *Due to related parties decreased from P322.7 million to P55.3 million*

Due to related parties is composed of cash advances from its parent company and a related party under common ownership for accommodation of certain expenses, working capital requirements, and other purposes. The decrease is primarily due to the settlement of advances from affiliates.

### *Lease liability (including non-current portion) decreased from P5.8 million to P5.4 million*

Movements to the account were due to repayments and amortization during the year.

### *Deferred tax liability decreased from P112.9 million to P44.5 million*

The decrease in deferred tax liability was primarily attributable to the reversal of previously recognized fair value gains and revaluation surplus, resulting in lower temporary tax differences.

## Equity

### *Equity decreased from P9.24 billion to P6.28 billion*

Total equity decreased with decreases in revaluation surplus and retained earnings. Revaluation reserves decreased following the revaluation of property, plant, and equipment under the revaluation model. Retained earnings decreased as the company recognized a total comprehensive loss of P2,476 million and declared dividends of P485 million.

**Financial Position as of 31 March 2026 as compared with financial position as of 31 December 2025**

|                                      | 31 March 2026 |                      | 31 December 2025 |                      | Change vs PY         |               |
|--------------------------------------|---------------|----------------------|------------------|----------------------|----------------------|---------------|
|                                      | Unaudited     |                      | Audited          |                      | in PHP               | in %          |
| <b>ASSETS</b>                        |               |                      |                  |                      |                      |               |
| <b>CURRENT ASSETS</b>                |               |                      |                  |                      |                      |               |
| Cash                                 | P             | 12,886,918           | P                | 545,596              | 12,341,322           | 2,262%        |
| Trade and other receivables          |               | 377,375,140          |                  | 433,745,299          | (56,370,159)         | -13%          |
| Prepayments and other current assets |               | 60,679,543           |                  | 59,860,198           | 819,345              | 1.37%         |
| <b>Total Current Assets</b>          | <b>P</b>      | <b>450,941,601</b>   | <b>P</b>         | <b>494,151,093</b>   | <b>(43,209,492)</b>  | <b>-9%</b>    |
| <b>NON-CURRENT ASSETS</b>            |               |                      |                  |                      |                      |               |
| Property and equipment - net         |               | 691,590,673          |                  | 704,089,300          | (12,498,627)         | -2%           |
| Investment properties                |               | 5,429,932,000        |                  | 5,429,932,000        | -                    | -             |
| <b>Total Non-current Assets</b>      | <b>P</b>      | <b>6,121,522,673</b> | <b>P</b>         | <b>6,134,021,300</b> | <b>(12,498,627)</b>  | <b>-0.2%</b>  |
| <b>TOTAL ASSETS</b>                  | <b>P</b>      | <b>6,572,464,274</b> | <b>P</b>         | <b>6,628,172,393</b> | <b>(55,708,119)</b>  | <b>-0.84%</b> |
| <b>LIABILITIES AND EQUITY</b>        |               |                      |                  |                      |                      |               |
| <b>CURRENT LIABILITIES</b>           |               |                      |                  |                      |                      |               |
| Trade and other payables             | P             | 137,424,668          | P                | 243,459,061          | (106,034,392)        | 44%           |
| Lease liabilities                    |               | 406,913              |                  | 522,227              | (115,314)            | -22%          |
| Due to related parties               |               | 55,496,848           |                  | 55,303,290           | 193,558              | 0.3%          |
| <b>Total Current Liabilities</b>     | <b>P</b>      | <b>193,328,429</b>   | <b>P</b>         | <b>299,284,578</b>   | <b>(105,956,148)</b> | <b>-35%</b>   |
| <b>NON-CURRENT LIABILITY</b>         |               |                      |                  |                      |                      |               |
| Lease liabilities                    |               | 4,865,352            |                  | 4,865,352            | -                    | -             |
| Deferred tax liabilities - net       |               | 45,095,655           |                  | 44,505,193           | 590,462              | 1%            |
| <b>Total Non-current Liabilities</b> |               | <b>49,961,007</b>    | <b>P</b>         | <b>49,370,545</b>    | <b>590,462</b>       | <b>1%</b>     |
| <b>Total Liabilities</b>             | <b>P</b>      | <b>243,289,436</b>   | <b>P</b>         | <b>348,655,123</b>   | <b>(105,365,687)</b> | <b>-30%</b>   |
| <b>EQUITY</b>                        |               |                      |                  |                      |                      |               |
| Capital stock                        |               | 3,288,669,000        |                  | 3,288,669,000        | -                    | -             |
| Additional paid-in-capital           |               | 5,328,952,851        |                  | 5,328,952,851        | -                    | -             |
| Revaluation reserves – net           |               | -                    |                  | -                    | -                    | -             |
| Retained earnings                    |               | (2,288,447,014)      |                  | (2,338,104,582)      | 49,657,568           | 2.12%         |
| <b>Total Equity</b>                  | <b>P</b>      | <b>6,329,174,837</b> | <b>P</b>         | <b>6,279,517,269</b> | <b>49,657,568</b>    | <b>0.79%</b>  |
| <b>TOTAL LIABILITIES AND EQUITY</b>  | <b>P</b>      | <b>6,572,464,274</b> | <b>P</b>         | <b>6,628,172,392</b> | <b>(55,708,118)</b>  | <b>-0.84%</b> |

## **Assets**

*Cash increased from P0.5 million to P12.9 million*

The net increase in cash balance is due to the increase in collections.

*Trade and other receivables decreased from P433.7 million to P377.4 million*

The decrease in trade and other receivables is due to higher rental collections relative to billings during the quarter.

*Prepayments and other current assets increased from P59.9 million to P61 million*

The increase is primarily attributable to the recognition of creditable withholding taxes from collections during the period, which exceeded the amount applied against income tax payable.

These tax credits will be utilized against future income tax liabilities.

*Net property and equipment decreased from P704.1 million to P691.6 million*

Movement to property and equipment pertains to depreciation for the period.

*Investment properties remained the same*

The Company's investment properties comprise of land (including land subject to right-of-use assets) and buildings leased to power plant operators. There were no movements during the quarter, as there were no acquisitions nor disposals, and property appraisals are conducted at year-end.

## **Liabilities**

*Trade and other payables decreased from P243.5 million to P137.4 million*

The decrease in trade and other payables is due to the decrease in deferred output VAT and VAT payable to the government.

*Due to related parties remained at P55 million*

Due to related parties is composed of cash advances from its parent company and a related party under common ownership for accommodation of certain expenses, working capital requirements, and other purposes.

*Lease liability (including the non-current portion) remained at P5 million*

Movements to the account were due to repayments and amortization during the quarter.

## **Equity**

*Equity increased from P6,280 million to P6,329 million*

Equity increased as the company recognized a total net income of P50 million for the quarter.

## Material Events and Uncertainties

### *Suspension of Lease Agreement with SIPCOR*

In November 2025, PREIT and SIPCOR mutually agreed to suspend the implementation of their lease agreement pending the resolution of regulatory and legal developments affecting SIPCOR's operations.

The suspension has resulted in a reduction in rental revenues and has affected PREIT's financial performance for 2025. The Company continues to assess the impact of the suspension and monitor developments that may affect the resumption or modification of the lease arrangement.

Except for the impact of the suspension of the lease agreement with SIPCOR, the Company is not aware of any other material events or uncertainties that are expected to have a significant effect on its financial condition or cause a material change in the relationship between costs and revenues. All significant elements of income and loss arose from the Company's normal operations. The Company had no material off balance sheet transactions, arrangements, obligations (including contingent obligations), or relationships with unconsolidated entities or other persons during the reporting period.

As of December 31, 2025, the Company had no material commitments for capital expenditures and no outstanding bank indebtedness.

## Key Financial Ratios

PREIT's key financial ratios as of and for the year ended 31 December 2025 and 2024, as well as for the quarter ended 31 March 2026 and 2025 are as follows:

|                    | 31 December 2025 | 31 December 2024 |
|--------------------|------------------|------------------|
| Earnings per share | (0.71)           | 0.20             |
| Current ratio      | 1.65             | 2.05             |
| Debt to Equity     | 0.06             | 0.06             |
| Return on Asset    | (0.35)           | 0.07             |
| Return on Equity   | (0.37)           | 0.07             |

|                    | 31 March 2026 | 31 March 2025 |
|--------------------|---------------|---------------|
| Earnings per share | 0.02          | 0.04          |
| Current ratio      | 2.33          | 3.17          |
| Debt to Equity     | 0.04          | 0.04          |
| Return on Asset    | 0.01          | 0.01          |
| Return on Equity   | 0.01          | 0.01          |

The key ratios provide directors and management with a measure of liquidity (Current Ratio), financial strength (Debt to Equity), and profitability (Earnings per Share, Return on Asset, and Return on Equity).

## **E. NATURE AND SCOPE OF BUSINESS**

### *The Company*

The Company or PREIT was registered with the Securities and Exchange Commission (SEC) on 4 March 2022, originally under the name Premier Island Holding Corporation, primarily to engage in investment activities as an investment holding company. On 9 November 2022, the SEC approved the change of name of the Company to its current name and the change in its primary purpose to that of a real estate investment trust company. The Company is a real estate investment trust (REIT) incorporated under the Philippine Real Estate Investment Trust Law (Republic Act No. 9856) listed with the Philippine Stock Exchange (PSE) on 15 December 2022. As of 31 December 2023, gross leasable area (GLA) of the property portfolio totaled to 30,666 sq. m.

The Company has an authorized capital stock of P7,500,000,000.00 divided into 7,500,000,000 common shares with a par value of P1.00 per share. As of 31 March 2026, 3,288,669,000 common shares of the Company are issued and outstanding.

The Company is envisioned to be the power and infrastructure REIT platform of the PAVI Group, consisting of Prime Asset Ventures, Inc. (PAVI) and its subsidiaries, including S.I Power Corporation and Camotes Island Power Generation Corporation (the Sponsors), and aims to be among the leading power and infrastructure REITs in the Philippines in terms of portfolio, profitability, growth, sustainability, and dividend yield.

The principal investment mandate and strategy of the Company is to invest on a long-term basis in critical real estate and infrastructure that will not only expand its portfolio but will also enable the Company to attain its objective of meaningfully contributing to the promotion of clean, renewable and sustainable energy, as well as continue its progress on expanding social and missionary electrification.

The Company's principal place of business is at the 4th Floor of Starmall IT Hub, CV Starr, Philamlife, Pamplona Dos, Las Piñas City.

### *Sponsors*

S.I Power Corporation (SIPCOR) and Camotes Island Power Generation Corporation (CAMPCOR), sponsors of the REIT, are corporations organized under the laws of the Philippines.

SIPCOR was incorporated in the Philippines and registered with the SEC in September 2011. Its primary purpose is to buy, acquire, lease, construct, maintain, and operate plants, work systems, poles, pole wire, conduit, ducts and subway for the production, supply, distribution and sale of electricity for light and power, and any other use to which electricity may be applied. Its power plant facilities currently have an aggregate installed capacity of 12,870 kW for the Candanay Sur grid and the Lazi grid in Siquijor. SIPCOR is a wholly-owned subsidiary of PAVI.

CAMPCOR was incorporated in the Philippines and registered with the SEC in September 2019. Its primary purpose is to buy, acquire, lease, construct, maintain, and operate plants, work systems, poles, pole wire, conduit, ducts and subway for the production, supply, distribution and sale of electricity for light and power, and any other use to which electricity may be applied. Its first power plant facilities have an aggregate installed capacity of 6,984 kW for the Camotes main grid, and 1,280 kW for the Pilar grid, both in the province of Cebu. CAMPCOR is the sole power provider for Pilar Island and Camotes Island.

The Sponsors of the Company are constantly monitoring opportunities for the acquisition via purchase or long-term lease of lands and other areas that may further be utilized for the development, construction, operation, and maintenance of power generation facilities and which will eventually form part of the income generating real estate portfolio of the Company. The Company believes that its shareholders and affiliates' land bank and their array of expansion projects currently in the development

pipeline provide meaningful and realizable opportunities for strategic growth and expansion, and give strong investors strong indications of further revenue growth in the near future.

#### Fund Manager

PREIT's fund manager is VFund Management, Inc. (formerly Communities Palawan, Inc.) (**VFund** or the **Fund Manager**). It was incorporated on 8 November 2011 with the primary purpose of engaging in the business of a real estate dealer and all alike undertakings. The Fund Manager has an 11-year track record in the development of real estate industry. The Fund Manager is a wholly-owned subsidiary of Communities Philippines, Inc. which in turn is a wholly-owned subsidiary of Vista Land & Lifescapes, Inc.

The Fund Manager's main responsibility is to manage the Company's assets and liabilities for the benefit of our Shareholders, with a focus on investment yields and profitability margins. Currently, the Fund Manager has the President, CFO, and its Chief Audit Executive as its full time employees, each of whom have track records and experience in financial management and real estate industry of at least ten (10) years prior to joining the Fund Manager.

Under the Fund Management Agreement, the Fund Manager will receive an annual fund management fee equivalent to 0.5% of the Company's Rental Income less straight-line adjustments, exclusive of value added taxes.

In addition, the Fund Manager shall be entitled to receive from the Company an acquisition fee equivalent to 0.5% of the acquisition price, for every acquisition, exclusive of value-added taxes. The Fund Manager shall likewise be entitled to receive a divestment fee of 0.5% of the sales price for every property divested, exclusive of value-added taxes.

#### Property Manager

PREIT's Property Manager is VProperty Management, Inc. (formerly LET Ventures, Inc.) (**VProperty** or the **Property Manager**), which was incorporated on 6 August 2019. Its primary purpose is to engage in the business of providing property management, lease management, marketing, project management, and such other duties and functions necessary and incidental to property management. The Property Manager is a wholly-owned subsidiary of Vista Residences, Inc., which in turn is a wholly-owned subsidiary of Vista Land & Lifescapes, Inc.

As of 31 March 2026, the directors and executive officers of the Property Manager have over 19 years of accumulated experience in commercial real estate operations, leasing, and property management.

Under the Property Management Agreement, the Property Manager will receive an annual management fee equivalent to 1.5% of the Company's Annual Rental Income less straight-line adjustments, exclusive of value added taxes, provided that the total of such fee (the **Property Management Fee**) and the Fund Management Fee shall not exceed 1.0% of the Net Asset Value of the properties being managed, as provided under the rules of the REIT Law.

## F. MARKET FOR THE COMPANY'S COMMON EQUITY AND RELATED STOCKHOLDER MATTERS

### Market Information

PREIT's common shares are traded on PSE under the symbol PREIT. The shares were listed on 15 December 2022.

The following table sets out, for the periods indicated, the high and low sales price for the Company's common shares as reported on the PSE on the listing date and the last day of trading for 2022:

| Year |             | Q1   | Q2   | Q3   | Q4   |
|------|-------------|------|------|------|------|
| 2022 | <u>High</u> |      |      |      | 1.60 |
|      | <u>Low</u>  |      |      |      | 1.53 |
| 2023 | <u>High</u> | 1.5  | 1.56 | 1.54 | 1.54 |
|      | <u>Low</u>  | 1.48 | 1.55 | 1.52 | 1.53 |
| 2024 | <u>High</u> | 1.63 | 1.98 | 2.05 | 2.40 |
|      | <u>Low</u>  | 1.52 | 1.57 | 1.80 | 1.66 |
| 2025 | <u>High</u> | 2.25 | 2.48 | 2.09 | 1.25 |
|      | <u>Low</u>  | 2.23 | 1.92 | 0.93 | 0.89 |
| 2026 | <u>High</u> | 1.28 |      |      |      |
|      | <u>Low</u>  | 1.05 |      |      |      |

Market price of the shares as of 31 March 2026 was P1.19 per share. Based on the closing price, market capitalization was approximately P3.91 billion.

### Price Information as of the last practicable date

| Trading Date | High | Low  | Close |
|--------------|------|------|-------|
| 04 June 2026 | 1.21 | 1.18 | 1.21  |

### Stockholders

As of 31 March 2026, the Company's total common shares issued and outstanding is 3,288,669,000 held by twelve (12) shareholders of record. The following table sets forth the shareholders of the Company as of 31 March 2026.

| Rank | Name                                                  | Holdings       | Class of Share | Percentage of Ownership |
|------|-------------------------------------------------------|----------------|----------------|-------------------------|
| 1    | PCD Nominee Corporation (PDC) Filipino                | 1,604,120,343* | Common         | 48.78%                  |
| 2    | S.I. Power Corporation (SIPCOR)                       | 845,589,861*   | Common         | 25.71%                  |
| 3    | Camotes Island Power Generation Corporation (CAMPCOR) | 834,839,132*   | Common         | 25.39%                  |
| 4    | PCD Nominee Corporation (PDC) Foreign                 | 4,116,657      | Common         | 0.13%                   |
| 5    | Jennifer T. Ramos                                     | 3,000          | Common         | 00.00%                  |

| Rank | Name                       | Holdings      | Class of Share | Percentage of Ownership |
|------|----------------------------|---------------|----------------|-------------------------|
| 6    | Cynthia J. Javarez         | 1**           | Common         | 00.00%                  |
| 7    | Timothy Joseph M. Mendoza  | 1             | Common         | 00.00%                  |
| 8    | Garth F. Castaneda         | 1             | Common         | 00.00%                  |
| 9    | Manuel Paolo A. Villar     | 1             | Common         | 00.00%                  |
| 10   | Nikki Isabel R. Laynes     | 1             | Common         | 00.00%                  |
| 11   | Leonardo Singson           | 1             | Common         | 00.00%                  |
| 12   | Maria Isabel J. Rodriguez  | 1             | Common         | 00.00%                  |
|      | Total                      | 3,288,669,000 | Common         | 100.00%                 |
|      | Shares Owned by Foreigners | 4,116,657     | Common         | 00.05%                  |

<sup>\*</sup>886,000 shares of SIPCOR and 879,000 shares of CAMPCOR are lodged with the PCD (Filipino).

<sup>\*\*</sup>1,000 shares of Ms. Javarez are lodged with the PCD (Filipino)

### **Dividends and Dividend Policies**

The Company has adopted a dividend policy in accordance with the provisions of the REIT Law which requires a REIT to distribute annually a total of at least 90% of its distributable net income as adjusted for unrealized gains and losses/expenses and impairment losses, and other items in accordance with generally accepted accounting standards (excluding proceeds from the sale of the Company's assets that are reinvested in the Company within one year from the date of the sale) as dividends to its shareholders. Such dividends shall be payable only from the unrestricted retained earnings, and the income distributable as dividends shall be based on the audited financial statements for the most recently completed fiscal year prior to the prescribed distribution.

The Company may declare either cash, property, or stock dividends. However, the declaration of stock dividends must be approved by at least majority of the entire membership of the Company's Board, including the unanimous vote of all its Independent Directors, and stockholders representing not less than two-thirds (2/3) of the outstanding capital stock at a regular meeting or special meeting called for that purpose. Any such stock dividend declaration is also subject to the approval of the Securities and Exchange Commission (SEC) within five working days from receipt of the request for approval. If the SEC does not act on said request within such a period, the declaration shall be deemed approved.

The Company intends to declare and pay out dividends on a quarterly basis each year. From 2022 to date, PREIT has declared and paid out cash dividends as follows:

| Date of Declaration | Record Date        | Payment Date       | Cash Dividend per Share (in PhP) |
|---------------------|--------------------|--------------------|----------------------------------|
| July 11, 2022       | July 11, 2022      | August 29, 2022    | 0.0100                           |
| April 28, 2023      | May 12, 2023       | May 26, 2023       | 0.0682                           |
| June 22, 2023       | July 7, 2023       | July 17, 2023      | 0.0299                           |
| September 8, 2023   | September 23, 2023 | September 29, 2023 | 0.0359                           |
| February 5, 2024    | February 20, 2024  | March 12, 2024     | 0.0388                           |
| April 14, 2024      | April 26, 2024     | May 13, 2024       | 0.0388                           |
| May 27, 2024        | June 11, 2024      | June 28, 2024      | 0.0326                           |
| August 29, 2024     | September 13, 2024 | September 27, 2024 | 0.0326                           |
| November 28, 2024   | December 13, 2024  | December 27, 2024  | 0.0325                           |
| April 15, 2025      | May 7, 2025        | May 21, 2025       | 0.0548                           |



| Date of Declaration | Record Date        | Payment Date       | Cash Dividend per Share<br>(in PhP) |
|---------------------|--------------------|--------------------|-------------------------------------|
| May 26, 2025        | June 10, 2025      | June 27, 2025      | 0.0332                              |
| August 27, 2025     | September 10, 2025 | September 26, 2025 | 0.0331                              |
| November 28, 2025   | December 15, 2025  | January 14, 2026   | 0.0265                              |
| May 4, 2026         | May 18, 2026       | May 29, 2026       | 0.0349                              |

### **Recent Sale of Unregistered Securities**

There has been no recent sale of unregistered securities.

### **Stock Options**

None.

## **G. COMPLIANCE WITH LEADING PRACTICE ON CORPORATE GOVERNANCE**

### **Compliance**

The Board has adopted the Company's Manual on Corporate Governance which institutionalizes the principles of good corporate governance in the entire organization. The Company believes that it is a necessary component of sound strategic business management. Hence, efforts are undertaken to create awareness within the organization. The Board of Directors, Management, and officers commit themselves to the principles and best practices contained on the Manual on Corporate Governance (the **Manual**) and acknowledge that the same shall guide the attainment of the corporate goals.

### **Green Initiatives and Corporate Social Responsibility**

The Company adheres to and intends to implement the Environmental, Social, and Corporate Governance (**ESG**) policies established by the PAVI Group through its ultimate parent company, PAVI. The current ESG policy requires each member of the PAVI Group, including each of the Sponsors and the Company, to undertake initiatives aimed at growing local communities – through education, job creation, as well as stimulus/sustainable environment and livelihood programs.

In the course of its operations, the Company will also implement one or more, or a combination of these various initiatives in furtherance of the PAVI Group's ESG policy.

### **Deviations from Manual and Sanctions Imposed**

There is no material deviation to the provision of the Manual on Corporate Governance as of the date of this Information Statement. PREIT has substantially complied and no sanctions were imposed on any director or officer on account of non-compliance with its Manual on Corporate Governance.

### **Updates on Corporate Governance**

PREIT's Manual of Corporate Governance is compliant with SEC Memorandum Circular No. 19, Series of 2016. The Company will continue to adopt best practices in Corporate Governance as may be prescribed by the Commission.

**Part III.**

**SIGNATURES**

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



**TIMOTHY JOSEPH M. MENDOZA**  
*President and Chief Executive Officer*



**NIKKI ISABEL R. LAYNES**  
*Treasurer and Chief Finance Officer*



**REYCHELLE MAY B. MEDINA**  
*Corporate Secretary*



**NIELSON G. PANGAN**  
*Compliance Officer*

## **ANNEXES TO THE INFORMATION STATEMENT**

Annex “A” – 2025 Annual Report

Annex “B” – 2025 Audited Financial Statements

Annex “C” – Certifications of Qualification for the Independent Directors

Annex “D” – Certification on Directors

Annex “E” – Minutes of the Meeting of the 2025 Annual Shareholders’ Meeting

Annex “F” – Unaudited Financial Statements as of 31 March 2026

COVER SHEET

SEC Registration Number

2022030044636-59

Company Name

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |  |   |   |   |   |  |  |  |  |  |  |  |  |
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Principal Office ( No./Street/Barangay/City/Town)Province)

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |  |  |  |  |
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COMPANY INFORMATION

|                          |                                |                            |
|--------------------------|--------------------------------|----------------------------|
| Company’s Email Address  | Company’s Telephone Number     | Company’s Facsimile Number |
| IR@preit.com.ph          | (02)8734-5732/ (02)8775-8072   | N/A                        |
| Month Day of Fiscal Year | Month Day of Annual Meeting    |                            |
| December 31              | 3 <sup>rd</sup> Monday of June |                            |

CONTACT PERSON INFORMATION

|                         |                               |               |                  |
|-------------------------|-------------------------------|---------------|------------------|
| Name of Contract Person | Email Address                 | Mobile Number | Facsimile Number |
| April Ann P. Dela Peña  | aprilann.delapena@pavi.com.ph | 09190821498   |                  |

FORM TYPE

17 - A

Department requiring report

Secondary License Type, if applicable

To be accomplished by SEC personnel

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SEC Number: 2022030044636-59  
File Number: \_\_\_\_\_

**Premiere Island Power REIT Corporation**

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(Company's Full Name)

**4th Floor Starmall IT Hub, CV Starr, Philamlife, Pamplona Dos, Las Piñas City 1747**

---

(Company Address)

**+63(2) 8734 5732 / +63(2) 8775 8072**

---

(Telephone Number)

**December 31, 2025**

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(Fiscal Year Ending)

**Annual Report- SEC Form 17-A**

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(Form Type)

**N/A**

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(Amendments – if applicable)

# SECURITIES AND EXCHANGE COMMISSION

## SEC FORM 17-A ANNUAL REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SECTION 141 OF THE CORPORATION CODE

1. 31 December 2025  
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 incorporation
6.  (SEC Use Only)  
Industry Classification Code:
7. 4<sup>th</sup> Floor Starmall IT Hub, CV Starr, Philamlife,  
Pamplona Dos, Las Piñas City  
Address of principal office
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 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 | Number of Shares of Common Stock Outstanding<br>and Amount of Debt Outstanding |
|---------------------|--------------------------------------------------------------------------------|
| <u>COMMON STOCK</u> | <u>3,288,669,000</u>                                                           |

11. Are any or all these securities listed on a stock exchange?  
[a] **Yes** [ ] **No**  
  
Stock Exchange: **Philippine Stock Exchange**  
Securities listed: **Common shares**
12. Indicate by check mark whether the registrant:  
(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 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 12 months (or for such shorter period that the registrant was required to file such reports):  
[a] **Yes** [ ] **No**  
  
(b) has been subject to such filing requirements for the past 90 days:  
[a] **Yes** [ ] **No**
13. Aggregate market value of the voting stock held by non-affiliates: **₱1,639,582,680.00**
14. Briefly describe documents incorporated by reference and identify the part of the SEC Form 17-A into which the document is incorporated:  
**2025 Audited Financial Statements (incorporated as reference for Items 6, 7, and 12 of SEC Form 17-A)**

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## PART I – GENERAL INFORMATION

### Item 1. Business

#### Background of Business

Premiere Island Power REIT Corporation (the **Company** or **PREIT**) was registered with the Securities and Exchange Commission (**SEC**) on 4 March 2022, originally under the name Premiere Island Holding Corporation, primarily to engage in investment activities as an investment holding company. On 9 November 2022, the SEC approved the change in name of the Company to its current name and the change in its primary purpose to that of a real investment trust company. PREIT is a real estate investment trust (**REIT**) incorporated under the Philippine Real Estate Investment Trust Law (Republic Act No. 9856) listed with the Philippine Stock Exchange (**PSE**) on 15 December 2022. As of 31 December 2025, gross leasable area (**GLA**) of the property portfolio totaled to 30,666 sq. m.

PREIT has an authorized capital stock of P7,500,000,000.00 divided into 7,500,000,000 common shares with a par value of P1.00 per share. As of 31 December 2025, 3,288,669,000 common shares of the Company are issued and outstanding.

PREIT is envisioned to be the power and infrastructure REIT platform of the PAVI Group, consisting of Prime Asset Ventures, Inc. (**PAVI**) and its subsidiaries, including S.I. Power Corporation and Camotes Island Power Generation Corporation (the **Sponsors**), and aims to be among the leading power and infrastructure REITs in the Philippines in terms of portfolio, profitability, growth, sustainability, and dividend yield.

The principal investment mandate and strategy of the Company is to invest on a long-term basis in critical real estate and infrastructure that will not only expand its portfolio but will also enable the Company to attain its objective of meaningfully contributing to the promotion of clean, renewable, and sustainable energy, as well as continue its progress on expanding social and missionary electrification.

#### Sponsors

S.I. Power Corporation (**SIPCOR**) and Camotes Island Power Generation Corporation (**CAMPCOR**), sponsors of the REIT, are corporations organized under the laws of the Philippines.

SIPCOR was incorporated in the Philippines and registered with the SEC in September 2011. Its primary purpose is to buy, acquire, lease, construct, maintain, and operate plants, work systems, poles, pole wire, conduit, ducts and subway for the production, supply, distribution and sale of electricity for light and power and any other use to which electricity may be applied. Its power plant facilities currently have an aggregate installed capacity of 12,870 kW for the Candanay Sur grid and the Lazi grid in Siquijor. SIPCOR is a wholly-owned subsidiary of PAVI.

CAMPCOR was incorporated in the Philippines and registered with the SEC in September 2019. Its primary purpose is to buy, acquire, lease, construct, maintain, and operate plants, work systems, poles, pole wires, conduits, ducts, and subways for the production, supply, distribution, and sale of electricity for light and power and any other use to which electricity may be applied. Its first power plant facilities have an aggregate installed capacity of 6,984 kW for the Camotes main grid, and 1,280 kW for the Pilar grid, both in the province of Cebu. CAMPCOR is the sole power provider for Pilar Island and Camotes Island.

The Sponsors of the Company are constantly monitoring opportunities for the acquisition via purchase or long-term lease of lands and other areas that may further be utilized for the development, construction, operation, and maintenance of power generation facilities, which will eventually form part of the income generating real estate portfolio of the Company. The Company believes that its shareholders and affiliates' land bank and their array of expansion projects currently in the development pipeline provide meaningful and realizable opportunities for strategic growth and expansion and give investors strong indications of further revenue growth in the near future.

### Fund Manager

PREIT's fund manager is VFund Management, Inc. (formerly Communities Palawan, Inc.) (**VFund** or the **Fund Manager**). It was incorporated on 8 November 2011 with the primary purpose of engaging in the business of a real estate dealer and all alike undertakings. The Fund Manager has an 11-year track record in the development of real estate industry. The Fund Manager is a wholly-owned subsidiary of Communities Philippines, Inc. which in turn is a wholly-owned subsidiary of Vista Land & Lifescapes, Inc.

The Fund Manager's main responsibility is to manage the Company's assets and liabilities for the benefit of our Shareholders, with a focus on investment yields and profitability margins. Currently, the Fund Manager has the President, Chief Financial Officer, and its Chief Audit Executive as its full-time employees, each of whom have track records and experience in financial management and the real estate industry of at least 10 years prior to joining the Fund Manager.

Under the Fund Management Agreement, the Fund Manager will receive an annual fund management fee equivalent to 0.5% of the Company's Rental Income less straight-line adjustments, exclusive of value added taxes.

In addition, the Fund Manager shall be entitled to receive from the Company an acquisition fee equivalent to 0.5% of the acquisition price, for every acquisition, exclusive of value-added taxes. The Fund Manager shall likewise be entitled to receive a divestment fee of 0.5% of the sales price for every property divested, exclusive of value-added taxes.

### Property Manager

PREIT's Property Manager is VProperty Management, Inc. (formerly LET Ventures, Inc.) (**VProperty** or the **Property Manager**), which was incorporated on 6 August 2019. Its primary purpose is to engage in the business of providing property management, lease management, marketing, project management, and such other duties and functions necessary and incidental to property management. The Property Manager is a wholly-owned subsidiary of Vista Residences, Inc., which in turn is a wholly-owned subsidiary of Vista Land & Lifescapes, Inc.

As of 31 December 2025, the directors and executive officers of the Property Manager have over 20 years of accumulated experience in commercial real estate operations, leasing, and property management.

Under the Property Management Agreement, the Property Manager will receive an annual management fee equivalent to 1.5% of the Company's Annual Rental Income less straight-line adjustments, exclusive of value added taxes, provided that the total of such fee (the "Property Management Fee") and the Fund Management Fee shall not exceed 1.0% of the Net Asset Value of the properties being managed, as provided under the rules of the REIT Law.

### Competition

The Company's and its Lessees' main competition in the Philippine electricity market are coal, oil and natural gas electricity generators, as well as other renewable energy suppliers who use hydro, wind, geothermal and solar PV technologies. The market price of commodities, such as natural gas and coal, are important drivers of energy pricing and competition in most energy markets, including in the Philippines.

In respect of the renewable energy power industry, the Lessees' main competitors are WEnergy, One Renewable, Petroenergy Resources Corporation, Solar Para Sa Bayan, InFunde Development, and Pilipinas Shell Foundation.

In respect of other REITs with a similar portfolio, the Company's main competitor is Citicore Energy REIT Corp.

### Transactions With and/or Dependence on Related Parties

In the ordinary course of the Company's business, it engages in a variety of transactions with related parties. Pursuant to the REIT Law, the Company's related parties include the Sponsors, the Fund Manager, and the Property Manager.

The Company's related party transaction policy ensures that these transactions are entered into on terms, which are not more favorable to the related party than those generally available to third parties dealing on an arm's length basis, and are not detrimental to unrelated shareholders. All related party transactions shall be reviewed by the appropriate approving body, as determined by the Board, to ensure that the Company's resources are not misappropriated or misapplied. (For more information, see Audited Financial Statements, Note 15).

### Risks Associated with the Company's Business

*PREIT's business and prospects are heavily dependent on the performance of the Philippine economy and the Philippine real estate market. Any downturn in the general economic conditions in the Philippines or the Philippine real estate market could have a material adverse impact on PREIT.*

The Properties are all located in the Philippines, particularly in Siquijor and Cebu. Any downturn in the general economic conditions in the Philippines, in general, or the Philippine real estate market, in particular, could have a material adverse impact on the Company.

Factors that have historically adversely affected and that may adversely affect the Philippine economy, or the real estate market include the following:

- decreases in business, industrial, manufacturing, or financial activity in the Philippines or the global market;
- decreases in the amount of remittances received from overseas Filipinos, including OFWs and Filipino expatriates;
- decreases in or changes in consumption habits in the Philippines;
- general demand and supply of properties in the Philippines;
- decreases in property values;
- scarcity of credit or other financing, resulting in lower demand for products and services provided by companies in the Philippines or in the global market;
- the sovereign credit ratings of the Philippines;
- exchange rate fluctuations;
- a prolonged period of inflation or increase in interest rates;
- changes in the Government's taxation policies;
- natural disasters, including typhoons, earthquakes, fires, floods and similar events;
- political instability, terrorism, or military conflict in the Philippines, other countries in the region, or globally; and
- other regulatory, political, social, or economic developments in or affecting the Philippines.

The Company believes this risk can be managed through the Company's strengths and strategies to ensure competitiveness in the market. However, there is no assurance that the Company can provide an effective mitigation to such risk.

*The Company's and its lessees' businesses are exposed to the risks inherent in the Philippines energy market.*

The Company's business comprises the leasing or subleasing of the Properties to the Sponsors who operate power plants on such properties. As such, the Company's prospects and results of operations are highly dependent on the success of the Philippine energy market as a whole.

There can be no assurance that the Philippine energy market will stabilize or continue to expand. Reduced levels of economic growth, adverse changes in the country's political or security conditions, or weaker

performance of or slowdown in industrial activities may adversely affect the demand for, and price of, energy generated by the Company's and its lessees' power plants. In particular, ongoing geopolitical tensions and disruptions in the Middle East may contribute to volatility in global fuel prices and supply chains, which could adversely affect the operating costs of power generation companies. These developments may, in turn, affect the outlook of the Philippine energy sector and could materially and adversely affect the Company's results of operations. The Company continues to monitor these developments and their potential impact on its tenants and overall business operations.

The Company's lessees, as power plant operators, are subject to risks inherent in the power generation industry, and there is no assurance the lessees will continue to be able to support such guaranteed payments in the future. The Company believes it can manage these risks through its land lease rental rates for its Properties that are largely composed of guaranteed base lease which are independent of the operating performance of the relevant lessee's power plants. In addition, in line with its principal investment mandate and strategy, the Company aims to be one of the key players in the renewable energy industry. As such, the Company believes that the "first or must" dispatch of renewable energy over conventional energy sources such as coal or diesel, and other Government initiatives to promote and encourage the growth of the renewable energy industry in the Philippines help manage the risk of a downturn in demand for energy in the Philippines. Furthermore, the Company and the Fund Manager take a prudent approach to financial management, which includes closely monitoring the Company's capital and cash positions and maintaining discipline in the Company's capital commitments.

*The Government may amend, revoke, reduce, or eliminate subsidies and economic incentives for renewable energy and National Power Corporation – Small Power Utilities Group, which could impact the profitability of the power plants of the Company's Lessees located on the Leased Properties or the Properties to be Acquired.*

Because the Properties and properties to be acquired focus on energy-generating projects, the Company's future profitability depends on the support of the Government for the renewable energy sector, including the Government's ability to increase FIT rates and expand the FIT system to new renewable energy projects. Under Republic Act 9513 or the Renewable Energy Act of 2008, the National Renewable Energy Board (**NREB**) is mandated to formulate and promulgate feed-in tariff system rules, which cover, among others, the following:

- Priority connections to the grid for electricity generated from emerging renewable energy resources within the Philippines
- Priority purchase and transmission of, and payment for, such electricity by the grid system operators
- Determine fixed tariff to be paid to qualified renewable energy

The revocation, reduction, modification or elimination of government mandates and economic incentives could materially and adversely affect the growth of the renewable energy industry or result in increased price competition, either of which could cause the Company's revenues to decline and materially and adversely affect the Company's results of operations.

While the Company believes that renewable power projects may continue to offer attractive internal rates of return, any changes that reduce or eliminate subsidies may cause a decrease in demand and considerable downward pressure on market prices and the value of the Company's and its lessees' power plants and the Company's Properties. The Company believes that it is able to manage the foregoing risks as the development of new renewable energy technologies has and will continue to result in higher capacity factor and lower capital expenditure for the development of renewable energy power projects and will reduce the importance of Government incentives and subsidies in making renewable energy power projects attractive and viable investments in the future. However, there is no assurance that such technologies will continue to be developed, or that the Company or its lessees will be able to take advantage of such technologies in the future without having to incur significant capital expenditure or at all. The Company also believes that any action by the Government to revoke any incentives will require a significant shift in policy, involving both executive and legislative branches of the Government, and extensive discussions with stakeholders in the renewable energy industry and the financial sector.

*The Company operates in a highly competitive REIT market, and any inability to effectively compete could limit the Company's ability to maintain or increase its market share and maintain or increase profitability.*

The Company operates as a real estate investment trust, holding assets that operate in the power generation industry. PREIT's future growth and development are dependent, in large part, on the availability of land and other assets suitable for acquisition, development, or lease. It may become more difficult to find suitable properties in locations and at prices acceptable to the Company. To the extent that the Company is unable to grow its portfolio at acceptable prices, its growth prospects could be limited, and its business and results of operations could be adversely affected.

Competition from other real estate developers and real estate service companies may also adversely affect the Company's ability to grow its portfolio. In addition, continued development by other market participants could result in the saturation of the market.

The Company believes this risk can be managed through the Company's strengths and strategies to ensure competitiveness in the market. However, there is no assurance that the Company can provide an effective mitigation to such risk.

*Certain portions of the land underlying the SIPCOR Properties are not owned by the Company, and titles or interests over such land leased by the Company may be contested by third parties.*

Certain portions of the land underlying the SIPCOR Properties are leased by the Company from NPC. This arrangement exposes the Company to risks over the ownership of these lands and rights derived from such ownership. If the Company's operations are affected by any issues regarding such lands, the Company could be in breach of its lease agreements with its lessees and may have to settle reparations with the affected parties. The Company's entitlement to rental payments may also be materially and adversely affected. Any of the foregoing circumstances could have a material adverse effect on the Company's business, financial condition, and results of operations.

If the land lease agreements of the Company are amended, terminated, or canceled, including as a result of any of the market-standard events of default included in such agreements, the Company and its lessees could face a substantial disruption to their operations and such circumstances would have a material adverse effect on the Company's business, financial condition and results of operations, including on the Company's ability to make distributions. Similarly, the non-renewal of the lease agreements upon expiration thereof may have a material adverse effect on the Company's business, financial condition, and results of operations.

To manage these risks, the Company intends to register its leases with the relevant land registries in the Philippines to protect its rights against third parties. The Company believes it is also able to manage this risk through contractual remedies and safeguards in its contracts, which generally includes a prohibition on the NPC (as lessor) from assigning the lease without the consent of the Company (as lessee), and includes the explicit consent of NPC to the registration of the lease. The Company has complied with its obligations under the land lease agreements and has not caused any event of default. The Company and the Property Manager shall also continue to actively monitor the Company's compliance with its obligations under the Company's land lease agreements to ensure that the Company does not trigger an event of default which could lead to the termination of such land lease agreements.

The Company shall likewise ensure that the term of the lease agreements shall coincide with the term of the PSAs of SIPCOR. At this time, SIPCOR has two PSAs (SIPCOR PSA 1, and SIPCOR PSA 2) and two lease agreements with NPC. Both lease agreements will expire in 2034, while one of the PSAs (SIPCOR PSA 2) has an end-term of 2040. To ensure that the terms of the lease with NPC shall cover until the end of the term of both SIPCOR PSAs, the Company has submitted a letter to NPC requesting for extension of the lease agreements to have an end-term of 2040, which is the same validity period of SIPCOR PSA 2. The Company intends to pursue further discussions with NPC regarding such proposed extension of the term of lease agreements.

There is a pending civil case between NPC and third-party claimants with respect to certain portion of the land underlying the SIPCOR Properties leased by the Company from NPC.

Currently, there is a pending civil case between NPC and third-party claimants over a portion of the Siquijor Diesel Power Plant Land which NPC is leasing to the Company located in Candanay Sur, Siquijor, Siquijor, with an area of 2,427 sq.m.

The Company was advised by the NPC that the parties are undergoing mediation proceedings with respect to such civil cases. Nonetheless, PREIT has been advised by the NPC that it is actively pursuing its claims on the property and is intent on preserving and protecting its ownership of the relevant affected portion of the land. The NPC also believes that there is no merit to the claim as all payments for the ownership of the land have been made by the NPC to the third-party claimant. For more information on this claim, please refer to the discussion under “Legal Proceedings”.

In the event that an adverse decision is rendered against NPC which will result in the eviction of the Company from the affected portion of the land, the Company and SIPCOR believe that occupation by the third-party claimant of the relevant portion of the project site will not materially affect SIPCOR’s ability to continue its power generation operations nor its results of operations. In such scenario, SIPCOR has contingency plans for the relocation of the relevant generation facilities located within the affected areas under litigation, to another portion of the land which is not subject to litigation or third-party claims. Such generation facilities and plant assets can be easily transferred to other areas of the property which are not covered by the third-party claim, considering that such assets are not permanently affixed to the 2,427 sq. m plot of land.

Should there be such interruption in business caused by the relocation of the equipment from the affected area, it will likely be for approximately one to two months only. Furthermore, any anticipated loss in generation capacity during the relocation period may be minimized through temporary lease generation facilities from third parties. The Company may also lease or purchase the affected property from the third-party claimant.

*The Properties are subject to the risk of losing revenue in the event they are rendered inoperable for an indefinite time period due to force majeure events, and the Property Manager and the Lessees may be required to undertake significant repair and replacement works.*

If any of the power plants comprising the Properties are rendered inoperable due to force majeure events, there can be no assurance that the Lessees will be able to successfully achieve the projected net electricity generation values, which could materially affect the Company’s and its Lessees’ business prospects, financial condition, results of operations and cash flow. The Company’s revenues and its Lessees’ net operating revenue will also be affected, which could materially and adversely affect the amount of Distributable Income available to the Company for distribution to its Shareholders.

To manage these risks, the Lessees, who are responsible for securing the relevant insurance policies and undertaking any repair or maintenance works on the Properties leased from the Company, maintain comprehensive insurance policies that cover business interruption. However, there can be no assurance that the Lessees’ insurance policies will cover repair and replacement costs, whether partially or fully, which could materially affect the Company’s or its Lessees’ business, prospects, financial condition, results of operations, and cash flows.

*The Company’s power plant assets are subject to the risk of losing revenue in the event they are rendered inoperable for an indefinite time period due to force majeure events, and the Company and the Lessees may be required to undertake significant repair and replacement works.*

The operations of the power plants located on the Company’s Leased Properties are subject to a number of risks generally associated with the generation of electricity. These risks could include typhoons, fires, earthquakes and other natural disasters and calamities, breakdowns, failures or substandard performance of

equipment, improper installation or operation of equipment, accidents, acts of terrorism, operational and logistical issues, and labor disturbances.

These events may cause personal injury and loss of life and damage to, or the destruction of, property and equipment of the power plants located on the Company's Leased Properties and may result in the limitation or interruption of the Company's and its lessees' business operations and the imposition of civil or criminal liabilities.

If any of the Company's power plant assets are rendered inoperable due to force majeure events, such as damage caused by weather conditions, there can be no assurance that the Lessees will be able to successfully achieve the projected net electricity generation values, which could materially affect the Company's and its Lessees' business prospects, financial condition, results of operations and cash flow. The Company's revenues and its Lessees' net operating revenue will also be affected, which could materially and adversely affect the amount of Distributable Income available to the Company for distribution to its Shareholders.

To manage these risks, the Company and its Lessees maintain comprehensive insurance policies that cover business interruption. The insurance policies also insures against, but not limited to "all risks" of sudden and accidental physical loss or damage to real or personal properties or to the insured properties and interests of every kind and description used for in connection with the ownership, maintenance and operation of the relevant Properties from whatever cause not specifically excluded in the policy. Pursuant to the REIT Regulations, each Property is covered up to the market replacement value and at the time of the loss, with such value to be determined at the time of loss (according to a formula prescribed under the relevant insurance coverage) and loss of rental.

However, there can be no assurance that the Company's or its Lessees' insurance policies will cover repair and replacement costs, whether partially or fully, which could materially affect the Company's or its Lessees' business, prospects, financial condition, results of operations and cash flows.

*Certain portions of the land underlying the SIPCOR Properties are not owned by the Company, and certain portions of such land do not have registered title named under the party from whom the Company leases the same.*

The lease agreements between the Company as lessee and National Power Corporation (**NPC**) as lessor, cover parcels of land (with an aggregate area of 9,478 sq.m.) that form part of the properties subleased to SIPCOR. However, such parcels of land that the Company subleases to SIPCOR has no registered title in the name NPC. The Company recognizes that NPC has no registered title in its name over such leased area.

Under Philippine Law, a land title issued by the Register of Deeds shall be deemed as conclusive ownership over a piece of land against the whole world. Given that the NPC does not have registered title over the land it is currently leasing to the Company, which is, in turn, subleased to SIPCOR, the Company runs the risk of the plot of land being subject to any conflicting claim or ownership dispute, should another person claim that he or she owns the land.

To manage these risks, the Company will continue to monitor the NPC's efforts in perfecting its ownership through registration with the Registration of Deeds of the property during the term of the agreement. The Company believes it is also able to manage this risk through contractual remedies and safeguards in its contracts, which includes NPC's warranty that it has been in exclusive and peaceful possession over the same from the time of its acquisition.

## Significant Transactions During 2022

### *Increase in Authorized Capital Stock*

At the duly constituted meeting of the Board of Directors of the Company held on March 9, 2022, the increase in the authorized capital stock of the Company to P7,500,000,000.00, divided into 7,500,000,000 common shares, with a par value of P1.00, was approved by the affirmative vote of at least a majority of the members of the Board of Directors.

The aforementioned increase in the authorized capital stock of the Company was approved by the affirmative vote of stockholders owning or representing at least two-thirds (2/3) of the outstanding capital stock of the Company at a meeting held on the same date at the same venue. On 31 May 2022, the SEC approved the increase in authorized capital stock.

### *Execution of Deed of Assignment and Subscription*

Out of the increase in the authorized capital stock of the Company, 3,288,664,000 common shares have been subscribed at an aggregate subscription price of P8,221,660,000.00, and the Sponsors, as subscribers, have paid their respective subscriptions in full by way of transfer of the Properties (consisting of real and personal properties and certain real rights). On 31 May 2022, the Company and Sponsors executed a deed of assignment whereas the Sponsors cede, assign, and transfer to the Company, in a manner absolute and irrevocable, the parcels of land located in Candanay, Siquijor, Lazi, Siquijor, Poro, Cebu and Pilar, Cebu, including the buildings located in the said parcels of land, to the REIT, in consideration for the issuance of REIT's shares. The property-for share swap transaction, forming part of the capital increase of the REIT, was also approved by the SEC on May 31, 2022. The requisite Certificates Authorizing Registration (**CARs**) authorizing the transfer of legal title to the Properties from the Sponsors to the Company were issued on September 2, 2022. The parcels of land include the land owned by the NPC to which the lease right was also assigned to the REIT as approved by the NPC. The lease has an original term of 20 years with renewal option, subject to mutual agreement of both parties, and an escalation rate of 20% every five years. By virtue of the Property-for-Share Swap, the Sponsors acquired further control of the Company, through an aggregate ownership interest of 100% of the total issued and outstanding capital stock of the Company.

### *Cash Dividend Declaration*

On 11 July 2022, the BOD approved the declaration of cash dividends amounting to P2.0 million from its unrestricted retained earnings payable to stockholders of record as of 11 July 2022. The dividends were paid on 29 August 2022.

### *Initial Public Offering Through Secondary Offer of Shares*

On 15 December 2022, the Company successfully completed its P2.4 billion initial public offering (**IPO**) through secondary sale of shares held by its Sponsors, debuting with an initial portfolio of eight properties with a total gross leasable area of 30,666 square meters.



### Significant Transactions During 2023

#### *Cash Dividend Declaration*

During the year, the BOD approved the declaration of the following dividends from its unrestricted retained earnings payable to stockholders.

| Date of Declaration | Payment Date       | Cash Dividend per Share |   | Total       |
|---------------------|--------------------|-------------------------|---|-------------|
| April 28, 2023      | May 26, 2023       | 0.0682                  | P | 224,287,226 |
| June 22, 2023       | July 17, 2023      | 0.0299                  |   | 98,331,203  |
| September 8, 2023   | September 29, 2023 | 0.0359                  |   | 118,063,217 |
|                     |                    |                         | P | 440,681,646 |

### Significant Transactions During 2024

#### *Cash Dividend Declaration*

During the year, the BOD approved the declaration of the following dividends from its unrestricted retained earnings payable to stockholders.

| Date of Declaration | Payment Date       | Cash Dividend per Share |   | Total       |
|---------------------|--------------------|-------------------------|---|-------------|
| February 5, 2024    | March 12, 2024     | 0.0388                  | P | 127,600,357 |
| April 14, 2024      | May 13, 2024       | 0.0388                  |   | 127,600,357 |
| May 27, 2024        | June 28, 2024      | 0.0326                  |   | 107,210,609 |
| August 29, 2024     | September 27, 2024 | 0.0326                  |   | 107,210,609 |
| November 28, 2024   | December 27, 2024  | 0.0325                  |   | 118,881,744 |
|                     |                    |                         | P | 576,503,676 |

### Significant Transactions During 2025

#### *Cash Dividend Declaration*

During the year, the BOD approved the declaration of the following dividends from its unrestricted retained earnings payable to stockholders.

| Date of Declaration | Payment Date       | Cash Dividend per Share |   | Total       |
|---------------------|--------------------|-------------------------|---|-------------|
| April 15, 2025      | May 21, 2025       | 0.0548                  | P | 180,219,061 |
| May 26, 2025        | June 27, 2025      | 0.0332                  |   | 109,183,811 |
| August 27, 2025     | September 26, 2025 | 0.0331                  |   | 108,854,944 |
| November 28, 2025   | January 14, 2026   | 0.0265                  |   | 87,149,729  |
|                     |                    |                         | P | 485,407,545 |

#### *Revocation of SIPCOR's permit to operate and suspension of lease agreements with SIPCOR*

In August 2025, the Energy Regulatory Commission (ERC) issued a Decision revoking the Provisional Authorities to Operate previously granted to S.I. Power Corporation (SIPCOR) for its generating units in Siquijor. Thus, SIPCOR has pursued the legal remedies available to it, including the filing of a Petition challenging the ERC Decision and seeking injunctive relief. At present, the proceedings before the Court of Appeals remain ongoing.

In view of these developments, PREIT and SIPCOR mutually agreed to temporarily suspend their Lease Agreement dated 11 April 2022, as amended (the "Lease Agreement") and as a consequence of such suspension, PREIT likewise suspended the recognition of revenue arising from the lease until such time as SIPCOR's authority to operate is reinstated or as may otherwise be directed by PREIT's Board of Directors (the "Board").

The suspension, however, is without prejudice to SIPCOR's obligation to pay for the current maintenance of the leased assets, as well as the right to terminate the Lease Agreement or avail of such other remedies as may be warranted thereafter. PREIT's Board further resolved that the suspension shall remain in effect until 31 December 2025, after which the matter shall be reevaluated, taking into consideration SIPCOR's exhaustion of all available legal remedies to resume operations in accordance with law.

PREIT's Management continues to monitor developments and assess the potential impact on the Company's operations and financial condition.

## Item 2. Properties

The Company's principal investment strategy is to invest in income-generating real estate. A core tenet of the Company's investment policy is to invest in properties that meet a select set of criteria designed to provide a competitive investment return to investors once said properties are in operation.

To meet the Company's investment criteria, a potential property should:

- be capable of being efficiently utilized for renewable energy, including whether that property meets specific technical considerations such as proximity to existing connection assets or other related infrastructure;
- may be utilized for hybrid power generation facilities consisting of (i) renewable energy, and (ii) either (a) energy storage systems, (b) baseload power generation facilities, or (c) both;
- to the extent the property may best be utilized for social or missionary electrification, may be located in underdeveloped or missionary areas where the Company, the Sponsors, and/or the companies under the PAVI Group have completed and validated the availability and reliability of renewable energy resources, and such areas have the potential to drive long-term sustainable growth; and
- serve as an effective site for potential power generation lessees who are or will be well-placed to secure long-term offtake agreements with local electric cooperatives or distribution utilities in the absence of national-level electricity procurement programs such as the Feed-in Tariff (FIT), the Green Energy Auction Program (GEAP), or such successor programs headed or managed by the Department of Energy.

As of 31 December 2025, the property portfolio of the Company consists of land and power plant assets utilized in the power generation projects of the Sponsors.

The properties used in the operation of the 12.8 Megawatt (MW) heavy fuel oil (HFO)-fired power plants of SIPCOR located in Candanay Sur and Lazi, Siquijor (**SIPCOR Power Plants**) consist of (a) power plants assets such as HFO diesel generator sets and perimeter fence; (b) building that houses physical structures such as an administrative office, control room, warehouse, guard house, staff house, material recovery facility, workshop, firefighting shed, fuel tank farm, and fuel pump station; and (c) parcels of land (including the 3,000 sq.m. parcel of land located in Lazi, Siquijor, which is owned by the Company, and leasehold rights to 9,478 sq.m. parcel of land located in Candanay Sur, Siquijor) where the SIPCOR Power Plants are located (collectively, the **SIPCOR Properties**). GLA of each property are summarized in the following table.

| SIPCOR Properties             | GLA         |
|-------------------------------|-------------|
| Land – Candanay, Siquijor     | 9,478 sq.m. |
| Land – Lazi, Siquijor         | 3,000 sq.m  |
| Building - Candanay, Siquijor | 353.2 sq.m. |

|                                       |          |
|---------------------------------------|----------|
| Powerplant Assets – Candanay Siquijor | 607 sq.m |
|---------------------------------------|----------|

The properties used in the operation of the 8.4 Mw power plants of CAMPCOR located in Poro and Pilar, Camotes Island, Cebu (**CAMPCOR Power Plants**), consist of (a) buildings or powerhouse stations that house physical structures such as water treatment unit, staff house, radiator unit, fire pump house, guard house, oil-water separator, material recovery facility, reverse osmosis house, transformer house, warehouse, and administrative office; and (b) 16,406.5 sq.m. parcels of land owned by the Company where such buildings are located (collectively, the **CAMPCOR Properties**, and together with the SIPCOR Properties, the **Properties**). GLA of each property are summarized in the following table.

| <b>CAMPCOR Properties</b> | <b>GLA</b>    |
|---------------------------|---------------|
| 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      |

All the Properties are leased to the Sponsors and are being used by the latter to operate the SIPCOR Power Plants and the CAMPCOR Power Plants, with a total combined installed capacity of 21.2 MW.

As of 31 December 2025, all of the Properties registered occupancy rate is 100%.

PREIT continuously seeks opportunities to acquire properties in prime locations through purchase or otherwise to increase its leasable assets.

### **Item 3. Legal Proceedings**

S.I. Power Corporation (SIPCOR), the lessee of the Company's properties in Siquijor, has pursued the legal remedies available to it, including the filing of a Petition seeking injunctive relief and challenging the Energy Regulatory Commission (ERC) Decision which revoked its Provisional Authorities to Operate. As of date of this report, the proceedings before the Court of Appeals remain ongoing. The Company continues to monitor developments and assess their potential impact on its operations and financial condition.

### **Item 4. Submission of Matters to a Vote of Security Holders**

No matter was submitted during the year 2025 to a vote of security holders.

## PART II – OPERATIONAL AND FINANCIAL INFORMATION

### Item 5. Market Information

PREIT's common shares are traded on the PSE under the symbol PREIT. The shares were listed on 15 December 2022.

The following table sets out, for the periods indicated, the high and low sales prices for the Company's common shares as reported on the PSE:

| 2025                                 | High | Low  |
|--------------------------------------|------|------|
| First Quarter (January to March)     | 2.25 | 2.23 |
| Second Quarter (April to June)       | 2.48 | 1.92 |
| Third Quarter (July to September)    | 2.09 | 0.93 |
| Fourth Quarter (October to December) | 1.25 | 0.89 |

As of 31 December 2025, the closing market price of the shares on the last trading day of the year (December 29, 2025) was P1.02 per share.

### Holders

As of 31 December 2025, the Company's total common shares issued and outstanding is 3,288,669,000 held by 12 shareholders of record. The following table sets forth the shareholders of the Company as of 31 December 2025.

| Rank | Name                                        | Holdings      | Percentage of Ownership |
|------|---------------------------------------------|---------------|-------------------------|
| 1    | PCD Nominee Corporation – Filipino          | 1,605,862,981 | 48.83%                  |
| 2    | S.I. Power Corporation                      | 845,589,861   | 25.71%                  |
| 3    | Camotes Island Power Generation Corporation | 834,839,132   | 25.39%                  |
| 4    | PCD Nominee Corporation - Non Filipino      | 2,374,019     | 00.07%                  |
| 5    | Jennifer T. Ramos                           | 3,000         | 00.00%                  |
| 6    | Cynthia J. Javarez                          | 1             | 00.00%                  |
| 7    | Garth F. Castaneda                          | 1             | 00.00%                  |
| 8    | Jose Rommel C. Orillaza                     | 1             | 00.00%                  |
| 9    | Leonardo A. Singson                         | 1             | 00.00%                  |
| 10   | Manuel Paolo A. Villar                      | 1             | 00.00%                  |
| 11   | Maria Isabel J. Rodriguez                   | 1             | 00.00%                  |
| 12   | Timothy Joseph M. Mendoza                   | 1             | 00.00%                  |
|      | Total                                       | 3,288,669,000 | 100.00%                 |
|      | Shares Owned by Foreigners                  | 2,374,019     | 00.07%                  |

### Dividend Policy

The Company has adopted a dividend policy in accordance with the provisions of the REIT Law which requires a REIT to distribute annually a total of at least 90% of its distributable net income as adjusted for unrealized gains and losses/expenses and impairment losses, and other items in accordance with generally accepted accounting standards (excluding proceeds from the sale of the Company's assets that are reinvested in the Company within one year from the date of the sale) as dividends to its shareholders. Such dividends shall be payable only from the unrestricted retained earnings, and the income distributable as dividends shall be based on the audited financial statements for the most recently completed fiscal year prior to the prescribed distribution.

The Company may declare either cash, property, or stock dividends. However, the declaration of stock dividends must be approved by at least a majority of the entire membership of the Company's Board, including the unanimous vote of all its independent Directors, and stockholders representing not less than two-thirds (2/3) of the outstanding capital stock at a regular meeting or special meeting called for that purpose. Any such stock dividend declaration is also subject to the approval of the Securities and Exchange Commission (SEC) within five working days from receipt of the request for approval. If the SEC does not act on the said request within such a period, the declaration shall be deemed approved.

The Company intends to declare and pay out dividends on a quarterly basis each year. In 2023, 2024, and 2025 PREIT has declared and paid out cash dividends as follows:

| Date of Declaration | Record Date        | Payment Date       | Cash Dividend per Share<br>(in PhP) |
|---------------------|--------------------|--------------------|-------------------------------------|
| April 28, 2023      | May 12, 2023       | May 26, 2023       | 0.0682                              |
| June 22, 2023       | July 7, 2023       | July 17, 2023      | 0.0299                              |
| September 8, 2023   | September 23, 2023 | September 29, 2023 | 0.0359                              |
| February 5, 2024    | February 20, 2024  | March 12, 2024     | 0.0388                              |
| April 14, 2024      | April 26, 2024     | May 13, 2024       | 0.0388                              |
| May 27, 2024        | June 11, 2024      | June 28, 2024      | 0.0326                              |
| August 29, 2024     | September 13, 2024 | September 27, 2024 | 0.0326                              |
| November 28, 2024   | December 13, 2024  | December 27, 2024  | 0.0325                              |
| April 15, 2025      | May 7, 2025        | May 21, 2025       | 0.0548                              |
| May 26, 2025        | June 10, 2025      | June 27, 2025      | 0.0332                              |
| August 27, 2025     | September 10, 2025 | September 26, 2025 | 0.0331                              |
| November 28, 2025   | December 15, 2025  | January 14, 2026   | 0.0265                              |

## Item 6. Management's Discussion and Analysis of Financial Condition and Results of Operations

### Results of Operations (Financial Performance)

Review of results of operations for the years ended 31 December 2025 and 2024. PREIT was incorporated on 4 March 2022 and started its commercial operations in June 2022.

#### *Revenue decreased from P695.6 million to P587.2 million*

Revenues during the period solely pertains to income from the lease of properties to the lessees who operate power plants on such leased properties. The amount of revenue recognized was in accordance with the relevant Philippine Financial Reporting Standards (PFRS). Under PFRS 16, the rental income includes the effect of the straight-line basis of accounting over the lease term. The revenue is P108.4 million lower due to the suspension of the lease agreement with SIPCOR for the year ended 31 December. No additional lease agreements has been entered into during the year.

#### *Cost of rentals increased from P85.8 million to P90.3 million*

Cost of rentals which amounted to P90.3 million consisted of depreciation of generation assets, fund and property management fees and various fees and taxes. The increase of P4.5 million is mainly attributed to increase in depreciation and taxes.

#### *Operating Expenses increased from P6.9 million to P385.1 million*

Operating expenses amounted to P385.1 million for the period. The increase was primarily due to impairment losses recognized on receivables and property and equipment.

#### *Net Other Income (Charges) amounted to P(2,484.87) million and P86.1 million in 2025 and 2024, respectively*

Based on the appraisal of properties, the value of the investment properties resulted in a P2,484.49 million fair value loss for the year ended December 31, 2025, as compared to a fair value gain of P86.5 million for the year ended 31 December 2024. The fair values of the investment properties were determined by an

independent and SEC-accredited property appraisers. Finance cost on lease liability during the period amounted to P0.4 million while interest on bank deposits increased to P573.

As a result, PREIT registered a net loss for the period amounting to P2,347.64 million.

*Other Comprehensive Income decreased from P63.9 million to P(128.7) million*

Items reported in Other Comprehensive Income pertain to the revaluation decrease of property and equipment which amounted to P128.74 million for the year ended 31 December 2025 and P63.9 million for the year ended 31 December 2024. Total comprehensive income amounted to P(2,476.38) million for the year ended 31 December 2025 and P719.9 million for the year ended 31 December 2024.

## **Financial Position as of 31 December 2025**

### **Assets**

*Cash decreased from P0.9million to P0.5 million*

The net decrease in cash balance is due to the settlement of payables and distribution of cash dividends on 21 May 2025 amounting to P180.2 million, on 27 June 2025 amounting to P109.2 million, and on 26 September 2025 amounting to P108.9 million. Quarterly dividends were paid out of the distributable income for each the quarters from 1 October to 31 December 2025 and 1 January 2025 to 30 September 2025.

*Trade and other receivables decreased from P889.5 million to P433.7 million*

The decrease in trade and other receivables is due to higher rental collections relative to billings during the year, coupled with the recognition of an allowance for doubtful accounts relating to SIPCOR receivables.

*Prepayments and other current assets increased from P55.0 million to P59.9 million*

The increase mainly pertains to the recognition of creditable withholding tax from collections made. These will be utilized against any future income tax payable.

*Net property and equipment decreased from P961.5 million to P704.09 million*

Movement to property and equipment pertains to depreciation for the period and revaluation decrease.

*Investment properties decreased from P7.9 billion to P5.4 billion*

The Company's investment properties, which comprise of land (including land subject to right-of-use of asset) and buildings leased out to power plant operators, decreased in value by P2.5 billion due to the appraisal of properties. There were no acquisitions and disposals made during the year.

### **Liabilities**

*Trade and other payables increased from P138.7 million to P243.5 million*

The increase in trade and other payables is due to the incurrence of liabilities during the year, most of which relate to dividends payable.

*Due to related parties decreased from P322.7 million to P55.3 million*

Due to related parties composed of cash advances from its parent company and a related party under common ownership for accommodation of certain expenses, working capital requirements, and other purposes. The decrease is primarily due to the settlement of the advances due to affiliates.

*Lease liability (including non-current portion) decreased from P5.8 million to P5.4 million*

Movements to the account were due to repayments and amortization during the year.

## Equity

*Equity decreased from P9.24 billion to P6.28 billion*

Total equity decreased with decreases in revaluation surplus and retained earnings. Revaluation reserves decreased following the revaluation of property, plant and equipment under the revaluation model. Retained earnings decreased as the company recognized a total comprehensive loss of P2,476 million and declared dividends of P485 million.

## Material Events and Uncertainties

*Suspension of Lease Agreement with SIPCOR*

In November 2025, PREIT and SIPCOR mutually agreed to suspend the implementation of their lease agreement pending the resolution of regulatory and legal developments affecting SIPCOR's operations. The suspension has resulted in a reduction in rental revenues and has affected PREIT's financial performance for 2025. The Company continues to assess the impact of the suspension and monitor developments that may affect the resumption or modification of the lease arrangement.

Except for the impact of the suspension of the lease agreement with SIPCOR, the Company is not aware of any other material events or uncertainties that are expected to have a significant effect on its financial condition or cause a material change in the relationship between costs and revenues. All significant elements of income and loss arose from the Company's normal operations. The Company had no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), or relationships with unconsolidated entities or other persons during the reporting period.

As of December 31, 2025, the Company had no material commitments for capital expenditures and no outstanding bank indebtedness.

## Key Financial Ratios

PREIT's key financial ratio as of 31 December 2025 and 2024 are as follows:

| Key Ratio          | 2025   | 2024 |
|--------------------|--------|------|
| Earnings per share | (0.71) | 0.20 |
| Current ratio      | 1.65   | 2.05 |
| Debt to Equity     | 0.06   | 0.06 |
| Return on Asset    | (0.35) | 0.07 |
| Return on Equity   | (0.37) | 0.07 |

The key ratios provide directors and management with a measure of liquidity (Current Ratio), financial strength (Debt to Equity), and profitability (Earnings per Share, Return on Asset, and Return on Equity). The Company was incorporated on 4 March 2022 and started its commercial operations in June 2022.

## External Audit Fees and Services

Engagement fees for the services rendered by the Company's external auditors, Punongbayan & Araullo, are as follows:

| Nature of Engagement | 2025     | 2024     |
|----------------------|----------|----------|
| Year-end audit       | P540,000 | P425,000 |

The Board of Directors, after consultation with the Audit Committee, recommends to the stockholders the engagement of the external auditors of the Company. The selection of external auditors is made on the basis of credibility, professional reputation, accreditation with the Philippine Securities and Exchange Commission, and affiliation with a reputable foreign partner. The professional fees of the external auditors of the Company are approved by the Company's Audit Committee after approval by the stockholders of the engagement and prior to the commencement of each audit season.

### Item 7. Financial Statements

Financial Statements meeting the requirements of SRC Rule 68, as amended, are attached hereto as Exhibit 1 and incorporated herein by reference.

### Item 8. Changes In and Disagreements with Accountants on Accounting and Financial Disclosure

There are no disagreements with the auditors on any matter of accounting principles or practices, financial statement disclosure, or auditing scope or procedure, which, if not resolved to their satisfaction, would have caused the auditors to reference thereto in their reports on the financial statements of the Company.



## PART III – CONTROL AND COMPENSATION INFORMATION

### Item 9. Board of Directors and Executive Officers

As of 31 December 2025, there are seven members of the Company’s Board of Directors, three of whom are independent directors. As provided by Revised SRC Rule 38, an independent director is a person who, apart from his fees and shareholdings, is independent of management and free from any business or other relationship which could, or could reasonably be perceived to, materially interfere with his exercise of independent judgment in carrying out his responsibilities as director.

The following are the names, ages, citizenship of the incumbent members of the Board of Directors and executive officers of the Company:

| Name                      | Age | Citizenship | Position                                        |
|---------------------------|-----|-------------|-------------------------------------------------|
| Timothy Joseph M. Mendoza | 44  | Filipino    | President, Chief Executive Officer and Director |
| Cynthia J. Javarez        | 62  | Filipino    | Chairman and Director                           |
| Manuel Paolo A. Villar    | 49  | Filipino    | Director                                        |
| Jose Rommel C. Orillaza   | 58  | Filipino    | Chief Operating Officer and Director            |
| Garth F. Castañeda        | 45  | Filipino    | Independent Director                            |
| Leonardo Singson          | 47  | Filipino    | Independent Director                            |
| Maria Isabel J. Rodriguez | 42  | Filipino    | Independent Director                            |
| Nikki Isabel R. Laynes    | 39  | Filipino    | Treasurer and Chief Finance Officer             |
| Vincent Kitto N. Jacinto  | 45  | Filipino    | Investor Relations Officer                      |
| Reychelle B. Medina       | 38  | Filipino    | Corporate Secretary                             |
| Nielson G. Pangan         | 39  | Filipino    | Compliance Officer                              |

Below are summaries of the business experience and credentials of the Directors and the Company’s key executive officers:

**Timothy Joseph M. Mendoza**, *Director, President and CEO*. Atty. Mendoza, graduated from the Ateneo de Manila University with a degree in Bachelor of Arts Major in Political Science Minor in Hispanic Studies in 2002. He received his Bachelor of Laws from the University of the Philippines in 2006, ranking 9th highest grade overall in the 2006 Bar Examinations. He joined the law firm of Picazo Buyco Tan Fider & Santos in 2006 as a Junior Associate and became a Partner from 2014 to 2017. From 2017 to 2020, he worked as Partner for Quisumbing Torres, a member firm of Baker McKenzie International as the head of the Banking and Finance Practice Group, Financial Institutions Group, FinTech Focus Group, and Restructuring and Insolvency Focus Group. For the years 2018, 2019 and 2020, Atty. Mendoza was ranked as a Leading Lawyer for Banking and Finance by the Chambers and Partners Asia-Pacific. In 2020, he was also ranked as a Leading Lawyer for Corporate and Finance by the Chambers and Partners Global and a Rising Star for Banking and Financial Services by the AsiaLaw Leading Lawyers. For the years 2018 and 2019, he was cited as one of the Philippines' Top 100 lawyers in the A-List Top 100 Lawyers in the Philippines by the Asian Business Law Journal. Atty. Mendoza concurrently serves as the Corporate Secretary of Prime Asset Ventures, Inc. and its various subsidiaries. He is also a Professional Lecturer at the De La Salle University Tañada-Diokno College of Law and a member of the advisory committee at the Manila Central University.

**Cynthia J. Javarez**, *Chairman and Director*. Ms. Javarez, graduated from the University of the East with a degree in Bachelor of Science in Business Administration, major in Accounting. She is a Certified Public Accountant. She completed a Management Development Program at the Asian Institute of Management in 2006. Ms. Javarez was previously the Chief Financial Officer of Polar Property Holdings Corp. until 2011 and the Tax & Audit Head in the MB Villar Group of Companies until 2007. She is the current President of Fine Properties, Inc, and Treasurer and Chief Risk Officer of Vista Land & Lifescapes, Inc. Ms. Javarez is also the Chairman of Prime Asset Ventures, Inc. and Dusit Hospitality Education Philippines, Inc.

**Manuel Paolo A. Villar**, *Director*. Mr. Villar, graduated from the Wharton School of the University of Pennsylvania, Philadelphia, USA with a Bachelor of Science in Economics and Bachelor of Applied Science in 1999. He was an Analyst for McKinsey & Co. in the United States from 1999 to 2001. He joined Vista Land in 2001 as Head of Corporate Planning then became its Chief Financial Officer in 2008. He was elected President and Chief Executive Officer of Vista Land and Lifescapes, Inc. in July 2011 and President of Vistamalls, Inc. in June 2019. In addition, he is the CEO and Chairman of St. Augustine Gold and Copper Limited and Chairman of TVI Resources Development Philippines, Inc., Powersource Phils Development Corp. and the Chairman of Vista Land subsidiaries Camella Homes, Inc., Communities Philippines, Inc., Crown Asia Properties, Inc., Brittany Corporation, Vista Residences, Inc. Mr. Villar also is the majority shareholder of Prime Asset Ventures, Inc.

**Jose Rommel C. Orillaza**, *Chief Operating Officer*. Mr. Orillaza, graduated from the Adamson University with a degree in Bachelor of Science in Civil Engineering in 1989. From 2004 to 2011, he was the Chief Technical Officer / Division Head of Casa Regalia, Inc. He previously worked as the Chief Technical Officer of Household Development Corp., Operations Head of Communities Philippines Inc., Technical Head of Crown Asia Properties, Inc. and Operations Head of Southwell Waterworks, Inc. Mr. Orillaza is currently the Operations Head of Kratos Res, Inc., and the Operations Head and President of Camotes Island Power Generation Corporation and S.I. Power Corporation.

**Garth F. Castañeda**, *Independent Director*. Atty. Castañeda, graduated from the University of Sto. Tomas with a degree in Bachelor of Science in Accountancy in 2002. He received his Bachelor of Laws from the University of the Philippines in 2006. He is a Certified Public Accountant. In 2014, he worked as a Consultant in the Privatization Management Office in the Department of Finance. He previously worked as an Associate in Puno and Puno Law Offices, an Associate in Sycip Salazar Hernandez Gatmaitan and a Senior Tax Associate in SGV & Co. Atty. Castañeda is currently a Partner in SYMECS Law and acts as counsel for various companies including Metro Pacific Investments Corporation, SN Aboitiz Power Corporation, North Luzon Renewable Energy Corporation, NorthWind Power Development Corporation, Collab Asia Philippines, Inc., among others.

**Leonardo Singson**, *Independent Director*. Atty. Singson, graduated from the University of the Philippines – Diliman with a degree in Bachelor of Arts in Public Administration in 2002. He received his Bachelor of Laws from the University of the Philippines in 2006. From 2020 to 2021, he worked as Legal Counsel for GNPowder Ltd. Co. He was previously a Partner in Villaraza & Angangco Law where he was connected from March 2008 to 2020. Prior to this, he was a Senior Associate in SGV & Co. Atty. Singson is currently Of Counsel for Betita Cabilao Casuela Sarmiento Law

**Maria Isabel J. Rodriguez**, *Independent Director*. Ms. Rodriguez, graduated from the De La Salle University - Manila with a degree in Bachelor of Science in Accountancy in 2003. She is a Certified Public Accountant. She earned her post graduate certificate in Leadership and Management from the Asian Institute of Management and obtained an Advanced Professional Certificate in Transfer Pricing at the International Bureau of Fiscal Documentation in 2023. She previously worked as the Asia Strategic Business Unit - Tax Director of AES Transpower Pte. Ltd. – ROHQ and as a Tax Director of Sycip Gorres Velayo & Co. Ms. Rodriguez is currently a Credit Committee Member of the CRH USD Finance ZRT, Hong Kong Branch. She is also the current Treasurer of Republic Cement Land & Resources Inc. and a Tax Director at the Republic Cement Services Inc.

**Nikki Isabel R. Laynes**, *Director, Treasurer, Chief Finance Officer, and Chief Risk Officer*. Ms. Laynes graduated from the University of the Philippines with a degree in Bachelor of Science in Business Administration and Accountancy in 2009. From 2011 to 2012, she worked as a Financial Analyst for Mercan Capital Ltd. in Montreal, Canada. Thereafter, she worked as Finance Manager for Virac Tridom Construction Corp. from 2012 to 2019. She also worked as Consultant and Team Lead for Administration in Finance from 2016 to 2017 in USAID RTI STRIDE. From 2019 to 2021, she worked as Finance Manager – Group Planning and Consolidation for Del Monte Pacific Ltd. (DMPL). She was also previously the Acting Chief Operations Officer and Head of Finance in Ropali Corporation from 2021 to 2022. She received her Executive Master of Business Administration from the Asian Institute of Management in 2024. She currently serves as the Head of Finance of Prime Asset Ventures, Inc.

**Vincent Kitto N. Jacinto**, *Investor Relations Officer*. Mr. Jacinto, graduated from the Ateneo de Manila University with a degree in Bachelor Science in Management in 2002. He obtained his Master of Business Administration degree from Ateneo Graduate School of Business in 2006. He previously worked as a Product Development Officer and Senior Manager of Filinvest Land, Inc. from 2012 to 2015 and a Project Head / Business Development Assistant of Landco Pacific Corporation from 2002 to 2011. Mr. Jacinto is currently the Business Development Head of Prime Asset Ventures, Inc. and Vista Land & Landscapes, Inc.

**Reychelle May B. Medina**, *Corporate Secretary*. Atty. Medina graduated from the University of Sto. Tomas with a Bachelor of Arts in Political Science. She likewise received her Juris Doctor degree from the University of Sto. Tomas in 2016. Thereafter, she joined KPMG R.G. Manabat & Co. as a Tax Advisor in 2017. From 2019 to 2022, she worked in Gorriceta Africa Cauton & Saavedra as a Junior Associate and became a Mid-Level Associate from 2021 to 2022. She currently serves as Legal Counsel of Primewater Infrastructure Corp.

**Nielson G. Pangan**, *Compliance Officer*. Atty. Niel Pangan, graduated from New Era University with a degree in Bachelor of Science in Business Administration in 2008. He received his Juris Doctor from the University of the Philippines in 2013, ranking 1st, with the highest grade overall in the 2013 Bar Examinations. He obtained his Masters of Law in International Business Law and International Dispute Resolution from Queen Mary University of London. He joined the Migallos and Luna Law Offices in 2013. From 2014 to 2016, he worked as an Associate Solicitor with the Office of the Solicitor General. He also worked as a Senior Legislative Officer for the Office of Senator Angara from 2017 to 2018. In 2019, he joined Tolosa Javier Law as a Senior Associate. Atty. Pangan also served as Senior Legal Counsel in Huawei Technologies Philippines, Inc. and as Regulatory and Legal Counsel of Coins.ph. He currently serves as General Counsel for Prime Asset Ventures, Inc.

#### Employees

The Company has no significant employees other than senior management.

#### Family Relationship

There are no known family relationships between the current members of the Board and key officers.

None of the directors, executive officers or persons nominated to be elected to the Company's Board are related up to the fourth civil degree, either by consanguinity or affinity.

#### Involvement in Certain Legal Proceedings

As of the date of this Annual Report, the Company has no knowledge and/or information that any of the Company's directors, officers or nominees for election as Directors is, presently or during the last five (5) years, involved in any material legal proceeding which will have any material effect on the Company, its operations, reputation, or financial condition.

### **Item 10. Executive Compensation**

The Company's By-Laws provides directors shall not receive any compensation, as such directors, except for reasonable per diem. Any compensation may be granted to Directors by vote of stockholders representing at least a majority of the outstanding capital stock at a regular or special meeting. In no case shall the total yearly compensation of Directors, as such directors, exceed 10% of the net income before income tax of the Company during the preceding year.

The Company's key officers, namely: Timothy Joseph M. Mendoza and Nikki Isabel R. Laynes are also serving as officers of PAVI. They do not receive any compensation from the Company. The compensation

of these officers is paid by PAVI or the relevant PAVI Group company. There are no executive officers other than the aforementioned individuals.

Independent directors of the Company were entitled to per diem for meetings attended for the year 2024. Details of the compensation for independent directors were as follows:

| <b>Independent Directors</b> | <b>2025</b>              | <b>2024</b>              |
|------------------------------|--------------------------|--------------------------|
| Independent Director 1       | P137,500                 | P 137,500                |
| Independent Director 2 and 3 | Aggregate of P410,000.00 | Aggregate of P410,000.00 |

There was no other compensation paid to the directors other than as indicated above. The Company does not pay PAVI or the relevant PAVI group any service fees.

#### Standard Arrangements

There have not been, nor will be, any standard arrangements pursuant to which the Board of Directors are compensated, or are to be compensated, directly or indirectly, for any services provided as a director, for the last completed fiscal year and the ensuing year.

#### Employment Contract between the Company and Senior Management Officers

There are no special employment contracts between the Company and Senior Management.

#### Outstanding Options

As of 31 December 2025, there are no outstanding warrants or options in connection with the shares of the Company held by any of the directors or executive officers.

### **Item 11. Security Ownership of Certain Beneficial Owners and Management**

Owners of record of more than five percent (5%) of PREIT's shares of stock as of 31 December 2025 are as follows:

| <b>Title of Class</b> | <b>Name &amp; Address of Record Owner &amp; Relationship with Issuer</b>                        | <b>Name of Beneficial Owner &amp; Relationship with Record Owner</b> | <b>Citizenship</b> | <b>Number of Shares Held</b> | <b>Percent (%)</b> |
|-----------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------|------------------------------|--------------------|
| Common                | PCD Nominee Corp.<br>(Filipino)<br><br>G/F MSE Bldg. Ayala Ave., Makati City<br><br>Stockholder | PCD participants acting for themselves or for their customers        | Filipino           | 1,605,862,981                | 48.83%             |
| Common                | S.I. Power Corporation<br><br>Worldwide Corporate Center, Shaw Boulevard, Mandaluyong City      | S.I. Power Corporation                                               | Filipino           | 845,589,861                  | 25.71%             |

| Title of Class | Name & Address of Record Owner & Relationship with Issuer                                                                                     | Name of Beneficial Owner & Relationship with Record Owner | Citizenship | Number of Shares Held | Percent (%) |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------|-----------------------|-------------|
|                | Stockholder                                                                                                                                   |                                                           |             |                       |             |
| Common         | Camotes Island Power Generation Corporation<br><br>8F VistaHub Campus Tower 1 Levi B. Mariano Ave. Brgy Ususan, Taguig NCR<br><br>Stockholder | Camotes Island Power Generation Corporation               | Filipino    | 834,839,132           | 25.39%      |

PCD Nominee Corporation (Filipino) (**PCD**) is not related to the Company. Among the PCD participants, CNN Securities, Inc owns 1,440,480,000 shares representing 43.80% of the Company's outstanding capital stock.

Security Ownership of Directors as of 31 December 2025

| Title of Class | Name of Beneficial Owner  | Shares Owned and Nature of Beneficial Ownership | % of Total Outstanding Shares |
|----------------|---------------------------|-------------------------------------------------|-------------------------------|
| Common         | Garth F. Castañeda        | 1 (Direct)                                      | 0.00%                         |
| Common         | Timothy Joseph M. Mendoza | 1 (Direct)                                      | 0.00%                         |
| Common         | Cynthia J. Javarez        | 1,001 (Direct & Indirect)                       | 0.00%                         |
| Common         | Manuel Paolo A. Villar    | 1 (Direct)                                      | 0.00%                         |
| Common         | Nikki Isabel R. Laynes    | 1 (Direct)                                      | 0.00%                         |
| Common         | Leonardo A. Singson       | 1 (Direct)                                      | 0.00%                         |
| Common         | Maria Isabel J. Rodriguez | 1 (Direct)                                      | 0.00%                         |

Security Ownership of Management as of 31 December 2025

Foreign Ownership

As of 31 December 2025, 2,374,019 common shares, or 0.07% of the Company's outstanding capital stock, are owned by foreigners. The Company's foreign ownership limit is 40%.

**Item 12. Certain Relationships and Related Party Transactions**

| Related Parties                             | Nature of the Transaction                                                                                | Value of the Transaction                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S.I. Power Corporation                      | Income arising from leased properties                                                                    | P 275,747,261                                                                                                                                                                                                                                                                                                                                                              |
| S.I. Power Corporation                      | Cash advances from parent company for accommodation of certain expenses and working capital requirements | P161,768,703                                                                                                                                                                                                                                                                                                                                                               |
| S.I. Power Corporation                      | Liability arising from lease agreement entered with Parent Company                                       | P381,236                                                                                                                                                                                                                                                                                                                                                                   |
| Camotes Island Power Generation Corporation | Income arising from leased properties                                                                    | P311,447,616                                                                                                                                                                                                                                                                                                                                                               |
| Camotes Island Power Generation Corporation | Cash payment to parent company for accommodation of certain expenses and working capital requirements    | P105,573,405                                                                                                                                                                                                                                                                                                                                                               |
| VFund Management, Inc.                      | Fund management fee                                                                                      | Under the Fund Management Agreement, the Fund Manager will receive an annual fund management fee equivalent to 0.5% of the Company's Rental Income less straight-line adjustments, exclusive of value-added taxes, provided that the total of such fee and the Fund Management Fee shall not exceed 1.0% of the Net Asset Value of the properties being managed.           |
| VProperty Management, Inc.                  | Property management fee                                                                                  | Under the Property Management Agreement, the Property Manager will receive an annual management fee equivalent to 1.5% of the Company's Annual Rental Income less straight-line adjustments, exclusive of value-added taxes, provided that the total of such fee and the Fund Management Fee shall not exceed 1.0% of the Net Asset Value of the properties being managed. |

## **PART IV – CORPORATE GOVERNANCE**

### **Item 13. Corporate Governance**

#### **Compliance**

The Board has adopted the Company's Manual on Corporate Governance which institutionalizes the principles of good corporate governance in the entire organization. The Company believes that it is a necessary component of sound strategic business management, hence, efforts are undertaken to create awareness within the organization. The Board of Directors, Management and officers commit themselves to the principles and best practices contained on the Manual on Corporate Governance (the "Manual") and acknowledge that the same shall guide the attainment of the corporate goals.

#### **Green Initiatives and Corporate Social Responsibility**

The Company adheres to and intends to implement the Environmental, Social and Corporate Governance ("ESG") policies established by the PAVI Group through its parent company, PAVI. The current ESG policy requires each member of the PAVI Group, including each of the Sponsors and the Company, to undertake initiatives aimed at growing local communities – through education, job creation, as well as stimulus/sustainable environment and livelihood programs.

In the course of its operations, the Company will also implement one or more, or a combination of these various initiatives in furtherance of the PAVI Group's ESG policy.

#### **Deviations from Manual and Sanctions Imposed**

There is no material deviation to the provision of the Manual on Corporate Governance in 2025. PREIT has substantially complied, and no sanctions were imposed on any director or officer on account of non-compliance with its Manual on Corporate Governance.

#### **Updates on Corporate Governance**

PREIT's Manual of Corporate Governance is compliant with SEC Memorandum Circular No. 19, Series of 2016. The Company will continue to adopt best practices in Corporate Governance as may be prescribed by the Commission.

## PART V – EXHIBIT AND SCHEDULES

### Item 14. Exhibits and Reports on SEC Form 17-A

*Exhibits (incorporated by reference in this report)*

**Exhibit “1”** : Audited Financial Statements and Schedules

**Exhibit “2”** : Sustainability Report

*Reports on SEC Form 17-C (through official disclosures with the SEC and the PSE)*

The Company filed the following reports on SEC Form 17-C during the year ended 31 December 2025.

| DATE              | REPORTS                                                  |
|-------------------|----------------------------------------------------------|
| February 19, 2025 | VFund Management, Inc. 4Q 2024 Quarterly Report          |
| April 16, 2025    | Declaration of Cash Dividends – 15 April 2025            |
| May 2, 2025       | 2024 Annual Report                                       |
| May 16, 2025      | VFund Management, Inc. 1Q 2025 Quarterly Report          |
| May 20, 2025      | Q1 Quarterly Report                                      |
| May 22, 2025      | Postponement of Annual Shareholder’s Meeting             |
| May 23, 2025      | Notice of Annual Shareholder’s Meeting                   |
| May 27, 2025      | Declaration of Cash Dividends – 26 May 2025              |
| July 9, 2025      | Results of Annual Shareholder’s Meeting                  |
| July 10, 2025     | [Amended] Results of Annual Shareholder’s Meeting        |
| July 29, 2025     | Integrated Annual Corporate Governance Report            |
| September 2, 2025 | VFund Management, Inc. 2Q 2025 Quarterly Report          |
| September 3, 2025 | Declaration of Cash Dividends – 27 August 2025           |
| September 3, 2025 | Q2 Quarterly Report                                      |
| October 1, 2025   | Results of Organizational Meeting of Boards of Directors |
| November 17, 2025 | VFund Management, Inc. 3Q 2025 Quarterly Report          |
| November 19, 2025 | Q3 Quarterly Report                                      |
| December 1, 2025  | Declaration of Cash Dividends – 28 November 2025         |
| December 3, 2025  | Results of Organizational Meeting of Boards of Directors |
| December 15, 2025 | Three-Year Investment Strategy                           |



**DISCLOSURES FOR REIT COMPANIES**  
*Pursuant to Section 6.2 of the Amended Listing Rules for REIT*

**Summary of Real Estate Transaction for the year ended 31 December 2025**

On 31 May 2022, the Company and Sponsors executed a deed of assignment whereas the Sponsors cede, assign and transfer to the Company, in a manner absolute and irrevocable, the parcels of land located in Candanay, Siquijor, Lazi, Siquijor, Poro, Cebu and Pilar, Cebu, including the buildings located in the said parcels of land, to the REIT, in consideration for the issuance of REIT's shares. The property-for share swap transaction, forming part of the capital increase of the REIT, was also approved by the SEC on May 31, 2022. The requisite Certificates Authorizing Registration (**CARs**) authorizing the transfer of legal title to the Properties from the Sponsors to the Company were issued on September 2, 2022. The parcels of land include the land owned by the NPC to which the lease right was also assigned to the REIT as approved by the NPC. The lease has an original term of 20 years with a renewal option, subject to mutual agreement of both parties, and an escalation rate of 20% every five years. By virtue of the Property-for-Share Swap, the Sponsors acquired further control of the Company, through an aggregate ownership interest of 100% of the total issued and outstanding capital stock of the Company.

The REIT did not enter into any real estate transactions, such as acquisitions and disposals, during the year ended 31 December 2025.

**Summary of Real Estate Assets of the Company as of 31 December 2025**

| PROPERTIES                               | APPRAISAL<br>AS OF 31<br>DECEMBER,<br>2025 | GROSS<br>LEASABLE<br>AREA<br>(GLA) | WALE    | LEASED<br>AREA | OCCUPANCY<br>RATE |
|------------------------------------------|--------------------------------------------|------------------------------------|---------|----------------|-------------------|
| <b>SIPCOR Properties</b>                 |                                            |                                    |         |                |                   |
| Land – Candanay,<br>Siquijor             | P -                                        | 9,478 sq.m.                        | 7 years | 9,478 sq.m.    | 100%              |
| Land – Lazi, Siquijor                    | P1,200,000                                 | 3,000 sq.m.                        | 8 years | 3,000 sq.m.    | 100%              |
| Building –<br>Candanay, Siquijor         | P19,392,000                                | 353.2 sq.m.                        | 8 years | 353.2 sq.m.    | 100%              |
| Powerplant Assets –<br>Candanay Siquijor | P704,089,300                               | 607 sq.m.                          | 8 years | 607 sq.m.      | 100%              |
| <b>CAMPCOR Properties</b>                |                                            |                                    |         |                |                   |
| Land – Poro, Cebu                        | P1,656,340,000                             | 8,468 sq.m.                        | 9 years | 8,468 sq.m.    | 100%              |
| Land – Pilar, Cebu                       | P1,552,770,000                             | 7,938.5 sq.m.                      | 9 years | 7,938.5 sq.m.  | 100%              |
| Building – Poro,<br>Cebu                 | P1,289,790,000                             | 577.3 sq.m.                        | 9 years | 577.3 sq.m.    | 100%              |
| Building – Pilar,<br>Cebu                | P910,440,000                               | 244 sq.m.                          | 9 years | 244 sq.m.      | 100%              |

## 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

Issuer



**Timothy Joseph M. Mendoza**  
President



**Reychele B. Medina**  
Corporate Secretary

29 May 2026

Date



**Nikki Isabel R. Laynes**  
Treasurer and Chief Finance Officer

2 JUN 2026

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_, in **CITY OF MAKATI**,  
affiant exhibiting to me his/her valid ID, as follows

| Name                      | Competent Evidence<br>of Identity | Date & Place of Issue |
|---------------------------|-----------------------------------|-----------------------|
| Timothy Joseph M. Mendoza |                                   |                       |
| Nikki Isabel R. Laynes    |                                   |                       |
| Reychelle B. Medina       |                                   |                       |

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**ATTY. RYAN ANTHONY G. PEREÑA**  
NOTARY PUBLIC for MAKATI CITY  
Commission No. M-012 until Dec. 31, 2027  
Roll of Attorneys 77327  
PTR No. 10764513; 01/02/2026; Makati City  
IBP OR No. 566188; 12/16/2025; Pasig City  
MCLE Compliance No. VIII-0000389  
8553 San Jose St., Guadalupe Nuevo, Makati City



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**STATEMENT OF MANAGEMENT'S RESPONSIBILITY  
FOR ANNUAL INCOME TAX RETURN**

The Management of **Premiere Island Power REIT Corporation** is responsible for all information and representations contained in the Annual Income Tax Return for the year ended December 31, 2025. Management is likewise responsible for all information and representations contained in the financial statements accompanying the Annual Income Tax Return covering the same reporting period. Furthermore, the Management is responsible for all information and representations contained in all the other tax returns filed for the reporting period, including, but not limited, to the value added tax and/or percentage tax returns, withholding tax returns, documentary stamp tax returns, and any and all other tax returns.

In this regard, the Management affirms that the attached audited financial statements for the year ended December 31, 2025 and the accompanying Annual Income Tax Return are in accordance with the books and records of Premiere Island Power REIT Corporation are complete and correct in all material respects. Management likewise affirms that:

- (a) The Annual Income Tax Return has been prepared in accordance with the provisions of the National Internal Revenue Code, as amended, and pertinent tax regulations and other issuances of the Department of Finance and the Bureau of Internal Revenue;
- (b) any disparity of figures in the submitted reports arising from the preparation of financial statements pursuant to financial accounting standards and the preparation of the income tax return pursuant to tax accounting rules has been reported as reconciling items and maintained in the Bank's books and records in accordance with the requirements of Revenue Regulations No.8-2007 and other relevant issuances;
- (c) Premiere Island Power REIT Corporation has filed all applicable tax returns, reports and statements required to be filed under Philippine tax laws for the reporting period, and all taxes and other impositions shown thereon to be due and payable have been paid for the reporting period, except those contested in good faith.



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**Cynthia J. Javarez**  
Chairman



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**Timothy Joseph M. Mendoza**  
President



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**Nikki Isabel R. Laynes**  
Treasurer

Signed this 15<sup>th</sup> day of April 2026

2 JUN 2026

CITY OF MAKATI

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_, in \_\_\_\_\_,  
affiant exhibiting to me his/her valid ID, as follows

| Name                      | Competent Evidence<br>of Identity | Date & Place of Issue |
|---------------------------|-----------------------------------|-----------------------|
| Cynthia J. Javarez        |                                   |                       |
| Timothy Joseph M. Mendoza |                                   |                       |
| Nikki Isabel R. Laynes    |                                   |                       |

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IBP OR No 566188; 12/16/2025; Pasig City  
MCLE Compliance No VIII-0000389  
3553 San Jose St., Guadalupe Nuevo, Makati City



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

The management of Premiere Island Power REIT Corporation is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, as of and for the year ended 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 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.

Punongbayan & Araullo, the independent auditor appointed by the stockholders, has audited the financial statements of the Company in accordance with Philippine Standards on Auditing, and in their report to the stockholders, has expressed their opinion on the fairness of presentation upon completion of such audit.



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**Cynthia J. Javarez**  
Chairman



---

**Timothy Joseph M. Mendoza**  
President



---

**Nikki Isabel R. Laynes**  
Treasurer

Signed this 15<sup>th</sup> day of April 2026

2 JUN 2026

CITY OF MAKATI

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_, in \_\_\_\_\_,  
affiant exhibiting to me his/her valid ID, as follows

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| Nikki Isabel R. Laynes    |                                   |                       |

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IBP OR No. 566188; 12/16/2025; Pasig City  
MCLE Compliance No VIII-0000389  
8553 San Jose St., Guadalupe Nuevo, Makati City



Financial Statements and  
Independent Auditors' Report

**Premiere Island Power REIT Corporation**

December 31, 2025, 2024 and 2023

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**Punongbayan & Araullo**  
20<sup>th</sup> Floor, Tower 1  
The Enterprise Center  
6766 Ayala Avenue  
1200 Makati City  
Philippines

T +63 2 8988 2288

## **Report of Independent Auditors**

**The Board of Directors and Stockholders**  
**Premiere Island Power REIT Corporation**  
*(A Subsidiary of S.I. Power Corp.)*  
4th Starmall IT Hub CV Starr Ave.  
Philamlife Pamplona Dos Las Piñas  
Las Piñas City

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the financial statements of Premiere Island Power REIT Corporation (the REIT), which comprise the statements of financial position as at December 31, 2025 and 2024, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the three years period ended December 31, 2025, and notes to the financial statements, including material accounting policy information.

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

#### ***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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the REIT 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

***Material Uncertainty Related to Going Concern***

We draw attention to Note 1 to the financial statements, which explains that in August 2025, the Energy Regulatory Commission (ERC) revoked the authority of Siquijor Island Power Corporation (SIPCOR) to operate, resulting in the shutdown of its power plant. As a direct consequence of this regulatory action, the REIT suspended the related lease arrangements with SIPCOR beginning November 2025, leading to the loss of a significant source of recurring rental income. These events adversely affected the REIT's financial performance, resulting in a net loss of P2.35 billion for the year ended December 31, 2025 and a deficit of P2.34 billion as at that date. The related regulatory and legal matters remain unresolved and are largely outside management's control.

Management has assessed the REIT's ability to continue as a going concern, taking into account, among others, cash flow projections, the continued income generated from Camotes Island Power Generation Corporation (CAMPCOR), and planned mitigating actions. In connection with our audit, we evaluated management's going concern assessment, including the reasonableness of key assumptions used in the cash flow forecasts and the adequacy of the related disclosures.

These events and conditions indicate the existence of a material uncertainty that may cast significant doubt on the REIT's ability to continue as a going concern. The financial statements have been prepared on a going concern basis, which contemplates the realization of assets and settlement of liabilities in the normal course of business. Our opinion is not modified in respect of this matter.

***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.

***Valuation of Investment Properties relating to CAMPCOR Assets with Continuing Operations******Description of the Matter***

The REIT's investment properties, comprising parcels of land, buildings, and a right-of-use asset, are measured under the fair value model. As of December 31, 2025, the carrying value of investment properties amounted to P5.4 billion, representing a significant portion of the REIT's total assets. A portion of these assets continues to be leased to CAMPCOR under existing lease agreements that remained in force throughout the year and continued to generate recurring rental income.

The fair value of CAMPCOR-related investment properties was determined by an independent appraiser using valuation techniques that rely on projected future cash flows supported by continuing lease arrangements. These valuations required significant judgment, particularly in assessing the sustainability of rental income, lease terms, counterparty credit risk, and market participant assumptions.

The valuation of CAMPCOR-related investment properties is a key audit matter due to the magnitude of the balance and significant judgement involved in estimating future cash flows from continuing lease agreements.

*How the Matter was Addressed in the Audit*

Our audit procedures to address the risk of material misstatement relating to valuation of investment properties included:

- Evaluating the competence, capabilities, and objectivity of the independent appraiser;
- Assessing whether the valuation appropriately identified CAMPCOR assets as income-generating properties with continuing lease arrangements distinct from SIPCOR-affected assets;
- Evaluating key assumptions applied in the valuation, including projected rental income, lease durations, renewal assumptions, and discount rates reflecting market participant expectations and counterparty risk;
- Assessing the appropriateness of cash flow projections, including consistency with executed lease agreements with CAMPCOR and historical collection patterns;
- Testing completeness and accuracy of key valuation inputs; and,
- Performing sensitivity analyses on significant assumptions.

***Impairment and Recoverability Assessment of SIPCOR-related Assets and Receivables***

*Description of the Matter*

The REIT holds assets and receivables arising from lease arrangements with SIPCOR, including property and equipment, investment properties, right-of-use assets, and trade receivables. As of December 31, 2025, the SIPCOR-related assets and receivables have an aggregate carrying value of approximately P8.6 billion as disclosed in Notes 5, 6, 7 and 8 of the financial statements.

During 2025, the revocation by the ERC of SIPCOR's authority to operate and the resulting shutdown of its power plant led to the prolonged suspension of the related lease arrangements. These events introduced significant uncertainty over the recoverability of SIPCOR-related assets and the collectability of related receivables, rather than uncertainty arising from valuation methodology alone.

Given the absence of near-term visibility on resumption of SIPCOR's operations and the ongoing regulatory and legal uncertainties, management performed impairment assessments and estimated expected credit losses (ECL) based on recovery scenarios, alternative use assumptions, and probability-weighted cash flows.

This matter is considered a key audit matter due to the significance of SIPCOR-related balances, the high degree of estimation uncertainty, and the significant judgment involved in impairment testing and ECL measurement.

*How the Matter was Addressed in the Audit*

Our audit procedures to address the risk of material misstatement relating to impairment and recoverability included:

- Understanding and evaluating management's impairment assessment process, including identification of impairment indicators arising from the SIPCOR shutdown;
- Evaluating key assumptions used in impairment models and ECL calculations, including recovery timing, alternative use scenario, and discount rates;
- Assessing the reasonableness of management's assumptions by reference to market data and approved plans;
- Evaluating the competence, capabilities, and objectivity of the independent appraiser and reviewing the related valuation reports;
- Testing the completeness and accuracy of underlying data used in impairment and ECL assessments; and,
- Performing sensitivity analyses on significant assumptions, to evaluate the potential impact on impairment and ECL outcomes.

***Revenue Recognition on Rental of Investment Properties****Description of the Matter*

The REIT recognized rental income amounting to P587.2 million for the year ended December 31, 2025, which represents its primary source of revenue. During the year, the suspension of SIPCOR lease arrangements required management to reassess revenue recognition for affected contracts, including whether revenue should continue to be recognized, modified, or suspended based on the enforceability of lease terms. This involved significant judgment in determining the appropriate accounting treatment under PFRS 16, *Leases* particularly in evaluating the point at which lease income should no longer be recognized.

At the same time, lease arrangements with CAMPCOR remained in force and continued to generate recurring rental income.

Revenue recognition is a key audit matter due to the significance of rental income and the judgment involved in distinguishing SIPCOR-affected leases from continuing CAMPCOR leases, as well as in determining the timing and extent of revenue recognition.

*How the Matter was Addressed in the Audit*

Our audit procedures to address the risk of material misstatement relating to revenue recognition included:

- Inspecting lease agreements and suspension agreements to understand contract terms and periods of enforceability;
- Assessing management's determination of whether and when rental income should be recognized or suspended for SIPCOR-affected leases under PFRS 16;

- Evaluating the continued recognition of rental income for CAMPCOR leases;
- Recomputing rental income, including straight-line adjustments, taking into account lease suspensions and contractual modifications; and,
- Evaluating adequacy of related revenue recognition disclosures in the financial statements.

***Other Information***

Management is responsible for the other information. The other information comprises the information included in the REIT's Securities and Exchange Commission (SEC) Form 20-IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2025, but does not include the financial statements and our auditors' report thereon. The SEC Form 20-IS, SEC Form 17-A and Annual Report for the year ended December 31, 2025, are expected to be made available to us after the date of this auditors' 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.

***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 REIT'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 REIT or to cease operations, or has no realistic alternative but to do so.

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

***Auditors' 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 auditors' 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 REIT'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 REIT's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the REIT to cease to continue as a going concern.
- 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.

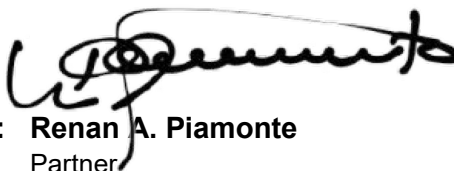
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, related safeguards.

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 auditors' 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.

**Report on Other Legal and Regulatory Requirements**

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information for the year ended December 31, 2025 required by the Bureau of Internal Revenue (BIR) as disclosed in Note 24 to the financial statements is presented for purposes of additional analysis and is not a required part of the basic financial statements prepared in accordance with PFRS Accounting Standards. Such supplementary information is the responsibility of management. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The engagement partner on the audits resulting in this independent auditors' report is Renan A. Piamonte.

**PUNONGBAYAN & ARAULLO**

By: **Renan A. Piamonte**  
Partner

CPA Reg. No. 0107805

TIN 221-843-037

PTR No. 10770769, January 6, 2026, Makati City

SEC Group A Accreditation

Partner - No. 107805-SEC (until financial period 2025)

Firm - No. 0002 (until financial period 2030)

BIR AN 08-002551-037-2025 (until August 6, 2028)

BOA/PRC Cert. of Reg. No. 0002/P-010 (until August 12, 2027)

May 29, 2026



**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**STATEMENTS OF FINANCIAL POSITION**  
**DECEMBER 31, 2025 AND 2024**  
*(Amounts in Philippine Pesos)*

|                                      | <u>Notes</u> | <u>2025</u>                     | <u>2024</u>                   |
|--------------------------------------|--------------|---------------------------------|-------------------------------|
| <b><u>A S S E T S</u></b>            |              |                                 |                               |
| <b>CURRENT ASSETS</b>                |              |                                 |                               |
| Cash                                 | 4            | <b>P 545,596</b>                | P 891,662                     |
| Trade receivables - net              | 5            | <b>433,745,299</b>              | 889,500,954                   |
| Prepayments and other current assets | 6            | <b><u>59,860,198</u></b>        | <u>55,012,509</u>             |
| Total Current Assets                 |              | <b><u>494,151,093</u></b>       | <u>945,405,125</u>            |
| <b>NON-CURRENT ASSETS</b>            |              |                                 |                               |
| Property and equipment - net         | 7            | <b>704,089,300</b>              | 961,520,000                   |
| Investment properties                | 8            | <b><u>5,429,932,000</u></b>     | <u>7,914,420,000</u>          |
| Total Non-current Assets             |              | <b><u>6,134,021,300</u></b>     | <u>8,875,940,000</u>          |
| <b>TOTAL ASSETS</b>                  |              | <b><u>P 6,628,172,393</u></b>   | <b><u>P 9,821,345,125</u></b> |
| <b><u>LIABILITIES AND EQUITY</u></b> |              |                                 |                               |
| <b>CURRENT LIABILITIES</b>           |              |                                 |                               |
| Trade and other payables             | 9            | <b>P 243,459,062</b>            | P 138,665,894                 |
| Due to related parties               | 14           | <b>55,303,290</b>               | 322,655,398                   |
| Lease liabilities                    | 10           | <b><u>522,227</u></b>           | <u>408,491</u>                |
| Total Current Liabilities            |              | <b><u>299,284,579</u></b>       | <u>461,729,783</u>            |
| <b>NON-CURRENT LIABILITIES</b>       |              |                                 |                               |
| Lease liabilities                    | 10           | <b>4,865,352</b>                | 5,411,452                     |
| Deferred tax liabilities - net       | 13           | <b><u>44,505,193</u></b>        | <u>112,895,217</u>            |
| Total Non-current Liabilities        |              | <b><u>49,370,545</u></b>        | <u>118,306,669</u>            |
| Total Liabilities                    |              | <b><u>348,655,124</u></b>       | <u>580,036,452</u>            |
| <b>EQUITY</b>                        |              |                                 |                               |
| Capital stock                        | 15           | <b>3,288,669,000</b>            | 3,288,669,000                 |
| Additional paid in capital           | 15           | <b>5,328,952,851</b>            | 5,328,952,851                 |
| Revaluation reserves - net           | 7            | <b>-</b>                        | 137,936,681                   |
| Retained earnings (Deficit)          | 15           | <b>( <u>2,338,104,582</u> )</b> | <u>485,750,141</u>            |
| Total Equity                         |              | <b><u>6,279,517,269</u></b>     | <u>9,241,308,673</u>          |
| <b>TOTAL LIABILITIES AND EQUITY</b>  |              | <b><u>P 6,628,172,393</u></b>   | <b><u>P 9,821,345,125</u></b> |

*See Notes to Financial Statements.*

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**STATEMENTS OF COMPREHENSIVE INCOME**  
**FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023**  
*(Amounts in Philippine Pesos)*

|                                                                   | Notes | <u>2025</u>                | <u>2024</u>           | <u>2023</u>           |
|-------------------------------------------------------------------|-------|----------------------------|-----------------------|-----------------------|
| <b>RENTAL INCOME</b>                                              | 11    | <b>P 587,194,877</b>       | P 695,609,311         | P 643,814,022         |
| <b>COSTS OF RENTALS</b>                                           | 12    | <u>90,326,004</u>          | <u>85,846,407</u>     | <u>70,763,428</u>     |
| <b>GROSS PROFIT</b>                                               |       | <b>496,868,873</b>         | 609,762,904           | 573,050,594           |
| <b>OTHER OPERATING EXPENSES</b>                                   | 12    | <u>385,119,418</u>         | <u>6,949,610</u>      | <u>4,660,730</u>      |
| <b>OPERATING PROFIT</b>                                           |       | <u>111,749,455</u>         | <u>602,813,294</u>    | <u>568,389,864</u>    |
| <b>OTHER INCOME (CHARGES) – Net</b>                               |       |                            |                       |                       |
| Fair value gain (loss) on investment properties                   | 8     | ( 2,484,488,000 )          | 86,511,514            | 213,520,000           |
| Finance cost                                                      | 10    | ( 381,236 )                | ( 411,551 )           | ( 434,898 )           |
| Finance income                                                    | 4     | <u>573</u>                 | <u>4,506</u>          | <u>6,051</u>          |
|                                                                   |       | ( <u>2,484,868,663</u> )   | <u>86,104,469</u>     | <u>213,091,153</u>    |
| <b>PROFIT (LOSS) BEFORE TAX</b>                                   |       | ( 2,373,119,208 )          | 688,917,763           | 781,481,017           |
| <b>TAX INCOME (EXPENSE)</b>                                       | 13    | <u>25,476,253</u>          | ( <u>32,905,682</u> ) | ( <u>77,471,471</u> ) |
| <b>NET PROFIT (LOSS)</b>                                          |       | ( <u>2,347,642,955</u> )   | <u>656,012,081</u>    | <u>704,009,546</u>    |
| <b>OTHER COMPREHENSIVE INCOME (LOSS)</b>                          |       |                            |                       |                       |
| Item that will not be reclassified subsequently to profit or loss |       |                            |                       |                       |
| Revaluation increase (decrease) in property and equipment – net   | 7     | ( 171,654,538 )            | 85,142,383            | 89,441,268            |
| Tax income (expense)                                              | 13    | <u>42,913,634</u>          | ( <u>21,285,596</u> ) | ( <u>22,360,317</u> ) |
|                                                                   |       | ( <u>128,740,904</u> )     | <u>63,856,787</u>     | <u>67,080,951</u>     |
| <b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>                          |       | ( <u>P 2,476,383,859</u> ) | <u>P 719,868,868</u>  | <u>P 771,090,497</u>  |
| <b>BASIC AND DILUTED EARNINGS (LOSS) PER SHARE</b>                | 16    | ( <u>P 0.71</u> )          | <u>P 0.20</u>         | <u>P 0.21</u>         |

*See Notes to Financial Statements.*

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023**  
*(Amounts in Philippine Pesos)*

|                                               | <u>Capital Stock</u><br>(See Note 15) | <u>Additional<br/>Paid-in Capital</u><br>(See Note 15) | <u>Revaluation<br/>Reserves</u><br>(See Note 7) | <u>Retained<br/>Earnings</u><br>(See Note 15) | <u>Total</u>                  |
|-----------------------------------------------|---------------------------------------|--------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|-------------------------------|
| Balance at January 1, 2025                    | P 3,288,669,000                       | P 5,328,952,851                                        | P 137,936,681                                   | P 485,750,141                                 | P 9,241,308,673               |
| Dividends declared                            | -                                     | -                                                      | -                                               | ( 485,407,545 )                               | ( 485,407,545 )               |
| Transfer of depreciation to retained earnings | -                                     | -                                                      | ( 9,195,777 )                                   | 9,195,777                                     | -                             |
| Total comprehensive loss for the year         | <u>-</u>                              | <u>-</u>                                               | <u>( 128,740,904 )</u>                          | <u>( 2,347,642,955 )</u>                      | <u>( 2,476,383,859 )</u>      |
| <b>Balance at December 31, 2025</b>           | <b><u>P 3,288,669,000</u></b>         | <b><u>P 5,328,952,851</u></b>                          | <b><u>p -</u></b>                               | <b><u>( P 2,338,104,582 )</u></b>             | <b><u>P 6,279,517,269</u></b> |
| Balance at January 1, 2024                    | P 3,288,669,000                       | P 5,328,952,851                                        | P 79,018,554                                    | P 401,303,076                                 | P 9,097,943,481               |
| Dividends declared                            | -                                     | -                                                      | -                                               | ( 576,503,676 )                               | ( 576,503,676 )               |
| Transfer of depreciation to retained earnings | -                                     | -                                                      | ( 4,938,660 )                                   | 4,938,660                                     | -                             |
| Total comprehensive loss for the year         | <u>-</u>                              | <u>-</u>                                               | <u>63,856,787</u>                               | <u>656,012,081</u>                            | <u>719,868,868</u>            |
| Balance at December 31, 2024                  | <u>P 3,288,669,000</u>                | <u>P 5,328,952,851</u>                                 | <u>P 137,936,681</u>                            | <u>P 485,750,141</u>                          | <u>P 9,241,308,673</u>        |
| Balance at January 1, 2023                    | P 3,288,669,000                       | P 5,328,952,851                                        | P 12,683,703                                    | P 137,229,076                                 | P 8,767,534,630               |
| Dividends declared                            | -                                     | -                                                      | -                                               | ( 440,681,646 )                               | ( 440,681,646 )               |
| Transfer of depreciation to retained earnings | -                                     | -                                                      | ( 746,100 )                                     | 746,100                                       | -                             |
| Total comprehensive income for the year       | <u>-</u>                              | <u>-</u>                                               | <u>67,080,951</u>                               | <u>704,009,546</u>                            | <u>771,090,497</u>            |
| Balance at December 31, 2023                  | <u>P 3,288,669,000</u>                | <u>P 5,328,952,851</u>                                 | <u>P 79,018,554</u>                             | <u>P 401,303,076</u>                          | <u>P 9,097,943,481</u>        |

*See Notes to Financial Statements.*

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025, 2024 AND 2023**  
*(Amounts in Philippine Pesos)*

|                                                  | Notes | 2025                | 2024            | 2023            |
|--------------------------------------------------|-------|---------------------|-----------------|-----------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>      |       |                     |                 |                 |
| Profit (loss) before tax                         |       | ( P 2,373,119,208 ) | P 688,917,763   | P 781,481,017   |
| Adjustments for                                  |       |                     |                 |                 |
| Fair value loss (gain) on investment properties  | 8     | 2,484,488,000       | ( 86,511,514 )  | ( 213,520,000 ) |
| Impairment loss                                  | 6, 7  | 379,022,577         | -               | -               |
| Depreciation                                     | 7     | 63,747,182          | 58,102,383      | 52,541,268      |
| Finance cost                                     | 10    | 381,236             | 411,551         | 434,898         |
| Finance income                                   | 4     | ( 573 )             | ( 4,506 )       | ( 6,051 )       |
| Operating profit before working capital changes  |       | 554,519,214         | 660,915,677     | 620,931,132     |
| Decrease (increase) in trade receivables         |       | 98,762,058          | 161,824,103     | ( 658,938,603 ) |
| Increase in prepayments and other current assets |       | ( 4,847,689 )       | ( 12,054,315 )  | ( 42,354,099 )  |
| Increase in trade and other payables             |       | 17,878,511          | 6,527,973       | 72,427,503      |
| Cash generated from (used in) operations         |       | 666,312,094         | 817,213,438     | ( 7,934,067 )   |
| Interest received                                | 4     | 573                 | 4,506           | 6,051           |
| Income tax paid                                  |       | ( 137 )             | ( 214 )         | ( 8,718,662 )   |
| Net Cash From (Used in) Operating Activities     |       | 666,312,530         | 817,217,730     | ( 16,646,678 )  |
| <b>CASH FLOWS FROM AN INVESTING ACTIVITY</b>     |       |                     |                 |                 |
| Acquisitions of investment properties            | 8     | -                   | ( 43,418,486 )  | -               |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>      |       |                     |                 |                 |
| Advances paid to related parties                 | 14    | ( 658,402,440 )     | ( 921,664,709 ) | ( 400,000 )     |
| Dividends paid                                   | 15    | ( 398,492,888 )     | ( 636,767,714 ) | ( 380,417,608 ) |
| Advances obtained from related parties           | 14    | 391,050,332         | 734,428,462     | 445,663,922     |
| Interest paid                                    | 10    | ( 381,236 )         | ( 411,551 )     | ( 434,898 )     |
| Payment of lease liability                       | 10    | ( 432,364 )         | ( 381,908 )     | ( 500,189 )     |
| Net Cash From (Used in) Financing Activities     |       | ( 666,658,596 )     | ( 824,797,420 ) | 63,911,227      |
| <b>NET INCREASE (DECREASE) IN CASH</b>           |       | ( 346,066 )         | ( 50,998,176 )  | 47,264,549      |
| <b>CASH AT BEGINNING OF THE YEAR</b>             |       | 891,662             | 51,889,838      | 4,625,289       |
| <b>CASH AT END OF THE YEAR</b>                   |       | P 545,596           | P 891,662       | P 51,889,838    |

**Supplemental Information on Non-cash Financing Activity –**

In 2025, dividends amounting to P86.9 million were declared but remained unpaid as of December 31, 2025 and were recorded as part of Trade and Other Payables in the 2025 statement of financial position. Similarly, in 2023, dividends amounting to P60.3 million were declared but remained unpaid as of December 31, 2023, and were likewise presented under Trade and Other Payables in the 2023 statement of financial position (see Note 9). The unpaid dividends in 2023 were subsequently settled in 2024.

*See Notes to Financial Statements.*

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025, 2024 AND 2023**  
*(Amounts in Philippine Pesos)*

**1. GENERAL INFORMATION**

***1.1 Corporate Information***

Premiere Island Power REIT Corporation (the REIT) was incorporated under Philippine law on March 4, 2022 under the name of Premiere Island Philippines Holding Corporation (PIPHC). Under its articles of incorporation, PIPHC is authorized to invest in, purchase, or otherwise acquire and own, sell, assign, transfer, mortgage, pledge, exchange, or otherwise dispose of real property and personal property of every kind and description. Since its incorporation on March 4, 2022, PIPHC did not have any business operation until the property-for-share swap transaction with Camotes Island Power Generation Corporation and S.I. Power Corp. (CAMPCOR and SIPCOR, respectively; the Sponsors, collectively) (see Note 15).

On June 24, 2022, the Board of Directors (BOD) approved certain amendments to the Articles of Incorporation and By-Laws, including: (a) changing the corporate name to Premiere Island Power REIT Corporation; and, (b) changing the REIT's primary purpose to engage in the business of a real estate investment trust as provided under Republic Act (R.A.) No. 9856, *The Real Estate Investment Trust Act of 2009* (the REIT Act), including its implementing rules and regulations, and other applicable laws. The Securities and Exchange Commission (SEC) approved the amendments on November 9, 2022.

The REIT listed its common shares in the Philippine Stock Exchange (PSE) as a power REIT on December 15, 2022 (see Note 15.1).

SIPCOR (the Parent Company) holds 25.71% interest over the REIT while CAMPCOR holds 25.39%. SIPCOR also owns 93.68% of CAMPCOR. Accordingly, SIPCOR effectively holds 49.50% of the REIT's total issued and outstanding capital stock, making SIPCOR as the controlling stockholder and the REIT's parent company. SIPCOR and CAMPCOR are both presently engaged in buying, acquiring, leasing, constructing, maintaining, and operating plants, work, systems, poles, poles wire, conduit, ducts and subway for the production, supply, distribution and sale of electricity.

Prime Asset Ventures, Inc. (PAVI or the Ultimate Parent) is the REIT's ultimate parent company. PAVI is presently engaged primarily to invest in, purchase or otherwise acquire and own, hold, use, sell, assign, transfer, lease, mortgage, pledge, exchange, develop or otherwise, dispose of real and personal property of every kind, and to grant loans and/or assume or undertake or guarantee or secure either on its general credit or on the mortgage, pledge, deed of trust, assignment and/or other security arrangement of any or all of its property, its related parties or any third party, without engaging in the business of a financing company or lending investor.

The registered office address and principal place of business of the REIT, PAVI, SIPCOR and CAMPCOR are located at 4th Starmall IT Hub CV Starr Ave., Philamlife Pamplona Dos Las Piñas, Las Piñas City.

### ***1.2 Approval of the Financial Statements***

The financial statements of the REIT as of and for the year ended December 31, 2025 (including the comparative financial statements as of and for the years ended December 31, 2024 and 2023) were authorized for issue by the REIT's BOD on May 29, 2026.

### ***1.3 Going Concern and Impact of SIPCOR Lease Suspension***

The financial statements have been prepared on a going concern basis, which assumes that the REIT will continue in operation for the foreseeable future and will be able to realize its assets and settle its liabilities in the normal course of business. In August 2025, the Energy Regulatory Commission (ERC) revoked the authority of SIPCOR to operate its power plant, resulting in the shutdown of its operations. As a direct consequence of this regulatory action, the REIT suspended its lease arrangements with SIPCOR beginning November 2025. SIPCOR had historically contributed a significant portion of the REIT's lease income, and the suspension resulted in a substantial reduction in recurring cash inflows from the affected assets.

Notwithstanding the suspension of the SIPCOR lease arrangements, the REIT continues to generate recurring rental income from its lease arrangements with CAMPCOR, which remained in force throughout the year and into 2026. The cash inflows from CAMPCOR provide continuing support to the REIT's operations and liquidity while the SIPCOR-related regulatory and legal matters remain unresolved.

Management has assessed that the going concern basis of preparation remains appropriate after considering the REIT's existing resources, continuing income generated from CAMPCOR, and other mitigating actions. Notwithstanding management's assessment, the circumstances described above indicate the existence of a material uncertainty that may cast significant doubt on the REIT's ability to continue as a going concern.

## **2. MATERIAL ACCOUNTING POLICY INFORMATION**

The material accounting policy information that has been used in the preparation of these financial statements are summarized below and on the succeeding pages. These policies have been consistently applied to all the periods presented, unless otherwise stated.

### ***2.1 Basis of Preparation of Financial Statements***

#### ***(a) Statement of Compliance with Philippine Financial Reporting Standards***

The financial statements of the REIT have been prepared in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards). PFRS Accounting Standards are adopted by the Financial and Sustainability Reporting Standards Council (FSRSC) from the pronouncements issued by the International Accounting Standards Board and approved by the Philippine Board of Accountancy.

The financial statements have been prepared using the measurement bases specified by PFRS Accounting Standards for each type of asset, liability, income, and expense. The measurement bases are more fully described in the accounting policies that follow.

(b) *Presentation of Financial Statements*

The financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The REIT presents all items of income, expense and other comprehensive income or loss in a single statement of comprehensive income.

The REIT presents a third statement of financial position as of the beginning of the preceding period when it applies an accounting policy retrospectively, or makes a retrospective restatement or reclassification of items that have a material effect on the information in the statement of financial position at the beginning of the preceding period. The related notes to the third statement of financial position are not required to be disclosed.

(c) *Functional and Presentation Currency*

These financial statements are presented in Philippine pesos, the REIT's presentation and functional currency, and all values represent absolute amounts except when otherwise indicated.

Items included in the financial statements of the REIT are measured using the REIT's functional currency. Functional currency is the currency of the primary economic environment in which the REIT operates.

## **2.2 Adoption of New and Amended PFRS Accounting Standards**

(a) *Effective in 2025 that is not Relevant to the REIT*

Among the amendments to PFRS Accounting Standards, which are mandatorily effective for annual periods beginning on or after January 1, 2025, the amendments to PAS 21, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*, is not relevant to the REIT's financial statements.

(b) *Effective Subsequent to 2025 but not Adopted Early.*

There are pronouncements effective for annual periods subsequent to 2025, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and unless otherwise indicated, none of these are expected to have significant impact on the REIT's financial statements:

- (i) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments* (effective from January 1, 2026).
- (ii) PFRS 9 and PFRS 7 (Amendments), *Financial Instruments, and Financial Instruments: Disclosures – Amendments to Contracts Referencing Nature-dependent Electricity* (effective from January 1, 2026).

- (iii) PFRS 18, *Presentation and Disclosure in Financial Statements* (effective from January 1, 2027). The new standard impacts the classification of profit or loss items (i.e., into operating, investing and financing categories) and the presentation of subtotals in the statement of profit or loss (i.e., operating profit and profit before financing and income taxes). The new standard also changes the aggregation and disaggregation of information presented in the primary financial statements and in the notes. It also introduces required disclosures about management-defined performance measures. The new standard, however, does not affect how an entity recognizes and measures its financial condition, financial performance and cash flows.

### **2.3 Financial Instruments**

Financial assets and financial liabilities are recognized when the REIT becomes a party to the contractual provisions of the financial instrument.

#### *(a) Financial Assets*

Regular purchases and sales of financial assets are recognized on their trade date (i.e., the date that the REIT commits to purchase or sell the asset).

#### Classification and Measurement of Financial Assets

The REIT's financial assets include financial assets at amortized cost such as Cash and Trade Receivables.

#### Impairment of Financial Assets

The REIT applies a general approach in relation to its trade receivables, which relate to receivables from related parties. The maximum period over which ECL should be measured is the longest contractual period where an entity is exposed to credit risk. In the case of these receivables, the contractual period is the very short period needed to transfer the cash once demanded or when the receivables fall due. Management determines possible impairment based on the sufficiency of the related parties' highly liquid assets in order to repay the REIT's receivables if demanded at the reporting date taking into consideration the historical defaults of the related parties.

If the REIT cannot immediately collect the receivables, management considers the expected manner of recovery to measure ECL. If the recovery strategies indicate that the outstanding balance of the receivables can be collected, the ECL is limited to the effect of discounting the amount due over the period until cash is realized which may prove to be negligible.

#### *(b) Financial Liabilities*

Financial liabilities include Trade and Other Payables (except tax-related liabilities), Lease Liabilities and Due to Related Parties.

### **2.4 Property and Equipment**

Property and equipment are carried at revalued amount which is the fair value at the date of the revaluation, as determined by independent appraiser, less subsequent accumulated depreciation and any accumulated impairment losses.



Revalued amount is the fair market value determined based on appraisal by external professional appraiser once every two years or more frequently if market factors indicate a material change in fair value.

Depreciation of property and equipment (comprising of generation assets) is computed on the straight-line basis over the estimated useful lives of 18 years.

## **2.5 Investment Properties**

Properties held for lease under operating lease agreements, which comprise mainly of land and buildings are classified as Investment Properties.

Investment properties are accounted for under the fair value model. They are remeasured annually and are reported in the statement of financial position at their fair values. Fair value is based on the income approach and, where projected cash flows cannot be measure reliably, the cost approach, as determined annually by an independent appraiser with sufficient experience with respect to both the location and the nature of the investment properties.

## **2.6 Leases**

### **(a) REIT as Lessee**

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments.

The REIT has elected to account for short-term leases and leases of low-value assets using the practical expedients, when applicable. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

### **(b) REIT as Lessor**

The REIT applies judgment in determining whether a lease contract is a finance or operating lease.

## **2.7 Impairment of Non-financial Assets**

The Company's property and equipment, right-of-use assets, and other non-financial assets are subject to impairment testing.

# **3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES**

The preparation of the REIT's financial statements in accordance with PFRS Accounting Standards requires management to make judgments and estimates that affect the amounts reported in the financial statements and related notes. Judgments and estimates 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. Actual results may ultimately differ from these estimates.

### ***3.1 Critical Management Judgments in Applying Accounting Policies***

In the process of applying the REIT's accounting policies, management has made the following judgments, apart from those involving estimation, which have the most significant effect on the amounts recognized in the financial statements.

*(a) Suspension of Revenue Recognition from Lease Agreement with SIPCOR*

The REIT recognizes rental income from its lease arrangements in accordance with PFRS 16, *Leases*, whereby lease income is generally recognized on a straight-line basis over the lease term.

In August 2025, the ERC revoked the authority of SIPCOR, a significant lessee, to operate its power plant, resulting in the shutdown of its operations. Consequently, the related lease agreement was suspended effective November 2025.

Following the suspension, management exercised significant judgment in determining the appropriate accounting treatment for lease income from SIPCOR. In making this judgement, management considered, among others, the enforceability of the lease arrangement in substance, SIPCOR's ability to utilize the underlying leased asset and the implications on the timing and recoverability of lease payments during the period of operational shut down.

Accordingly, no lease income from SIPCOR has been recognized from the date of suspension through the reporting period. Management concluded that continued recognition of lease income would no longer faithfully represent the economic substance of the arrangement during the suspension period.

This judgment significantly affects the timing and amount of revenue recognized in the financial statements and is subject to ongoing assessment as circumstances involve, including any resolution of regulatory matters and resumption of SIPCOR's operations.

*(b) Assessment of REIT's Ability to Continue as Going Concern*

The REIT's management has made an assessment on the REIT's ability to continue as a going concern and is satisfied that the REIT has the resources and concrete plans to continue in the foreseeable future.

Management's assessment and plans to improve its financial position and performance are discussed in Note 1. The financial statements continue to be prepared on a going concern basis.

*(c) Determination of Lease Term of Contracts with Renewal and Termination Options*

In determining the lease term, management considers all relevant factors and circumstances that create an economic incentive to exercise a renewal option or not exercise a termination option. Renewal options and/or periods after termination options are only included in the lease term if the lease is reasonably certain to be extended or not terminated and the renewal of the contract is not subject to mutual agreement of both parties.

The factors that are normally the most relevant are (a) if there are significant penalties should the REIT pre-terminate the contract, and (b) if any leasehold improvements are expected to have a significant remaining value, the REIT is reasonably certain to extend and not to terminate the lease contract. Otherwise, the REIT considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

The REIT did not include the renewal period as part of the lease term for the lease due to the provision in its contract that requires mutual agreement of both parties on the terms and agreements of the renewal and termination of the lease contract.

The lease term is reassessed if an option is actually exercised or not exercised or the REIT becomes obliged to exercise or not exercise it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the REIT.

(d) *Distinction Among Investment Properties and Owner-occupied Properties*

The REIT determines whether a property should be classified as investment property or owner-occupied property. The REIT applies judgment upon initial recognition of the asset based on intention and also when there is a change in use. In making its judgment, the REIT considers whether the property generates cash flows largely independently of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to property but also to other assets used in the production or supply process.

When a property comprises of a portion that is held to earn rental or for capital appreciation and another portion that is held for use in the REIT's main line of business or for administrative purposes, the REIT accounts for the portions separately if these portions can be sold separately (or leased out separately under finance lease). If the portions cannot be sold separately, the property is accounted for as investment property only if an insignificant portion is held for use in the REIT's main line of business or for administrative purposes.

Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The REIT considers each property separately in making its judgment.

(e) *Distinction Between Operating and Finance Leases as Lessor*

The REIT has entered into various lease agreements as a lessor. Critical judgment was exercised by management to distinguish the lease agreements as either an operating or finance lease by looking at the transfer or retention of significant risks and rewards of ownership of the properties covered by the agreements. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities.

Management has determined that its current lease agreements as lessor are operating leases.

(f) *Recognition of Provisions and Contingencies*

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive obligation that has resulted from past events.

Judgment is exercised by management to distinguish between provisions and contingencies.

**3.2 Key Sources of Estimation Uncertainty**

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period:

(a) *Fair Value Measurement of Investment Properties and Property and Equipment*

The REIT's investment properties, composed of right-of-use asset, land and buildings, are measured using the fair value model while the REIT's property and equipment, composed of generation assets, are measured using revaluation model. In determining the fair value of these assets, the REIT engages the services of professional and independent appraisers applying the income approach.

In determining the fair value under the income approach, significant estimates are made such as revenues generated, costs and expenses related to the operations and discount rate.

The fair value measurements of the REIT's investment properties and property and equipment involve significant judgment and estimation. The valuation assumptions are updated each reporting period based on information available at the reporting date and reflect current expectations of market participants. Changes in these key assumptions arising from current-year developments are accounted for as changes in accounting estimates in accordance with PAS 8 and are recognized in accordance with the applicable standards.

In the current year, the fair value of certain investment properties decreased compared with the prior year primarily due to the suspension of lease arrangements and the operational shutdown of SIPCOR. These circumstances resulted in reduced and more uncertain projected cash flows, including changes in assumptions relating to expected rental income, timing of cash flows and discount rates, and led to increased estimation uncertainty in the valuation of these properties.

In contrast, investment properties leased to CAMPCOR continued to generate recurring rental income under existing lease agreements, providing support to fair values based on continuing cash flow projections.

Due to the current operating environment of SIPCOR, there is heightened uncertainty over the timing and extent of recovery in projected cash flows for the affected investment properties. The fair values of these properties are particularly sensitive to changes in assumptions regarding rental income and discount rates. A reasonably possible change in these key assumptions could result in a material adjustment to the carrying amounts of the related assets in future reporting periods.

For investment properties and property and equipment for which the valuation was conducted prior to the end of the reporting period, management assesses whether there are significant events or changes in circumstances occurring between the valuation date and the reporting date that would require adjustments to the fair values or additional disclosures.

Management concluded that the effects of the suspension of lease arrangements and the operational shutdown of SIPCOR were appropriately reflected in the valuation assumptions used by the independent appraisers. No further significant events or changes in circumstances were identified during the intervening period that would require additional adjustments to the disclosed fair values as at the reporting date.

*(b) Estimation of Useful Lives of Property and Equipment*

The REIT estimates the useful lives of the property and equipment based on the period over which the assets are expected to be available for use. The estimated useful lives of the property and equipment are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence, and legal or other limits on the use of the assets.

The carrying amounts of the property and equipment are analyzed in Note 7. Based on management's assessment as at December 31, 2025 and 2024, there is no change in estimated useful lives of the property and equipment during those periods. Actual results, however, may vary due to changes in estimates brought about by changes in factors mentioned above.

*(c) Estimation of Allowance for ECL*

The measurement of the allowance for ECL is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers/counterparties defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 18.2(b).

Based on management's assessment, an allowance for expected credit losses was recognized on receivables as of December 31, 2025. Accordingly, receivables as of December 31, 2024 were considered fully collectible (see Note 5).

*(d) Impairment of Non-financial Assets*

The REIT's Investment Properties, Property and Equipment and other non-financial assets are subject to impairment testing.

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainties relate to assumptions about future operating results and the determination of suitable discount rate.

Though management believes that the assumptions used in the estimation of fair values reflected in the financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

Based on management's assessment, an impairment loss on Property and Equipment was recognized for the year ended December 31, 2025. There was no similar transaction in 2024 (see Notes 7 and 12).

#### 4. CASH

Cash in banks amounted to P0.5 million and P0.9 million as of December 31, 2025 and 2024, respectively.

Cash in banks generally earn interest based on daily bank deposit rates. Interest income earned from cash in banks amounted to P573 in 2025, P4,506 in 2024 and P6,051 in 2023. Interest earned is presented as Finance income under Other Income (Charges) – Net section in the statements of comprehensive income.

#### 5. TRADE RECEIVABLES – Net

This account as of December 31 is composed of the following:

| <i>(Amounts in PHP)</i>  | <u>Note</u> | <u>2025</u>          | <u>2024</u> |
|--------------------------|-------------|----------------------|-------------|
| Billed                   | 14.1        | <b>612,718,120</b>   | 736,640,406 |
| Accrued                  | 14.1        | <b>178,020,776</b>   | 152,860,548 |
|                          |             | <b>790,738,896</b>   | 889,500,954 |
| Allowance for impairment |             | <b>(356,993,597)</b> | -           |
|                          | 11          | <b>433,745,299</b>   | 889,500,954 |

All trade receivables are subject to credit risk exposure. In 2025, following the revocation by the ERC of SIPCOR's authority to operate and the resulting shutdown of its power plant, management reassessed the recoverability of the related assets and receivables. Accordingly, an impairment loss was recognized based on estimated expected credit losses and recovery scenarios and is presented as part of impairment loss under Cost and Operating Expenses in 2025 statement of comprehensive income (see Note 12).

## 6. PREPAYMENTS AND OTHER CURRENT ASSETS

The REIT's other assets consist of the following:

| <i>(Amounts in PHP)</i> | <u>2025</u>              | <u>2024</u>       |
|-------------------------|--------------------------|-------------------|
| Income tax credits      | <b>59,673,258</b>        | 54,827,714        |
| Prepaid expenses        | <u><b>186,940</b></u>    | <u>184,795</u>    |
|                         | <u><b>59,860,198</b></u> | <u>55,012,509</u> |

Income tax credits represent amounts available to offset the REIT's income tax liability, including creditable withholding taxes withheld from the REIT's income by its customers and prior-year excess income tax payments carried forward for application against future income tax liabilities.

## 7. PROPERTY AND EQUIPMENT

The property and equipment of the REIT pertains to generation assets (see Note 15).

The carrying amounts of property and equipment as at December 31, 2025, 2024 and 2023 are as follows:

| <i>(Amounts in PHP)</i>         | <u>2025</u>                | <u>2024</u>        | <u>2023</u>        |
|---------------------------------|----------------------------|--------------------|--------------------|
| Cost                            | <b>961,520,000</b>         | 934,480,000        | 897,580,000        |
| Revaluation increase (decrease) | <b>(171,654,538)</b>       | 85,142,383         | 89,441,268         |
| Depreciation                    | <b>(63,747,182)</b>        | (58,102,383)       | (52,541,268)       |
| Impairment                      | <u><b>(22,028,980)</b></u> | <u>-</u>           | <u>-</u>           |
|                                 | <u><b>704,089,300</b></u>  | <u>961,520,000</u> | <u>934,480,000</u> |

The property and equipment is recognized under the revaluation model. The revaluation surplus, net of applicable deferred income taxes, is presented as part of the Revaluation Reserves account in the equity section of the statements of financial position. As of December 31, 2025, the Revaluation Reserves balance is nil, following the offset of prior revaluation gains against impairment losses and changes in valuation assumptions during the year.

The movements of the revaluation surplus are presented below.

| <i>(Amounts in PHP)</i>          | <u>2025</u>               | <u>2024</u>        | <u>2023</u>       |
|----------------------------------|---------------------------|--------------------|-------------------|
| Balance at beginning of the year | <b>137,936,681</b>        | 79,018,554         | 12,683,703        |
| Revaluation                      | <b>(128,740,904)</b>      | 63,856,787         | 67,080,951        |
| Depreciation                     | <u><b>(9,195,777)</b></u> | <u>(4,938,660)</u> | <u>(746,100)</u>  |
| Balance at end of the year       | <u>-</u>                  | <u>137,936,681</u> | <u>79,018,554</u> |

Indicators of impairment were identified during the year ended December 31, 2025 due to changes in operating conditions that affected the expected recoverable amounts of certain property and equipment. Accordingly, the REIT recognized an impairment loss on its property and equipment amounting to P22.0 million, arising from a revaluation decrease, the excess of which over the existing revaluation surplus and carrying amount of the related property and equipment was recognized in profit or loss. The amount is presented as part of Other Operating Expenses in the 2025 statement of comprehensive income (see Note 12). No impairment loss was recognized for the years ended December 31, 2024 and 2023.

The REIT recognized income arising from the lease of generation assets to SIPCOR amounting to P35.1 million in 2025 and P52.7 million for both 2024 and 2023, and these are presented as part of Rental Income in the statements of comprehensive income (see Note 11). The related outstanding receivable is presented as part of Trade Receivables in the statements of financial position (see Note 5). The depreciation expense is presented as part of Costs of Rentals in the statements of comprehensive income.

In 2025 and 2024, the REIT transferred to Retained Earnings the depreciation of the revaluation surplus from prior year amounting to P9.2 million and P4.9 million, respectively.

Under the cost model, the carrying value of the property and equipment would have amounted to P704.1 million and P777.6 million as of December 31, 2025 and 2024, respectively.

The REIT did not have any fully depreciated property and equipment as of December 31, 2025 and 2024. The information on the fair value measurement and disclosures related to the property and equipment are presented in Note 20.3.

## 8. INVESTMENT PROPERTIES

The REIT's investment properties pertain to parcels of land located in Candanay, Siquijor, Lazi, Siquijor, Poro, Cebu and Pilar, Cebu, including the buildings located in the said parcels of land (see Note 15) and the right-of-use asset on the lease right from the lease agreement with NPC (see Note 10).

These parcels of land and buildings are measured at fair value and the information on the fair value measurement and disclosures are presented in Note 20.3.

A reconciliation of the carrying amounts of investment properties as at December 31, 2025, 2024 and 2023 is shown below.

| <i>(Amounts in PHP)</i>             | <b>Land</b>          | <b>Buildings</b>     | <b>Right-of-use<br/>asset</b> | <b>Total</b>         |
|-------------------------------------|----------------------|----------------------|-------------------------------|----------------------|
| Balance as of<br>January 1, 2025    | 4,377,340,000        | 2,382,870,000        | 1,154,210,000                 | 7,914,420,000        |
| Fair value loss                     | (1,167,030,000)      | (163,248,000)        | (1,154,210,000)               | (2,484,488,000)      |
| Balances as of<br>December 31, 2025 | <b>3,210,310,000</b> | <b>2,219,622,000</b> | <b>-</b>                      | <b>5,429,932,000</b> |



| <i>(Amounts in PHP)</i> | <b>Land</b>          | <b>Buildings</b>     | <b>Right-of-use asset</b> | <b>Total</b>         |
|-------------------------|----------------------|----------------------|---------------------------|----------------------|
| Balance as of           |                      |                      |                           |                      |
| January 1, 2024         | 4,254,240,000        | 2,315,860,000        | 1,214,390,000             | 7,784,490,000        |
| Additions               | 25,482,095           | 17,936,391           | -                         | 43,418,486           |
| Fair value gain (loss)  | 97,617,905           | 49,073,609           | (60,180,000)              | 86,511,514           |
| Balances as of          |                      |                      |                           |                      |
| December 31, 2024       | <u>4,377,340,000</u> | <u>2,382,870,000</u> | <u>1,154,210,000</u>      | <u>7,914,420,000</u> |
| Balances as of          |                      |                      |                           |                      |
| January 1, 2023         | 4,085,360,000        | 2,223,800,000        | 1,261,810,000             | 7,570,970,000        |
| Fair value gain (loss)  | 168,880,000          | 92,060,000           | (47,420,000)              | 213,520,000          |
| Balance as of           |                      |                      |                           |                      |
| December 31, 2023       | <u>4,254,240,000</u> | <u>2,315,860,000</u> | <u>1,214,390,000</u>      | <u>7,784,490,000</u> |

The fair values of the investment properties were determined by an independent and SEC-accredited property appraiser. The REIT's management engaged with an appraiser and the amounts stated above are the fair values. The fair value gain and loss on investment properties is presented under Other Income (Charges) – Net in the statements of comprehensive income.

The REIT recognized income amounting to P552.1 million, P642.9 million and P591.1 million in 2025, 2024 and 2023, respectively, from the lease of investment properties which is presented as part of Rental Income in the statements of comprehensive income (see Note 11). The related outstanding receivables are presented as part of Trade Receivables in the statements of financial position (see Note 5).

Expenses, such as taxes and licenses and property management fees, incurred in relation to the rental services are recognized as incurred and presented as part of Costs of Rentals in the statements of comprehensive income (see Note 12).

The REIT does not have contractual commitments for purchase of investment properties. The operating lease commitments of the REIT as lessor are fully disclosed in Note 17.1.

## 9. TRADE AND OTHER PAYABLES

This account is composed of the following as of December 31:

| <i>(Amounts in PHP)</i> | <b>Note</b> | <b>2025</b>               | <b>2024</b>               |
|-------------------------|-------------|---------------------------|---------------------------|
| Dividends payable       |             | <b>86,914,657</b>         | -                         |
| Accrued expenses        | 15.2        | <b>66,176,136</b>         | 51,120,455                |
| Deferred output VAT     |             | <b>65,648,370</b>         | 78,925,758                |
| VAT payable             |             | <b>24,342,155</b>         | 7,711,583                 |
| Others                  |             | <b>377,744</b>            | 908,098                   |
|                         |             | <b><u>243,459,062</u></b> | <b><u>138,665,894</u></b> |

Dividends payable represent dividends that were declared during the year but remain unpaid as of December 31, 2025.

Accrued expenses relate to unpaid administrative expenses as at year end.

Deferred output VAT is recognized by the REIT for uncollected billings for rentals. This will be reclassified to output VAT payable and offset against input VAT, if any, once collected.

## 10. LEASES

In 2022, SIPCOR assigned the lease of the land situated in Candanay, Siquijor owned by the NPC (Candanay Property) to the REIT. The lease has a term of 20 years with renewal option, subject to mutual agreement of both parties, and an escalation rate of 20% every five years. The assignment was approved by the NPC. The lease is either non-cancellable or may only be cancelled by incurring a substantive termination fee. The lease allows the REIT to sublet the asset to another party, however, it did not contain an option to purchase the underlying lease asset at the end of the lease.

On April 11, 2022, the REIT entered into a sublease agreement with SIPCOR for the same Candanay Property for a term of eight years, recognizing the right-of-use asset which is presented as part of Investment Properties in the statements of financial position (see Note 8).

Lease liability is presented in the statements of financial position as follows:

| <i>(Amounts in PHP)</i> | <u>2025</u>             | <u>2024</u>             |
|-------------------------|-------------------------|-------------------------|
| Current                 | <b>522,227</b>          | 408,491                 |
| Non-current             | <b>4,865,352</b>        | <b>5,411,452</b>        |
|                         | <b><u>5,387,579</u></b> | <b><u>5,819,943</u></b> |

The movements in the lease liability recognized in the statements of financial position are presented below.

| <i>(Amounts in PHP)</i>      | <u>2025</u>             | <u>2024</u>             | <u>2023</u>             |
|------------------------------|-------------------------|-------------------------|-------------------------|
| Balance at beginning of year | <b>5,819,943</b>        | 6,201,851               | 6,702,040               |
| Repayments                   | <b>(813,600)</b>        | (793,459)               | (935,087)               |
| Interest                     | <b>381,236</b>          | 411,551                 | 434,898                 |
| Balance at end of year       | <b><u>5,387,579</u></b> | <b><u>5,819,943</u></b> | <b><u>6,201,851</u></b> |

Interest expense related to the lease liability is reported as Finance cost under Other Income (Charges) – Net in the statements of comprehensive income.

As at December 31, 2025 and 2024, the REIT has no lease commitments for leases that had not commenced.

The maturity analysis of undiscounted lease liabilities as at December 31 are as follows:

| <i>(Amounts in PHP)</i> | <b>2025</b>      | <b>2024</b> |
|-------------------------|------------------|-------------|
| Within 1 year           | <b>813,600</b>   | 813,600     |
| 1 to 2 years            | <b>813,600</b>   | 813,600     |
| 2 to 3 years            | <b>813,600</b>   | 813,600     |
| 3 to 4 years            | <b>976,320</b>   | 813,600     |
| 4 to 5 years            | <b>976,320</b>   | 976,320     |
| More than 5 years       | <b>2,928,960</b> | 3,905,280   |
|                         | <b>7,322,400</b> | 8,136,000   |

The cash outflow in respect of the lease for the years ended December 31, 2025 and December 31, 2024 amounted to P0.8 million for both years.

## 11. RENTAL INCOME

The REIT derives its rental income from the lease of its investment properties and property and equipment (see Notes 7 and 8), which commenced in June 2022.

Rentals from these properties are based on an agreed guaranteed annual base or the calculated variable rental based on the lessees' revenues, whichever is higher. In 2025 and 2024, the agreed guaranteed annual base is higher than the variable base for all properties, except for the Candanay property and Lazi property (see Note 17).

The table below describes the lease agreements entered into by the REIT and their respective terms.

|                          | <b>Lease Term</b> | <b>Renewable years<br/>Upon mutual<br/>agreement</b> | <b>Variable rental<br/>rates based on<br/>lessees' revenues</b> |
|--------------------------|-------------------|------------------------------------------------------|-----------------------------------------------------------------|
| Candanay property        | 8 years           | 10 years                                             | 26.59%                                                          |
| Lazi property            | 9 years           | 10 years                                             | 8.41%                                                           |
| SIPCOR building          | 9 years           | 10 years                                             | 0.50%                                                           |
| SIPCOR generation assets | 9 years           | 10 years                                             | 4.50%                                                           |
| CAMPCOR land             | 10 years          | 10 years                                             | 15.00%                                                          |
| CAMPCOR building         | 10 years          | 10 years                                             | 10.00%                                                          |

The rental income derived from such leases amounted to P587.2 million, P695.6 million and P643.8 million in 2025, 2024 and 2023, respectively. Breakdown of rental income reported in the statements of comprehensive income is shown in the succeeding page.

| <i>(Amounts in PHP)</i>                                 | <u>2025</u>        | <u>2024</u> | <u>2023</u> |
|---------------------------------------------------------|--------------------|-------------|-------------|
| Rental income from SIPCOR:                              |                    |             |             |
| Right-of-use asset                                      | <b>179,791,372</b> | 247,306,487 | 207,956,866 |
| Land                                                    | <b>56,865,192</b>  | 78,219,163  | 65,773,495  |
| Generation assets (presented as property and equipment) | <b>35,146,648</b>  | 52,719,971  | 52,719,971  |
| Building                                                | <b>3,944,049</b>   | 5,916,074   | 5,916,074   |
|                                                         | <b>275,747,261</b> | 384,161,695 | 332,366,406 |
| Rental income from CAMPCOR:                             |                    |             |             |
| Land                                                    | <b>184,766,973</b> | 184,766,973 | 184,766,973 |
| Building                                                | <b>126,680,643</b> | 126,680,643 | 126,680,643 |
|                                                         | <b>311,447,616</b> | 311,447,616 | 311,447,616 |
|                                                         | <b>587,194,877</b> | 695,609,311 | 643,814,022 |

The REIT's rental income is generated from the following assets and geographical regions:

| <i>(Amounts in PHP)</i> | <u>Land</u>        | <u>Buildings</u>   | <u>Right-of-use asset</u> | <u>Generation assets</u> | <u>Total</u>       |
|-------------------------|--------------------|--------------------|---------------------------|--------------------------|--------------------|
| <b>2025:</b>            |                    |                    |                           |                          |                    |
| Siquijor                | 56,865,192         | 3,944,049          | 179,791,372               | 35,146,648               | 275,747,261        |
| Cebu                    | 184,766,973        | 126,680,643        | -                         | -                        | 311,447,616        |
|                         | <b>241,632,165</b> | <b>130,624,692</b> | <b>179,791,372</b>        | <b>35,146,648</b>        | <b>587,194,877</b> |
| <b>2024:</b>            |                    |                    |                           |                          |                    |
| Siquijor                | 78,219,163         | 5,916,074          | 247,306,487               | 52,719,971               | 384,161,695        |
| Cebu                    | 184,766,973        | 126,680,643        | -                         | -                        | 311,447,616        |
|                         | <b>262,986,136</b> | <b>132,596,717</b> | <b>247,306,487</b>        | <b>52,719,971</b>        | <b>695,609,311</b> |
| <b>2023:</b>            |                    |                    |                           |                          |                    |
| Siquijor                | 65,773,495         | 5,916,074          | 207,956,866               | 52,719,971               | 332,366,406        |
| Cebu                    | 184,766,973        | 126,680,643        | -                         | -                        | 311,447,616        |
|                         | <b>250,540,468</b> | <b>132,596,717</b> | <b>207,956,866</b>        | <b>52,719,971</b>        | <b>643,814,022</b> |

As of December 31, 2025 and 2024, the rental receivable amounted to P790.7 million and P889.5 million, respectively, which is reported as Trade Receivables in the statements of financial position (see Note 5).

## 12. COSTS AND OPERATING EXPENSES BY NATURE

The details of this account are shown below.

| <i>(Amounts in PHP)</i>           | Notes | 2025                      | 2024                     | 2023                     |
|-----------------------------------|-------|---------------------------|--------------------------|--------------------------|
| Impairment loss                   | 6, 7  | <b>379,022,577</b>        | -                        | -                        |
| Depreciation                      | 7     | <b>63,747,182</b>         | 58,102,383               | 52,541,268               |
| Property and fund management fees | 8     | <b>19,389,227</b>         | 20,554,430               | 18,222,160               |
| Taxes and licenses                |       | <b>7,487,821</b>          | 9,620,493                | 238,877                  |
| Professional fees                 |       | <b>2,497,859</b>          | 2,190,920                | 1,572,897                |
| General and administrative        |       | <b>1,277,779</b>          | 841,355                  | 1,099,680                |
| Miscellaneous                     |       | <b>2,022,977</b>          | 1,486,436                | 1,749,276                |
|                                   |       | <b><u>475,445,422</u></b> | <b><u>92,796,017</u></b> | <b><u>75,424,158</u></b> |

These expenses are classified in the statements of comprehensive income as follows:

| <i>(Amounts in PHP)</i> | 2025                      | 2024                     | 2023                     |
|-------------------------|---------------------------|--------------------------|--------------------------|
| Cost of rentals         | <b>90,326,004</b>         | 85,846,407               | 70,763,428               |
| Operating expenses      | <b>385,119,418</b>        | 6,949,610                | 4,660,730                |
|                         | <b><u>475,445,422</u></b> | <b><u>92,796,017</u></b> | <b><u>75,424,158</u></b> |

## 13. INCOME TAXES

The components of tax expense (income) as reported in the statements of comprehensive income are as follows:

| <i>(Amounts in PHP)</i>                                        | 2025                       | 2024                     | 2023                     |
|----------------------------------------------------------------|----------------------------|--------------------------|--------------------------|
| <i>Reported in profit or loss:</i>                             |                            |                          |                          |
| Current tax expense:                                           |                            |                          |                          |
| Final tax at 20%                                               | <b>137</b>                 | 1,073                    | 1,441                    |
| Regular corporate income tax at 25%                            | -                          | -                        | 8,717,221                |
|                                                                | <b><u>137</u></b>          | <b><u>1,073</u></b>      | <b><u>8,718,662</u></b>  |
| Deferred tax arising from origination of temporary differences | <b>(25,476,390)</b>        | 32,904,609               | 68,752,809               |
|                                                                | <b><u>(25,476,253)</u></b> | <b><u>32,905,682</u></b> | <b><u>77,471,471</u></b> |

| <i>(Amounts in PHP)</i>                                                   | <u>2025</u>                | <u>2024</u>       | <u>2023</u>       |
|---------------------------------------------------------------------------|----------------------------|-------------------|-------------------|
| Reported in other comprehensive income (loss) –                           |                            |                   |                   |
| Deferred tax arising from recognition and reversal of revaluation surplus | <u><b>(42,913,634)</b></u> | <u>21,285,596</u> | <u>22,360,317</u> |

A reconciliation of tax on pretax profit or loss computed at the applicable statutory rates to tax expense or income reported in the statements of comprehensive income for the periods ended December 31, 2025, 2024, and 2023 is presented on the next page.

| <i>(Amounts in PHP)</i>                                             | <u>2025</u>                | <u>2024</u>         | <u>2023</u>       |
|---------------------------------------------------------------------|----------------------------|---------------------|-------------------|
| Tax on pretax profit (loss) at 25%                                  | <b>(593,279,802)</b>       | 172,229,441         | 195,370,254       |
| Tax effects of:                                                     |                            |                     |                   |
| Unrecognized DTA                                                    | <b>689,166,688</b>         | -                   | -                 |
| Dividends from distributable income                                 | <b>(104,990,758)</b>       | (125,392,106)       | (117,898,783)     |
| Excess of optional standard deduction (OSD) over itemized deduction | <u><b>(16,372,381)</b></u> | <u>(13,931,653)</u> | <u>-</u>          |
| Tax expense (income)                                                | <u><b>(25,476,253)</b></u> | <u>32,905,682</u>   | <u>77,471,471</u> |

The REIT claimed the dividends as tax deduction in its determination of income tax liability (see Notes 15 and 23). As per Rule 10 of the REIT Act, REITs may deduct against taxable income any dividends distributed as of the end of the taxable year and on or before the last day of the fifth month of the next taxable year.

In 2025, the REIT did not recognize certain DTA on other deductible temporary differences as management has assessed that it may not be able to realize the related tax benefits.

As of the end of the reporting period, the total unrecognized deferred tax assets relate to the items presented below.

| <i>(Amounts in PHP)</i>                  | <u>Amount</u>               | <u>Tax effect</u>         |
|------------------------------------------|-----------------------------|---------------------------|
| Fair value loss on investment properties | 2,376,416,488               | 594,104,122               |
| Impairment loss                          | 379,022,577                 | 94,755,644                |
| Interest expense on lease liability      | <u>1,227,686</u>            | <u>306,922</u>            |
|                                          | <u><b>2,756,666,751</b></u> | <u><b>689,166,688</b></u> |

The net deferred tax liability relates to the following as of December 31, 2025 and 2024:

| <i>(Amounts in PHP)</i>                       | <u>2025</u>       | <u>2024</u>        |
|-----------------------------------------------|-------------------|--------------------|
| Straight-lining of rental income              | <b>44,505,193</b> | 38,215,137         |
| Fair value gains on investment property       | -                 | 27,017,878         |
| Revaluation surplus of property and equipment | -                 | 47,873,814         |
| Interest expense on lease liability           | -                 | (211,612)          |
|                                               | <b>44,505,193</b> | <b>112,895,217</b> |

The REIT claimed OSD in computing for its income tax due in 2025 and 2024, and itemized deductions in 2023.

#### 14. RELATED PARTY TRANSACTIONS

The REIT's related parties include the parent company, a related party under common ownership, and key management. A summary of the REIT's transactions and outstanding balances, if any, with its related parties is presented below.

| (Amounts in PHP)                      | Notes  | Amount of Transactions |               |             | Outstanding Receivable (Payable) |               |
|---------------------------------------|--------|------------------------|---------------|-------------|----------------------------------|---------------|
|                                       |        | 2025                   | 2024          | 2023        | 2025                             | 2024          |
| Parent Company:                       |        |                        |               |             |                                  |               |
| Rental income                         | 5, 11, |                        |               |             |                                  |               |
|                                       | 14.1   | 275,926,155            | 384,161,695   | 332,366,406 | 356,792,586                      | 573,523,714   |
| Due to related party                  | 14.2   | 161,768,703            | 60,613,265    | 54,977,600  | (17,898,441)                     | (179,677,144) |
| Lease liabilities                     | 10     | 381,236                | 381,908       | 500,189     | (5,387,579)                      | (5,819,943)   |
| Related party under common ownership: |        |                        |               |             |                                  |               |
| Rental income                         | 5, 11, |                        |               |             |                                  |               |
|                                       | 14.1   | 311,447,616            | 311,447,616   | 311,447,616 | 433,946,310                      | 315,977,240   |
| Due to related party                  | 14.2   | (105,573,405)          | (247,849,512) | 390,286,322 | (37,404,849)                     | (142,978,254) |
| Key management personnel –            |        |                        |               |             |                                  |               |
| Compensation                          | 14.3   | 540,000                | 322,500       | 547,500     | -                                | 262,200       |

##### 14.1 Lease Agreements

In 2022, the REIT entered into several operating lease agreements with SIPCOR and CAMPCOR (see Notes 10 and 11).

The rentals earned from the Lease Agreements are presented as Rental Income in the statements of comprehensive income (see Note 11). The unsecured, noninterest-bearing outstanding balances related to such agreements are presented as part of Trade Receivables in the statements of financial position (see Note 5).

##### 14.2 Due to Related Parties

In the normal course of business, the REIT obtains cash advances from its parent company and a related party under common ownership for accommodation of certain expenses, working capital requirements and other purposes.

The outstanding due to related parties presented in the statements of financial position as at December 31, 2025 and 2024 amounted to P55.3 million and P322.7 million, respectively. Such balances have no fixed repayment terms and are unsecured, noninterest-bearing and generally payable in cash upon demand, or through offsetting arrangements with the related parties.

A reconciliation of the carrying amounts of the Due to Related Parties is shown as:

| <i>(Amounts in PHP)</i>                      | <u>2025</u>              | <u>2024</u>               |
|----------------------------------------------|--------------------------|---------------------------|
| <i>Parent Company:</i>                       |                          |                           |
| Balance at beginning of year                 | 179,677,144              | 119,063,879               |
| Advances obtained                            | 213,378,824              | 526,584,527               |
| Repayments                                   | <u>(375,157,527)</u>     | <u>(465,971,262)</u>      |
|                                              | <u>17,898,441</u>        | <u>179,677,144</u>        |
| <i>Related Party under Common Ownership:</i> |                          |                           |
| Balance at beginning of year                 | 142,978,254              | 390,827,766               |
| Advances obtained                            | 177,671,508              | 207,843,935               |
| Repayments                                   | <u>(283,244,913)</u>     | <u>(455,693,447)</u>      |
|                                              | <u>37,404,849</u>        | <u>142,978,254</u>        |
| Balance at end of year                       | <u><u>55,303,290</u></u> | <u><u>322,655,398</u></u> |

### **14.3 Key Management Function**

Key management personnel compensation amounted to P0.5 million and P0.3 million in 2025 and 2024, respectively. The unpaid balance as of December 31, 2025 and 2024 is presented as part of Accrued expenses under Trade and Other Payables in the statements of financial position (see Note 9).

## **15. EQUITY**

### **15.1 Capital Stock**

Capital stock consists of the following as of December 31, 2025 and 2024:

|                        | <u>Shares</u> | <u>Amount in PHP</u> |
|------------------------|---------------|----------------------|
| Common shares          |               |                      |
| Authorized             | 7,500,000,000 | 7,500,000,000        |
| Issued and outstanding | 3,288,669,000 | 3,288,669,000        |

On March 9, 2022, the REIT applied for the increase in authorized capital stock from P5,000 divided into 5,000 common shares with par value of P1.0 per share to P7.5 billion divided into 7,500,000,000 common shares with par value of P1.0 per share. As of December 31, 2025 and 2024, a total number of 3,288,669,000 shares were fully issued and outstanding which amounted to P3.3 billion.



Under the terms of the capital increase, the REIT shall issue a total of 3,288,664,000 common shares to SIPCOR and CAMPCOR in exchange for the transfer, assignment and conveyance by SIPCOR and CAMPCOR of all their rights, title and interests in certain generation assets (see Note 7) and parcels of land and buildings situated thereat (see Note 8).

Pursuant to the capital increase and the property-for-share swap transaction, the REIT issued 1,654,856,000 common shares to SIPCOR and 1,633,808,000 common shares to CAMPCOR. The REIT recognized additional paid-in capital on the excess of the fair value of properties transferred over the par value of shares totalling to P5.3 billion, net of the stock issue costs totalling to P49.5 million, as a result of this transaction.

Under the terms of the property-for-share swap transaction, the REIT, as a lessor and/or sublessor of the properties assigned by SIPCOR and CAMPCOR, executed lease and sublease agreements with each of SIPCOR and CAMPCOR to enable them to use the assigned properties for their continuing power generation operations. The property-for-share swap transaction, forming part of the capital increase of the REIT, was also approved by the SEC on May 31, 2022.

On December 15, 2022, following the initial public offering of the REIT's common shares, the shares of SIPCOR and CAMPCOR were reduced to 845,589,861 (25.71%) and 834,839,132 (25.39%) common shares, respectively. As at December 31, 2022, 1,607,431,000 (48.88%) common shares are owned by the public and the remaining 809,007 (0.02%) common shares are owned by REIT's directors and officers.

As of December 31, 2025 and 2024, there are 5,435 holders and 3,627 holders, respectively, of at least one board lot of the listed shares, which closed at P1.02 per share for 2025 and P2.21 per share for 2024.

## 15.2 Dividends

During the year, the BOD approved the following dividends declaration from its unrestricted retained earnings payable to stockholders.

| <u>Date of Declaration</u> | <u>Payment Date</u> | <u>Cash Dividend<br/>per Share</u> | <u>Total<br/>(Amounts in PHP)</u> |
|----------------------------|---------------------|------------------------------------|-----------------------------------|
| <b><u>2025</u></b>         |                     |                                    |                                   |
| April 15, 2025             | May 21, 2025        | 0.0548                             | 180,219,061                       |
| May 26, 2025               | June 27, 2025       | 0.0332                             | 109,183,811                       |
| August 27, 2025            | September 26, 2025  | 0.0331                             | 108,854,944                       |
| November 28, 2025          | January 14, 2026    | 0.0265                             | 87,149,729                        |
|                            |                     |                                    | <b><u>485,407,545</u></b>         |
| <b><u>2024</u></b>         |                     |                                    |                                   |
| February 5, 2024           | March 12, 2024      | 0.0388                             | 127,600,357                       |
| April 14, 2024             | May 13, 2024        | 0.0388                             | 127,600,357                       |
| May 27, 2024               | June 28, 2024       | 0.0326                             | 107,210,609                       |
| August 29, 2024            | September 27, 2024  | 0.0326                             | 107,210,609                       |
| November 28, 2024          | December 27, 2024   | 0.0325                             | 106,881,744                       |
|                            |                     |                                    | <b><u>576,503,676</u></b>         |

| <u>Date of Declaration</u> | <u>Payment Date</u> | <u>Cash Dividend<br/>per Share</u> | <u>Total<br/>(Amounts in PHP)</u> |
|----------------------------|---------------------|------------------------------------|-----------------------------------|
| <u>2023</u>                |                     |                                    |                                   |
| April 28, 2023             | May 26, 2023        | 0.0682                             | 224,287,226                       |
| June 22, 2023              | July 17, 2023       | 0.0299                             | 98,331,203                        |
| September 8, 2023          | September 29, 2023  | 0.0359                             | 118,063,217                       |
|                            |                     |                                    | <u>440,681,646</u>                |

Unpaid dividends amounting to P60.3 million as of December 31, 2023 has been paid in 2024. There were no unpaid dividends as of December 31, 2024. Dividends payable of P86.9 million is presented as part of Trade and Other Payables in the 2025 statement of financial position (see Note 9).

### 15.3 Distributable Income

The computation of the distributable income of the REIT for the periods ended December 31, 2025, 2024, and 2023 is shown below.

| <i>(Amounts in PHP)</i>                                               | <u>Notes</u> | <u>2025</u>            | <u>2024</u>        | <u>2023</u>        |
|-----------------------------------------------------------------------|--------------|------------------------|--------------------|--------------------|
| Net profit (loss)                                                     |              | <b>(2,347,642,955)</b> | 656,012,081        | 704,009,546        |
| Fair value adjustment of investment property resulting to loss (gain) | 8            | <b>2,484,488,000</b>   | (86,511,514)       | (213,520,000)      |
| Impairment loss                                                       | 6, 7         | <b>379,022,577</b>     | -                  | -                  |
| Deferred tax expense (income)                                         | 13           | <b>(25,476,253)</b>    | 32,904,609         | 68,752,809         |
| Effect of straight lining of rental income                            | 11           | <b>(25,160,228)</b>    | (45,518,472)       | (61,926,134)       |
| Accretion of interest relating to lease liability                     | 10           | <b>381,236</b>         | 411,551            | 434,898            |
| Distributable income                                                  |              | <u>-</u>               | <u>557,298,255</u> | <u>497,751,119</u> |

The REIT has adopted a dividend policy in accordance with the provisions of the REIT Act, pursuant to which the REIT's shareholders may be entitled to receive at least 90% of the REIT's annual distributable income. The REIT intends to declare and pay out dividends of at least 90% of distributable income on a quarterly basis each year.

During the year, the REIT declared and paid dividends for the first three quarters. However, as a result of the net loss, no distributable income was generated as of December 31, 2025. Accordingly, no additional amounts were available for dividend declaration at year-end, consistent with the REIT's dividend policy.

For purposes of tax reporting, the REIT claimed distributable income declared as dividend as deduction against its taxable income as allowed per Rule 10 of the REIT Act (see Note 13).

## 16. EARNINGS (LOSS) PER SHARE

Basic and diluted earnings per share amounts were computed as follows:

| <i>(Amounts in PHP)</i>                                    | <u>2025</u>                 | <u>2024</u>          | <u>2023</u>          |
|------------------------------------------------------------|-----------------------------|----------------------|----------------------|
| Net profit (loss) for the period                           | <b>(2,347,642,955)</b>      | 656,012,081          | 704,009,546          |
| Divided by weighted number of<br>outstanding common shares | <u><b>3,288,669,000</b></u> | <u>3,288,669,000</u> | <u>3,288,669,000</u> |
| Basic and diluted<br>earnings (loss) per share             | <u><b>(0.71)</b></u>        | <u>0.20</u>          | <u>0.21</u>          |

The REIT has no potential dilutive common shares as of December 31, 2025 and 2024.

## 17. COMMITMENTS AND CONTINGENCIES

### *17.1 Operating Lease Commitments – REIT as a Lessor*

The lease agreements of the REIT with SIPCOR and CAMPCOR require monthly rentals equivalent to the higher of a guaranteed base lease or a percentage ranging from 0.50% to 26.90% of the lessee's annual revenue (see Notes 6, 7 and 11). In 2025 and 2024, rentals based on the guaranteed base lease are higher than the rentals calculated based on the variables rates except for the rental income from Candanay Property and Lazi Property (see Note 11). The rental income from such properties is determined based on 26.59% and 8.41% of the revenue derived from the lease, respectively. The amounts recognized as rental income from such properties are shown below.

| <i>(Amounts in PHP)</i> | <u>2025</u>               | <u>2024</u>        |
|-------------------------|---------------------------|--------------------|
| Candanay Property       | <b>179,791,372</b>        | 247,306,487        |
| Lazi Property           | <u><b>56,865,191</b></u>  | <u>78,219,163</u>  |
|                         | <u><b>236,656,563</b></u> | <u>325,525,650</u> |

The future minimum lease receivable under the REIT's lease agreements (see Notes 7 and 8) as of December 31, 2025 and 2024 are shown below.

| <i>(Amounts in PHP)</i> | <u>2025</u>                 | <u>2024</u>          |
|-------------------------|-----------------------------|----------------------|
| Within 1 year           | <b>311,447,926</b>          | 608,848,418          |
| 1 to 2 years            | <b>311,447,926</b>          | 608,848,418          |
| 2 to 3 years            | <b>311,447,926</b>          | 608,848,418          |
| 3 to 4 years            | <b>311,447,926</b>          | 608,848,418          |
| 4 to 5 years            | <b>311,447,926</b>          | 608,848,418          |
| More than 5 years       | <u><b>441,217,895</b></u>   | <u>993,297,303</u>   |
|                         | <u><b>1,998,457,525</b></u> | <u>4,037,539,393</u> |

The REIT is subject to risk incidental to the operation of its investment properties and property and equipment, which include, among others, changes in market rental rates and inability to collect rent from tenants due to bankruptcy or insolvency of tenants. All of the REIT's lease agreements are from related parties. If the expected growth does not meet management's expectations, the REIT may not be able to collect rent or collect at profitable rates. Management initially assessed the risk of non-collection as insignificant, considering that the REIT and its tenants are related parties under common control and can direct payments and collections among themselves (see Note 14). Notwithstanding this, an impairment loss has been recognized in the current period after management reassessed recoverability following the revocation of SIPCOR's authority and shutdown of its power plant (see Note 5).

### ***17.2 Others***

There are other commitments and contingent liabilities that may arise in the normal course of the REIT's operations, which are not reflected in the financial statements. As of December 31, 2025 and 2024, management is of the opinion that losses, if any, from these commitments and contingencies will not have material effects on the REIT's financial statements.

## **18. RISK MANAGEMENT OBJECTIVES AND POLICIES**

The REIT is exposed to a variety of financial risks in relation to its financial instruments. The REIT's financial asset and financial liability by category is disclosed in Note 19. The main types of risks are market risk, credit risk, and liquidity risk.

The REIT's risk management is coordinated with its parent company, in close coordination with the BOD, and focuses on actively securing the REIT's short to medium-term cash flows by minimizing the exposure to financial risks. The REIT does not engage in trading of financial assets for speculative purposes. The relevant financial risks to which the REIT is exposed are discussed below and in the succeeding page.

### ***18.1 Market Risk***

As of December 31, 2025 and 2024, the REIT is exposed to market risk through its cash in bank, which is subject to changes in market interest rates. However, management believes that the related interest rate risk exposure is not significant.

### ***18.2 Credit Risk***

The REIT's credit risk is attributable to cash in banks and trade receivables. The REIT maintains defined credit policies and continuously monitors defaults of counterparties, identified either individually or by group, and incorporates this information into its credit risk controls. Where available at a reasonable cost, external credit ratings and/or reports on counterparties are obtained and used. The REIT's policy is to deal only with creditworthy counterparties.

The maximum credit risk exposure of financial assets as at December 31, 2025 and 2024 is the carrying amount of the financial assets as shown in the statements of financial position (or in the detailed analysis provided in the notes to financial statements), as summarized in the succeeding page.

| <i>(Amounts in PHP)</i> | Notes | 2025               | 2024               |
|-------------------------|-------|--------------------|--------------------|
| Cash                    | 4     | 545,596            | 891,662            |
| Trade receivables       | 5     | 433,745,299        | 889,500,954        |
|                         |       | <b>434,290,895</b> | <b>890,392,616</b> |

(a) *Cash*

The maximum credit risk exposure of financial asset is the carrying amount of the financial asset as shown in the statement of financial position which relates to cash in bank. The credit risk for cash in bank is considered negligible since the counterparty is a reputable bank with high quality external credit rating. Cash in bank are insured by the Philippine Deposit Insurance Corporation up to a maximum of P1.0 million for every depositor per banking institution.

(b) *Trade Receivables*

Substantially all of the REIT's receivables arise from two related party lease arrangements with SIPCOR and CAMPCOR, resulting in a significant concentration of credit exposure to these parties. Management determines possible impairment based on the related parties' ability to repay the receivables upon demand at the reporting date taking into consideration historical defaults of the related parties.

In 2025, due to the developments affecting SIPCOR as discussed in Note 5, management reassessed the collectability of receivables from SIPCOR and recognized expected credit losses based on estimated recovery scenarios and probability-weighted cash flows.

As of December 31, 2024, management assessed that the outstanding balances from related parties are recoverable, as the related parties have the financial capacity to settle the balances upon demand and there have been no historical defaults. Accordingly, expected credit losses were deemed negligible.

### 18.3 Liquidity Risk

As of December 31, 2025 and 2024, the REIT's maximum liquidity risk is the carrying amounts of trade and other payables, due to related parties and lease liabilities (see Note 10).

As of December 31, the REIT's financial liabilities, excluding lease liabilities, have contractual maturities which are presented below.

| <i>(Amounts in PHP)</i>  | Notes | Within 6 months    |                    |
|--------------------------|-------|--------------------|--------------------|
|                          |       | 2025               | 2024               |
| Trade and other payables | 9     | 153,227,682        | 51,820,313         |
| Due to related parties   | 14    | 55,303,290         | 322,655,398        |
|                          |       | <b>208,530,972</b> | <b>374,475,711</b> |

The contractual maturity reflects the gross cash flows and the carrying value of the liability at the end of the reporting periods.

## 19. CATEGORIES, FAIR VALUES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

### 19.1 Carrying Amounts and Fair Value by Category

The carrying values and fair values of the categories of financial assets and financial liabilities presented in the statements of financial position are shown below.

| (Amounts in PHP)             | Notes | 2025               |                    | 2024               |                    |
|------------------------------|-------|--------------------|--------------------|--------------------|--------------------|
|                              |       | Carrying Values    | Fair Values        | Carrying Values    | Fair Values        |
| <b>Financial assets</b>      |       |                    |                    |                    |                    |
| Cash                         | 4     | 545,596            | 545,596            | 891,662            | 891,662            |
| Trade receivables            | 5     | 433,745,299        | 433,745,299        | 889,500,954        | 889,500,954        |
|                              |       | <u>434,290,895</u> | <u>434,290,895</u> | <u>890,392,616</u> | <u>890,392,616</u> |
| <b>Financial liabilities</b> |       |                    |                    |                    |                    |
| Trade and other payables     | 9     | 243,459,061        | 243,459,061        | 51,820,313         | 51,820,313         |
| Due to related parties       | 14    | 55,303,290         | 55,303,290         | 322,655,398        | 322,655,398        |
|                              |       | <u>298,762,351</u> | <u>298,762,351</u> | <u>374,475,711</u> | <u>374,475,711</u> |

A description of the REIT's risk management objectives and policies for financial instruments is provided in Note 18.

### 19.2 Offsetting of Financial Assets and Financial Liabilities

The REIT has not set off financial instruments and does not have relevant offsetting arrangements. Currently, all other financial assets and financial liabilities are settled on a gross basis; however, each party to the financial instrument (particularly related parties) will have the option to settle all such amounts on a net basis in the event of default of the other party through approval by both parties' BOD and shareholders.

## 20. FAIR VALUE MEASUREMENT AND DISCLOSURE

### 20.1 Fair Value Hierarchy

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS Accounting Standards, are categorized into three levels based on the significance of inputs used to measure the fair value.

The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level within which the asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

## ***20.2 Financial Instruments Measured at Amortized Cost for Which Fair Value is Disclosed***

The REIT's financial instruments are measured at amortized cost and hence are included in Level 3, except for cash, which is considered within Level 1.

For financial assets and financial liabilities with fair values included in Level 1, management considers that the carrying amounts of those short-term financial instruments approximate their fair values.

The fair values of the financial assets and financial liabilities included in Level 3, which are not traded in an active market, are determined based on the expected cash flows of the underlying net asset or liability based on the instruments where the significant inputs required to determine the fair value of such instruments are not based on observable market data.

## ***20.3 Fair Value Measurement of Non-financial Assets***

The REIT's investment properties and property and equipment amounting to P5.4 billion and P0.7 billion as of December 31, 2025, respectively, and P7.9 billion and P0.9 billion as of December 31, 2024, respectively, and are classified under Level 3 of the fair value measurements hierarchy.

The fair values of the REIT's investment properties (see Note 8) and property and equipment (see Note 7) are determined based on the appraisals performed by Asian Appraisal Company, Inc., an independent appraiser with appropriate qualifications and recent experience in the valuation of similar properties.

In estimating the fair value of these properties, management considers a market participant's ability to generate economic benefits by using the assets at their highest and best use. Based on management's assessment, the highest and best use of the REIT's investment properties and property and equipment is their current use.

For investment properties with continuing lease arrangements, including those leased to CAMPCOR, the appraisers applied the income approach using discounted cash flows (DCF). The DCF model involves estimating: (a) revenues to be generated; (b) operating costs and expenses; (c) an appropriate discount rate; and (d) the present value of expected net cash flows. The appraisers used a discount rate of 7.66% in 2025 and 8.39% in 2024, and a growth rate of 8.42% in both years.

However, due to the suspension of SIPCOR operations during the current year, the valuation assumptions for the SIPCOR-related assets were significantly affected. As a result of the suspension, projected cash flows became uncertain and could no longer be measured reliably. Accordingly, the valuation methodology for the SIPCOR assets changed from the income approach using a DCF model used in the prior year to the cost approach in the current year. Under the cost approach, fair value was determined based on the replacement cost of the assets, adjusted for physical deterioration, functional obsolescence, and economic obsolescence, as applicable. This change in valuation technique reflects management's assessment that, in light of the suspension, the cost approach provides a more reliable indication of fair value than an income-based approach.

Fair values determined by independent appraisers are primarily based on valuation techniques appropriate to the nature and condition of the underlying assets. Under the income approach, the fair value of an asset is measured by calculating the present value of its expected economic benefits by discounting projected cash flows at a rate that reflects the risks associated with the investment.

Except for the change in valuation approach applied to SIPCOR assets as discussed above, there has been no change in the valuation techniques used by the REIT during the period. There were also no transfers into or out of the Level 3 fair value hierarchy.

## 21. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The REIT's capital management objectives are to ensure the REIT's ability to continue as a going concern.

The REIT sets the amount of capital in proportion to its overall financing structure, i.e., equity and liabilities. The REIT manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. The REIT's total liabilities and total equity during the reporting periods are presented in the succeeding page.

| <i>(Amounts in PHP)</i> | <u>2025</u>                 | <u>2024</u>          |
|-------------------------|-----------------------------|----------------------|
| Total liabilities       | <b>348,655,124</b>          | 580,036,452          |
| Total equity            | <b><u>6,279,517,269</u></b> | <u>9,241,308,673</u> |
| Debt-to-equity ratio    | <b><u>0.06:1.00</u></b>     | <u>0.06:1.00</u>     |

Under the REIT Act, the REIT is subject to external capital requirement to have a minimum paid-up capital of P300.0 million which was complied with as of the reporting periods presented.

## 22. SEGMENT REPORTING

The REIT has determined that it operates as one operating segment. The REIT's only income-generating activity is the lease of its land, right-of-use asset, buildings and generation asset which is the measure used by the Chief Operating Decision Maker in allocating resources (see Notes 8 and 11).



The REIT derives its rental income exclusively from SIPCOR and CAMPCOR, related parties under common control during the reporting periods December 31, 2025 and 2024 (see Notes 8, 11 and 14).

The disaggregation of rental income as to lessee and geographical area are also detailed in Note 11.

### 23. EVENTS AFTER THE END OF THE REPORTING PERIOD

On May 4, 2026, the REIT declared dividends of P0.0349 per share, amounting to P114.8 million, which were paid on May 29, 2026.

These dividends are allowed to be claimed as a deduction against taxable income in accordance with the REIT Act (see Note 13).

### 24. SUPPLEMENTARY INFORMATION REQUIRED BY THE BUREAU OF INTERNAL REVENUE

Presented in the succeeding pages is the supplementary information on taxes, duties and license fees paid during the taxable year which is required by the BIR under Revenue Regulations No. 15-2010 to be disclosed as part of the notes to financial statements. This supplementary information is not a required disclosure under PFRS Accounting Standards.

#### (a) *Output VAT*

For the year ended December 31, 2025, the REIT declared output VAT amounting to P80,539,403 based on vatable amount of P671,161,690. The tax base relates to rental income recognized for VAT reporting purposes in 2025.

As of December 31, 2025, the outstanding balance amounted to P24,342,155 and is presented as part of Trade and Other Payables in the statement of financial position.

#### (b) *Input VAT*

The movements in input VAT for the year ended December 31, 2025 are summarized below (amounts in PHP).

|                              |                  |
|------------------------------|------------------|
| Balance at beginning of year | -                |
| Domestic purchases of goods  | 168,987          |
| Applied against output VAT   | <u>(168,987)</u> |
| Balance at end of year       | <u>-</u>         |

#### (c) *Taxes on Importation*

The REIT did not have any transaction which was subject to customs duties and tariff fees in 2025.

(d) *Excise Tax*

The REIT did not have any transaction in 2025 which is subject to excise tax.

(e) *Documentary Stamp Tax (DST)*

In 2025, the REIT incurred DST amounting to P60 for tax clearance during the year. There is no related outstanding payable for DST arising from these transactions.

(f) *Taxes and Licenses*

The details of taxes and licenses are broken down below.

|                                |                         |
|--------------------------------|-------------------------|
| Real property taxes            | 7,485,417               |
| Municipal licenses and permits | 2,344                   |
| DST                            | <u>60</u>               |
|                                | <u><b>7,487,821</b></u> |

The amounts of taxes and licenses are presented as part of Cost of Rentals and Other Operating Expenses in the 2025 statement of comprehensive income.

(g) *Withholding Taxes*

The REIT paid expanded withholding tax amounting to P103,155 and reported the unpaid portion amounting to P5,457 as of December 31, 2025 as part of Other payables under Trade and Other Payables in the 2025 statement of financial position. No expenses were incurred in 2025 which are subject to final withholding tax and withholding tax on compensation.

(h) *Deficiency Tax Assessment and Tax Cases*

The REIT did not settle any tax assessments nor does it have any tax cases outstanding or pending in courts or bodies outside of the BIR in any of the open taxable periods.

# **Report of Independent Auditors to Accompany Supplementary Information Required by the Securities and Exchange Commission Filed Separately from the Basic Financial Statements**

**Punongbayan & Araullo**  
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The Enterprise Center  
6766 Ayala Avenue  
1200 Makati City  
Philippines

T +63 2 8988 2288

**The Board of Directors and Stockholders**  
**Premiere Island Power REIT Corporation**  
*(A Subsidiary of S.I. Power Corp.)*  
4th Starmall IT Hub CV Starr Ave.  
Philamlife Pamplona Dos Las Piñas  
Las Piñas City

We have audited, in accordance with Philippine Standards on Auditing, the financial statements of Premiere Island Power REIT Corporation (the REIT) for the year ended December 31, 2025 and have issued our report thereon dated May 29, 2026. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The applicable supplementary information (see List of Supplementary Information) is presented for purposes of additional analysis in compliance with the requirements of the Revised Securities Regulation Code Rule 68 and is not a required part of the basic financial statements prepared in accordance with Philippine Financial Reporting Standards (PFRS Accounting Standards). Such supplementary information is the responsibility of the REIT's management. The supplementary information has been subjected to the auditing procedures applied in the audits of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

## **PUNONGBAYAN & ARAULLO**

  
**By: Renan A. Piamonte**  
Partner

CPA Reg. No. 0107805

TIN 221-843-037

PTR No. 10770769, January 6, 2026, Makati City

SEC Group A Accreditation

Partner - No. 107805-SEC (until financial period 2025)

Firm - No. 0002 (until financial period 2030)

BIR AN 08-002551-037-2025 (until August 6, 2028)

BOA/PRC Cert. of Reg. No. 0002/P-010 (until August 12, 2027)

May 29, 2026

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**List of Supplementary Information**  
**December 31, 2025**

| <u>Schedule</u>                                                                              | <u>Content</u>                                                                                                                                 | <u>Page No.</u> |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Schedules Required under Annex 68-J of the Revised Securities Regulation Code Rule 68</b> |                                                                                                                                                |                 |
| A                                                                                            | Financial Assets<br>Financial Assets at Fair Value Through Profit or Loss<br>Financial Assets at Fair Value Through Other Comprehensive Income | N/A             |
| B                                                                                            | Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)               | 1               |
| C                                                                                            | Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements                                  | N/A             |
| D                                                                                            | Long-term Debt                                                                                                                                 | N/A             |
| E                                                                                            | Indebtedness to Related Parties                                                                                                                | 2               |
| F                                                                                            | Guarantees of Securities of Other Issuers                                                                                                      | N/A             |
| G                                                                                            | Capital Stock                                                                                                                                  | 3               |
| <b>Others Required Information</b>                                                           |                                                                                                                                                |                 |
|                                                                                              | Reconciliation of Retained Earnings Available for Dividend Declaration                                                                         | 4               |
|                                                                                              | Map Showing the Relationship Between the REIT and its Related Entities                                                                         | 5               |
|                                                                                              | Supplemental Schedule of Financial Soundness Indicators                                                                                        | 6               |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**Schedule B**  
**Amounts Receivable from Directors, Officers, Employees, Related Parties**  
**and Principal Stockholders (Other than Related Parties)**  
**December 31, 2025**  
*(Amounts in Philippine Pesos)*

| Name and designation of debtor              | Balance at<br>Beginning of year | Additions            | Deductions           |                        | Ending Balance       |             | Balance at end of<br>year |
|---------------------------------------------|---------------------------------|----------------------|----------------------|------------------------|----------------------|-------------|---------------------------|
|                                             |                                 |                      | Amounts collected    | Amounts written<br>off | Current              | Not current |                           |
| S.I. Power Corporation                      | P 573,523,714                   | P 308,836,932        | P 420,310,634        | P -                    | P 462,050,012        | P -         | P 462,050,012             |
| Camotes Island Power Generation Corporation | 315,977,240                     | 348,821,330          | 336,109,686          | -                      | 328,688,884          | -           | 328,688,884               |
|                                             | <b>P 889,500,954</b>            | <b>P 657,658,262</b> | <b>P 756,420,320</b> | <b>P -</b>             | <b>P 790,738,896</b> | <b>P -</b>  | <b>P 790,738,896</b>      |

*Note: These are presented as part of receivables account in the statements of financial position.*

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
Schedule E  
Indebtedness to Related Parties  
December 31, 2025  
*(Amounts in Philippine Pesos)*

| Name of Related Party                                                                       | Balance at<br>Beginning of Period | Balance at End of<br>Period |
|---------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------|
| <i>Parent Company –</i><br>S.I. Power Corporation                                           | P 179,677,144                     | P 17,898,441                |
| <i>Related party under common ownership:</i><br>Camotes Island Power Generation Corporation | <u>142,978,254</u>                | <u>37,404,849</u>           |
| Total indebtedness to related parties                                                       | <b><u>P 322,655,398</u></b>       | <b><u>P 55,303,290</u></b>  |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
Schedule G  
Capital Stock  
December 31, 2025

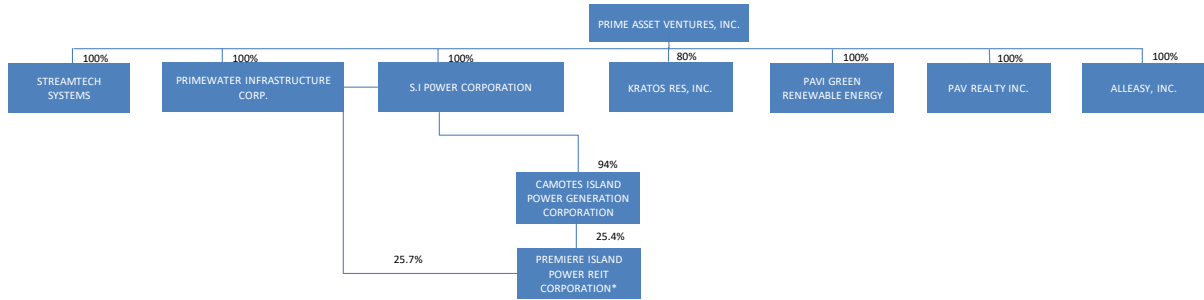
| Title of Issue | Number of Shares Authorized | Number of Shares Issued and Outstanding as Shown Under the Related Statement of Financial Position Caption | Number of Shares Reserved for Options, Warrants, Conversion and Other Rights | Number of Shares Held By |                                   |               |
|----------------|-----------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|-----------------------------------|---------------|
|                |                             |                                                                                                            |                                                                              | Related Parties          | Directors, Officers and Employees | Others        |
| Common         | 7,500,000,000               | 3,288,669,000                                                                                              | -                                                                            | 1,680,433,993            | 801,007                           | 1,607,434,000 |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
4th Star Mall IT Hub CV Starr Ave.  
Philamlife Pamplona Dos Las Piñas, Las Piñas City  
December 31, 2025  
**Reconciliation of Retained Earnings Available for Dividend Declaration**

|                                                                                                                                                                                                                                                                        |                 |                   |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------|-------------------|
| <b>Unappropriated Retained Earnings at Beginning of Year</b>                                                                                                                                                                                                           |                 | P                 | 204,039,276       |
| Effect of restatements or prior-period adjustments                                                                                                                                                                                                                     | -               |                   |                   |
| Others                                                                                                                                                                                                                                                                 | -               |                   | -                 |
| <b>Less: Items that are directly debited to Unappropriated Retained Earnings</b>                                                                                                                                                                                       |                 |                   |                   |
| Dividend declaration during the year                                                                                                                                                                                                                                   | ( 485,407,545 ) |                   |                   |
| Effect of restatements or prior-period adjustments                                                                                                                                                                                                                     | -               |                   |                   |
| Transfer depreciation to retained earnings                                                                                                                                                                                                                             | 9,195,777       | ( 476,211,768 )   |                   |
| <b>Unappropriated Retained Earnings, as adjusted</b>                                                                                                                                                                                                                   |                 | ( 272,172,492 )   |                   |
| <b>Less: Net Loss for the Current Year</b>                                                                                                                                                                                                                             |                 | ( 2,347,642,955 ) |                   |
| <b>Less: Unrealized income recognized in the profit or loss during the year (net of tax)</b>                                                                                                                                                                           |                 |                   |                   |
| 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                                                                                                                                                  | -               |                   |                   |
| Unrealized fair value gain of investment property                                                                                                                                                                                                                      | -               |                   |                   |
| Unrealized income from straight-lining of rentals                                                                                                                                                                                                                      | ( 18,870,171 )  | ( 18,870,171 )    |                   |
| <b>Add: <u>Category C.2:</u> Unrealized income recognized in the profit or loss in prior reporting periods but realized in the current reporting period (net of tax)</b>                                                                                               |                 |                   |                   |
| Realized foreign exchange gain, except those attributable to cash and cash equivalents                                                                                                                                                                                 | -               |                   |                   |
| Realized fair value adjustment (mark-to-market gains) of financial instruments at 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                                                                                                                                          | -               |                   |                   |
| Sub-total                                                                                                                                                                                                                                                              |                 |                   | -                 |
| <b>Add: <u>Category C.3:</u> Unrealized income recognized in profit or loss in prior periods but reversed in the current reporting period (net of tax)</b>                                                                                                             |                 |                   |                   |
| 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 instrument at 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)                                                                                     | -               |                   |                   |
| Sub-total                                                                                                                                                                                                                                                              |                 |                   | -                 |
| <b>Adjusted Net Income/Loss</b>                                                                                                                                                                                                                                        |                 |                   | ( 2,638,685,618 ) |
| <b>Add: Non-actual losses recognized in profit or loss during the reporting period (net of tax)</b>                                                                                                                                                                    |                 |                   |                   |
| Depreciation on revaluation increment                                                                                                                                                                                                                                  | 9,195,777       |                   |                   |
| Accretion of interest on lease liability                                                                                                                                                                                                                               | 285,927         |                   |                   |
| Sub-total                                                                                                                                                                                                                                                              |                 |                   | 9,481,704         |
| <b>Add/ Less: <u>Category E:</u> Adjustments related to relief granted by the SEC and BSP</b>                                                                                                                                                                          |                 |                   |                   |
| Amortization of the effect of reporting relief                                                                                                                                                                                                                         | -               |                   |                   |
| Total amount of reporting relief granted during the year                                                                                                                                                                                                               | -               |                   |                   |
| Others                                                                                                                                                                                                                                                                 | -               |                   |                   |
| Sub-total                                                                                                                                                                                                                                                              |                 |                   | -                 |
| <b>Less: Other items that should be excluded from the determination of the amount of available for dividends distribution</b>                                                                                                                                          |                 |                   |                   |
| 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                                                                                                                                                                                                                                                                 | -               |                   |                   |
| Sub-total                                                                                                                                                                                                                                                              |                 |                   | -                 |
| <b>Unappropriated Retained Earnings Available for Dividend Distribution at End of Year</b>                                                                                                                                                                             |                 | ( P               | 2,629,203,914 )   |



**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**Map Showing the Relationship Between the REIT and its Related Entities**  
December 31, 2025



**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**Supplemental Schedule of Financial Soundness Indicators**  
**December 31, 2025**

| Ratio                  | Formula                                                                                                            | 2025   | 2024            |
|------------------------|--------------------------------------------------------------------------------------------------------------------|--------|-----------------|
| Current ratio          | Total Current Assets divided by Total Current Liabilities                                                          | 1.65   | 2.05            |
|                        | Total Current Assets P 494,151,093                                                                                 |        | P 945,405,125   |
|                        | Divide by: Total Current Liabilities 299,284,579                                                                   |        | 461,729,783     |
|                        | Current ratio 1.65                                                                                                 |        | 2.05            |
| Acid test ratio        | Quick assets (Total Current Assets less Inventories and Other Current Assets) divided by Total Current Liabilities | 1.45   | 1.93            |
|                        | Total Current Assets P 494,151,093                                                                                 |        | P 945,405,125   |
|                        | Less: Other Current Assets 59,860,198                                                                              |        | 55,012,509      |
|                        | Quick Assets 434,290,895                                                                                           |        | 890,392,616     |
|                        | Divide by: Total Current Liabilities 299,284,579                                                                   |        | 461,729,783     |
|                        | Acid test ratio 1.45                                                                                               |        | 1.93            |
| Solvency ratio         | Total Liabilities divided by Total Assets                                                                          | 0.05   | 0.06            |
|                        | Total Liabilities P 348,655,124                                                                                    |        | P 580,036,452   |
|                        | Divide by: Total Assets 6,628,172,393                                                                              |        | 9,821,345,125   |
|                        | Solvency ratio 0.05                                                                                                |        | 0.06            |
| Debt-to-equity ratio   | Total Liabilities divided by Total Equity                                                                          | 0.06   | 0.06            |
|                        | Total Liabilities P 348,655,124                                                                                    |        | P 580,036,452   |
|                        | Divide by: Total Equity 6,279,517,269                                                                              |        | 9,241,308,673   |
|                        | Debt-to-equity ratio 0.06                                                                                          |        | 0.06            |
| Assets-to-equity ratio | Total Assets divided by Total Equity                                                                               | 1.06   | 1.06            |
|                        | Total Assets P 6,628,172,393                                                                                       |        | P 9,821,345,125 |
|                        | Divide by: Total Equity 6,279,517,269                                                                              |        | 9,241,308,673   |
|                        | Assets-to-equity ratio 1.06                                                                                        |        | 1.06            |
| Return on equity       | Net Profit divided by Total Equity                                                                                 | (0.37) | 0.07            |
|                        | Net Profit (Loss) ( P 2,347,642,955 )                                                                              |        | P 656,012,081   |
|                        | Divide by: Total Equity 6,279,517,269                                                                              |        | 9,241,308,673   |
|                        | Return on equity ( 0.37 )                                                                                          |        | 0.07            |
| Return on assets       | Net Profit divided by Total Assets                                                                                 | (0.35) | 0.07            |
|                        | Net Profit (Loss) ( P 2,347,642,955 )                                                                              |        | P 656,012,081   |
|                        | Divide by: Total Assets 6,628,172,393                                                                              |        | 9,821,345,125   |
|                        | Return on assets ( 0.35 )                                                                                          |        | 0.07            |
| Book value per share   | Total Equity divided by Outstanding Shares                                                                         | 1.91   | 2.81            |
|                        | Total Equity P 6,279,517,269                                                                                       |        | P 9,241,308,673 |
|                        | Divide by: Outstanding Shares 3,288,669,000                                                                        |        | 3,288,669,000   |
|                        | Book value per share 1.91                                                                                          |        | 2.81            |
| Earnings per share     | Net Profit divided by Weighted Average Outstanding Shares                                                          | (0.71) | 0.20            |
|                        | Net Profit (Loss) ( P 2,347,642,955 )                                                                              |        | P 656,012,081   |
|                        | Divide by: Weighted Average Outstanding Shares 3,288,669,000                                                       |        | 3,288,669,000   |
|                        | Earnings per share ( 0.71 )                                                                                        |        | 0.20            |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(A Subsidiary of S.I. Power Corp.)*  
**Supplementary Schedule of External Auditor Fee-Related Information**  
**For the Years Ended December 31, 2025 and 2024**

|                                       | <u>2025</u>             | <u>2024</u>             |
|---------------------------------------|-------------------------|-------------------------|
| <b>Total Audit Fees</b>               | <b>P 540,000</b>        | P 425,000               |
| Non-audit service fees:               |                         |                         |
| Other assurance service               | -                       | -                       |
| Related Tax service                   | -                       | -                       |
| All other service                     | -                       | -                       |
| <b>Total Non-Audit Fees</b>           | <u>-</u>                | <u>-</u>                |
| <b>Total Audit and Non-audit Fees</b> | <b><u>P 540,000</u></b> | <b><u>P 425,000</u></b> |

## Sustainability Report

### Contextual Information

| Company Details                                                              |                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Organization                                                         | PREMIERE ISLAND POWER REIT CORPORATION                                                                                                                                                                                                                                                                                                                   |
| Location of Headquarters                                                     | 4 <sup>TH</sup> STARMALL IT HUB CV STARR AVE PHILAMLIFE PAMPLONA DOS                                                                                                                                                                                                                                                                                     |
| Location of Operations                                                       | Philippines                                                                                                                                                                                                                                                                                                                                              |
| Report Boundary: Legal entities (e.g. subsidiaries) included in this report  | PREIT and its Lessees                                                                                                                                                                                                                                                                                                                                    |
| Business Model, including Primary Activities, Brands, Products, and Services | Engaged in the long-term investment in income-generating real estate and infrastructure assets, including sustainable power generation facilities, as a real estate investment trust under the provisions of Republic Act No. 9856, otherwise known as "The Real Estate Investment Trust (REIT) Act of 2009" and its Implementing Rules and Regulations. |
| Reporting Period                                                             | January 1, 2025 to December 31, 2025                                                                                                                                                                                                                                                                                                                     |
| Highest Ranking Person responsible for this report                           | Nikki Isabel Laynes<br>Chief Finance Officer                                                                                                                                                                                                                                                                                                             |

## Materiality Process

### Explain how you applied the materiality principle (or the materiality process) in identifying your material topics.<sup>1</sup>

Premiere Island Power REIT Corporation (PREIT or the Company) is devoted to transparency, and reporting sustainability in alignment with the Global Reporting Initiative (GRI) standards. PREIT applies the principle of materiality to identify and report topics that hold importance and relevance to the company and its associated stakeholders.

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stakeholders Identification | PREIT's main stakeholders comprise shareholders, investors, customers, employees, local communities, governmental entities, and regulatory agencies. Engaging these stakeholders enables PREIT to acquire insights into the issues that hold the highest significance to them and guides the process of identifying material subjects.                                                                                                                                |
| Materiality Assessment:     | <p><b>Internal Examination:</b> This involves analyzing our corporate strategy, business model, prevailing policies, and performance metrics.</p> <p><b>External Engagement:</b> This process entails stakeholder engagement, feedback incorporation, and analysis of industry trends and benchmarks.</p> <p><b>Materiality Matrix:</b> We create a matrix to visually represent the relevance of each topic based on its impact and adherence to GRI guidelines.</p> |
| Identified Material Topics: | The main topics identified include Renewable Energy and Social and Missionary Generation and Infrastructure, Social and Community Impact, Financial Performance, and Dividend Yield.                                                                                                                                                                                                                                                                                  |
| Reporting and Review        | We maintain transparency by reporting material topics in our sustainability reports, and we routinely reevaluate and update our materiality assessment to reflect evolving stakeholder expectations and industry trends.                                                                                                                                                                                                                                              |

<sup>1</sup> See [GRI 102-46](#) (2016) for more guidance.

## ECONOMIC

### Economic Performance

#### Direct Economic Value Generated and Distributed

| Disclosure                                                                 | Amount        | Units |
|----------------------------------------------------------------------------|---------------|-------|
| Direct economic value generated (revenue)                                  | 1,371,020,758 | PhP   |
| Direct economic value distributed:                                         |               |       |
| a. Operating costs                                                         | 1,670,707,999 | PhP   |
| b. Employee wages and benefits                                             | 16,234,959    | PhP   |
| c. Payments to suppliers, other operating costs                            | 109,904,934   | PhP   |
| d. Dividends given to stockholders and interest payments to loan providers | 419,963,032   | PhP   |
| e. Taxes given to government                                               | 6,320,997     | PhP   |
| f. Investments to community (e.g. donations, CSR)                          | 1,497,803     | PhP   |

#### PREIT and its Lessees Strategic Management Approach on Economic Performance

PREIT, a prominent real estate investment trust (REIT) with a focus on power and infrastructure, has exemplified remarkable resilience and expansive operational capabilities, navigating through the tumultuous challenges posed by the pandemic. Despite the adversities, the company has steadfastly safeguarded the interests of its key stakeholders.

One of PREIT's notable achievements has been its ability to deliver consistent financial success, thereby ensuring satisfaction among shareholders and investors. Moreover, the company has demonstrated its commitment to fostering positive relationships with lessees and maintaining superior property conditions. By prioritizing the stability, growth, and fair compensation of its employees, PREIT has further solidified its standing as a responsible corporate entity.

In addition to its internal operations, PREIT has played a pivotal role in bolstering local economies by generating employment opportunities and stimulating economic activity within the communities where its properties are located.

At the heart of PREIT's management philosophy lie three fundamental principles: effective property management, meticulous market analysis, and rigorous financial discipline.

By embracing a holistic and forward-thinking approach to business, PREIT not only ensures its own growth and sustainability but also fosters the economic prosperity of its diverse stakeholders. Through its unwavering commitment to excellence and adaptability, PREIT continues to chart a course of resilience and prosperity in the ever-evolving landscape of retail real estate.

### Climate-related risks and opportunities

PREIT has implemented robust risk management protocols, which encompass meticulous assessments of potential risks and the formulation of resilience strategies. These measures are aimed at safeguarding the company's assets and operations against various physical risks, including extreme weather events, rising sea levels, and shifts in precipitation patterns. Moreover, PREIT remains acutely attuned to transition risks associated with the transition to a low-carbon economy, which encompass regulatory changes, technological advancements, and shifts in market dynamics.

To address these challenges, PREIT is committed to adapting its strategies to ensure sustained competitiveness and capitalize on emerging opportunities. The company recognizes that climate change presents both risks and opportunities within the real estate sector. As such, PREIT actively explores energy-efficient initiatives, promotes the adoption of renewable energy sources, and invests in properties that align with its climate-related objectives. By embracing these initiatives, PREIT not only contributes to the transition towards a low-carbon economy but also generates long-term value for its stakeholders.

In line with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), PREIT has developed strategies to effectively manage climate impacts, navigate the evolving business landscape, and enhance the company's resilience and sustainability. By adhering to these guidelines, PREIT demonstrates its commitment to addressing climate-related risks and opportunities in a proactive and responsible manner.

## Procurement Practices

### Proportion of spending on local suppliers

| Disclosure                                                                                                      | Quantity | Units |
|-----------------------------------------------------------------------------------------------------------------|----------|-------|
| Percentage of procurement budget used for significant locations of operations that is spent on local suppliers: |          | %     |
| PREIT LESSEES:                                                                                                  |          |       |
| Camotes Island Power Generation Corporation (CAMPCOR)                                                           | 98       |       |
| S.I. Power Corporation (SIPCOR)                                                                                 | 96       |       |

### PREIT and its Lessees Strategic Management Approach on Procurement Practices

PREIT, along with its lessees SIPCOR and CAMPCOR, adopts a strategic and conscientious approach to procurement, placing a strong emphasis on ethical practices, sustainability, and compliance. The process begins with thorough due diligence on potential suppliers, evaluating their capabilities and their commitment to upholding social and environmental standards. Priority is given to responsible sourcing practices, with sustainability criteria playing a central role in supplier selection.

Recognizing the importance of managing procurement risks, PREIT and its lessees are vigilant in identifying and mitigating potential threats while also recognizing the opportunities that procurement presents. By integrating sustainability considerations into the procurement process, the company not only reduces its environmental footprint but also promotes social responsibility within its supply chain.

A noteworthy aspect of PREIT's procurement strategy is its dedication to supporting local suppliers especially for their consumables. A significant portion of the procurement budget is allocated to sourcing from local businesses, thereby contributing to economic growth and community development. This commitment not only strengthens relationships with local stakeholders but also fosters a sense of partnership and shared prosperity.

In summary, PREIT and its lessees prioritize ethical, sustainable, and compliant procurement practices, conducting thorough due diligence on suppliers and actively managing procurement risks. By embracing responsible sourcing and supporting local suppliers, the company demonstrates its commitment to sustainability, social responsibility, and community engagement.



## Anti-corruption

### Training on Anti-corruption Policies and Procedures\*

| Disclosure                                                                                                                   | Quantity | Units |
|------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to         | 100      | %     |
| Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to | 100      | %     |
| Percentage of directors and management that have received anti-corruption training                                           | 100      | %     |
| Percentage of employees that have received anti-corruption training                                                          | 100      | %     |

*\*The Company and the Lessees adopt the Anti-Corruption Policies and Procedures of its parent company, Prime Asset Ventures, Inc. (PAVI), as it applies to the entire PAVI group.*

### Incidents of Corruption

| Disclosure                                                                                               | Quantity | Units |
|----------------------------------------------------------------------------------------------------------|----------|-------|
| Number of incidents in which directors were removed or disciplined for corruption                        | 0        | #     |
| Number of incidents in which employees were dismissed or disciplined for corruption                      | 0        | #     |
| Number of incidents when contracts with business partners were terminated due to incidents of corruption | 0        | #     |

### PREIT and its Lessees Strategic Management Approach on Anti-Corruption Practices

PREIT and its lessees have embraced a strategic management approach to combat corruption and champion anti-corruption practices. Central to this strategy are values of transparency, integrity, and ethical conduct, which permeate all facets of business operations. At the core of this commitment lies the implementation of a comprehensive Anti-Bribery and Anti-Corruption Policy, which serves as a guiding framework for ethical behavior.

To ensure the effectiveness of their anti-corruption measures, PREIT and its lessees undertake rigorous risk assessments and maintain robust internal controls. Thorough due diligence procedures are conducted to vet potential partners and suppliers, mitigating the risk of engaging with entities involved in corrupt practices.

Recognizing that awareness and education are essential components of any anti-corruption strategy, PREIT and its lessees places a strong emphasis on mentorship, employee training, and awareness programs. Furthermore, stakeholders are encouraged to report suspected acts of corruption through a confidential reporting mechanism, with assurances that whistleblowers will be protected from retaliation.

By promoting anti-corruption efforts, PREIT and its lessees not only uphold their commitment to ethical business practices but also contribute to the development of a resilient and responsible business environment. Through their strategic management approach, they aim to foster a corruption-free business environment that encourages fair competition and sustainable development, ultimately contributing to the greater good of society.

## ENVIRONMENT

### Resource Management

#### Energy consumption within the organization:

| Disclosure                             | Quantity  | Units  |
|----------------------------------------|-----------|--------|
| Energy consumption (renewable sources) | -         | GJ     |
| Energy consumption (gasoline)          | -         | GJ     |
| Energy consumption (LPG)               | -         | GJ     |
| Energy consumption (diesel)            | 2,286,642 | Liters |
| Energy consumption (electricity)       | 5,660,476 | kWh    |

#### Reduction of energy consumption

| Disclosure                     | Quantity                                                           | Units |
|--------------------------------|--------------------------------------------------------------------|-------|
| Energy reduction (gasoline)    | -                                                                  | GJ    |
| Energy reduction (LPG)         | -                                                                  | GJ    |
| Energy reduction (diesel)      | On the process of implementing Solar Rooftop for renewable energy. | GJ    |
| Energy reduction (electricity) | On the process of implementing Solar Rooftop for renewable energy. | kWh   |

#### PREIT and its Lessees Strategic Management Approach on Energy Consumption

Underlining our steadfast commitment to sustainability, PREIT is actively spearheading initiatives aimed at curbing energy consumption across all aspects of our operations. While our sustainability journey is in its nascent stages, we have already pinpointed energy reduction as a critical priority. Implementing strategic programs, such as setting ambitious energy reduction targets, deploying energy-efficient technologies, conducting routine energy audits, and exploring investments in hybrid renewable energy and social and missionary electrification, underscores our dedication to minimizing our environmental footprint.

This initiative acknowledges the profound impact of energy usage on various stakeholders and the environment, from carbon emissions to resource depletion. Despite the inherent challenges, including escalating energy costs and regulatory hurdles, PREIT perceives this energy management approach as an opportunity to enhance operational efficiency, diminish environmental impact, and demonstrate environmental leadership. In collaboration with our lessees, SIPCOR and CAMPCOR, we are collectively steering towards more sustainable practices.

A significant milestone in our sustainability journey is the implementation of rooftop solar energy systems, which represent a tangible step towards renewable energy adoption and environmental stewardship. The solar installations, owned and operated by SI Power Corporation and Camotes Island Power Generation Corporation in the Philippines, exemplify our unwavering commitment to sustainable development.

SI Power Corporation's Candanay Plant in Candanay Sur, Siquijor Islands, serves as a beacon of sustainability with its rooftop solar setup. With a capacity of 42kWdc / 36kWac and covering an area of 197m<sup>2</sup>, this installation substantially reduces reliance on non-renewable energy sources and slashes carbon emissions by 33.91 tons, equivalent to the environmental benefits of planting 59 trees.

Similarly, Camotes Island Power Generation Corporation will oversee the operation of two rooftop solar plants on Camotes Island, Cebu. The Pilar Plant, with a 25kWdc / 20kWac system spanning 115m<sup>2</sup>, mitigates emissions by 18.46 tons (equivalent to planting 32 trees), while the Poro Plant, boasting a capacity of 56kWdc / 50kWac over 262m<sup>2</sup>, reduces emissions by 43 tons (comparable to planting 75 trees).

These pioneering solar installations signify a paradigm shift towards renewable energy adoption and represent a collective effort to combat climate change and foster sustainable development. By offsetting carbon emissions akin to the ecological benefits of tree planting, these solar installations contribute to a greener, more resilient future. Moreover, their strategic distribution across islands promotes resilience and self-sufficiency within local communities.

The collaborative efforts between PAVI Green Renewable Energy Inc., SI Power Corporation, and Camotes Island Power Generation Corporation underscore our unwavering commitment to sustainability and environmental stewardship. Through the deployment of rooftop solar systems, PREIT is at the forefront of clean energy adoption and natural resource preservation, paving the way for a greener, more sustainable future in the Philippines.

### Water consumption within the organization

| Disclosure                | Quantity | Units        |
|---------------------------|----------|--------------|
| Water withdrawal          | 7,080    | Cubic meters |
| Water consumption         | 1,800    | Cubic meters |
| Water recycled and reused | 90       | Cubic meters |

#### PREIT and its Lessees Strategic Management Approach on Water Consumption

PREIT and its lessees have implemented proactive measures to reduce water usage, reflecting our steadfast commitment to minimizing impacts on employees, customers, local communities, and the environment. By establishing water-efficient policies and practices, the company aims to mitigate risks associated with water scarcity while safeguarding its reputation.

Key initiatives include setting ambitious water reduction targets, leveraging advanced technologies to optimize water usage, and advocating for broader water conservation efforts. These strategic measures underscore PREIT's proactive approach to addressing environmental challenges and demonstrate its commitment to responsible corporate citizenship.

In addition to mitigating environmental impact, PREIT recognizes the potential for cost savings and brand enhancement through diligent water stewardship. By embracing sustainable water management practices, the company not only reduces operational expenses but also enhances its reputation as a socially and environmentally responsible organization.

Overall, PREIT's comprehensive approach to water stewardship reflects its commitment to sustainability and responsible business practices. By prioritizing water conservation, the company contributes to the preservation of natural resources while advancing its broader sustainability goals.

### Materials used by the organization

| Disclosure                                                                                                  | Quantity | Units     |
|-------------------------------------------------------------------------------------------------------------|----------|-----------|
| Materials used by weight or volume                                                                          |          |           |
| • renewable                                                                                                 | 0        | kg/liters |
| • non-renewable                                                                                             | 0        | kg/liters |
| Percentage of recycled input materials used to manufacture the organization's primary products and services | 0        | %         |

### PREIT and its Lessees Strategic Management Approach on Materials Used

The industry faces various risks, including resource scarcity and regulatory compliance, which could significantly affect suppliers and local communities. In response, PREIT prioritizes key opportunities aimed at mitigating these risks, such as sourcing sustainable materials whenever possible, minimizing waste generation, and enhancing operational efficiency. By embracing these initiatives, PREIT endeavors to safeguard the interests of all stakeholders, with a particular emphasis on investors, customers, and local communities.

Central to PREIT's approach to materials management is the pursuit of practical and feasible decisions that align with industry standards, while simultaneously upholding principles of sustainability and efficiency. By integrating these considerations into their operations, PREIT not only reduces risks associated with resource scarcity and regulatory compliance but also enhances its overall resilience and reputation as a responsible corporate entity. This approach underscores PREIT's commitment to balancing economic objectives with environmental and social considerations, thereby contributing to long-term sustainability and stakeholder value.

### Ecosystems and biodiversity (whether in upland/watershed or coastal/marine)

| Disclosure                                                                                                                                | Quantity | Units |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas | None     |       |
| Habitats protected or restored                                                                                                            | None     | ha    |
| IUCN <sup>2</sup> Red List species and national conservation list species with habitats in areas affected by operations                   | 0        |       |

#### PREIT and its Lessees Strategic Management Approach on Ecosystems and Biodiversity

PREIT and its lessees place a strong emphasis on integrating ecosystems and biodiversity considerations into their operations, recognizing the potential impact of their activities on local habitats and biodiversity. Committed to environmental stewardship, they adhere to industry standards to ensure that their properties do not adversely affect protected areas or habitats of endangered species listed on the IUCN Red List.

In addition to complying with regulations, PREIT and its lessees implement proactive measures to safeguard biodiversity, such as a tree replacement strategy during site development to restore and protect natural habitats. These efforts align with recognized environmental practices and demonstrate their commitment to responsible corporate citizenship.

Furthermore, by supporting government policies and regulations in the Philippines related to biodiversity conservation, PREIT and its lessees actively contribute to the preservation of ecosystems and biodiversity in the country. Through their collective actions, they strive to minimize their environmental footprint and promote sustainable development, ensuring the well-being of both present and future generations.

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<sup>2</sup> International Union for Conservation of Nature

## Environmental impact management

### Air Emissions

#### GHG

| Disclosure                                    | Quantity | Units                    |
|-----------------------------------------------|----------|--------------------------|
| Direct (Scope 1) GHG Emissions                | None     | Tonnes CO <sub>2</sub> e |
| Energy indirect (Scope 2) GHG Emissions       | None     | Tonnes CO <sub>2</sub> e |
| Emissions of ozone-depleting substances (ODS) | None     | Tonnes                   |

#### Air pollutants

| Disclosure                           | Quantity | Units |
|--------------------------------------|----------|-------|
| NO <sub>x</sub>                      | 108,240  | kg    |
| SO <sub>x</sub>                      | 61,226   | kg    |
| Persistent organic pollutants (POPs) | None     | kg    |
| Volatile organic compounds (VOCs)    | None     | kg    |
| Hazardous air pollutants (HAPs)      | None     | kg    |
| Particulate matter (PM)              | 12,475   | kg    |

#### PREIT and its Lessees Management Approach on Emissions

PREIT and its lessees place a high priority on reducing their environmental impact, particularly concerning air emissions. As operators of power plants, we actively engage in efforts to minimize emissions by embracing cleaner technologies and implementing efficient operational practices. By adhering to industry standards and regulatory requirements in the Philippines, we abide by effective management and control of air pollutants such as sulfur oxides (SO<sub>x</sub>), nitrogen oxides (NO<sub>x</sub>), and particulate matter.

The commitment to reducing air emissions aligns with broader goals of promoting improved air quality, supporting sustainable energy practices, and safeguarding public health. In the Philippines, conventional power generation is governed by stringent standards set forth by the Department of Environment and Natural Resources (DENR) and the Philippine Clean Air Act, which provide clear guidelines for managing emissions and ensuring environmental protection.

By following industry standards and regulatory requirements, PREIT and its lessees contribute to environmental stewardship while striving to minimize environmental footprint and positively impact local communities. This proactive approach to reducing air emissions reflects our dedication to sustainable business practices and underscores the commitment to protecting the environment and public health in the Philippines.



## **Solid and Hazardous Wastes**

### **Solid Waste**

| <b>Disclosure</b>           | <b>Quantity</b> | <b>Units</b> |
|-----------------------------|-----------------|--------------|
| Total solid waste generated | 1,920           | kg           |
| Reusable                    | 1,152           | kg           |
| Recyclable                  | 768             | kg           |
| Composted                   | None            | kg           |
| Incinerated                 | None            | kg           |
| Residuals/Landfilled        | None            | kg           |

### **Hazardous Waste**

| <b>Disclosure</b>                           | <b>Quantity</b> | <b>Units</b> |
|---------------------------------------------|-----------------|--------------|
| Total weight of hazardous waste generated   | 252,000         | kg           |
| Total weight of hazardous waste transported | 0               | kg           |

### **Effluents**

| <b>Disclosure</b>                | <b>Quantity</b> | <b>Units</b> |
|----------------------------------|-----------------|--------------|
| Total volume of water discharges | 24              | Cubic meters |
| Percent of wastewater recycled   | 5               | %            |

### **Solid Waste**

#### **PREIT and its Lessees Management Approach on Waste Management and Effluents**

In the process of power generation, solid and hazardous waste production is an unavoidable consequence. The company implements robust waste management strategies to handle, store, and dispose of such waste responsibly. Our policies focus on minimizing waste production, recycling where possible, and ensuring safe disposal to mitigate environmental risks and protect local biodiversity.

The generation of effluents from our operations is managed under a comprehensive effluent management system. The approach is designed to treat and dispose of effluents responsibly, adhering to environmental standards and regulations. By implementing strategies such as wastewater treatment and monitoring discharge quality, we aim to protect water bodies from pollution and maintain the health of aquatic ecosystems. This commitment also plays a vital role in our broader goal of supporting sustainable development.

## Environmental compliance

### Non-compliance with Environmental Laws and Regulations

| Disclosure                                                                                   | Quantity | Units |
|----------------------------------------------------------------------------------------------|----------|-------|
| Total amount of monetary fines for non-compliance with environmental laws and/or regulations | None     | PhP   |
| No. of non-monetary sanctions for non-compliance with environmental laws and/or regulations  | None     | #     |
| No. of cases resolved through dispute resolution mechanism                                   | None     | #     |

PREIT and its lessees have diligently acquired all requisite approvals and permits from pertinent government agencies and regulatory bodies, essential for the seamless execution of the organization's operations. These authorizations were obtained promptly and remain in active status. Each operational plant under PREIT's jurisdiction operates in strict compliance with environmental regulations, with a designated Pollution Control Officer (PCO) overseeing processes and addressing any environmental concerns that may arise. This steadfast commitment ensures that we uphold our dedication to environmental stewardship, in alignment with our overarching goal of promoting clean, renewable, and sustainable energy practices.

## SOCIAL

### Employee Management (as it applies to PREIT and its Lessees)

#### Employee Hiring and Benefits

##### Employee data

| Disclosure                                         | Quantity | Units |
|----------------------------------------------------|----------|-------|
| Total number of employees <sup>3</sup>             | 17       |       |
| a. Number of female employees                      | 5        | #     |
| b. Number of male employees                        | 12       | #     |
| Attrition rate <sup>4</sup>                        | 29%      | rate  |
| Ratio of lowest paid employee against minimum wage | N/A      | ratio |

##### Employee benefits

| List of Benefits                          | Y/N | % of female employees who availed for the year | % of male employees who availed for the year |
|-------------------------------------------|-----|------------------------------------------------|----------------------------------------------|
| SSS                                       | Y   | 100%                                           | 100%                                         |
| PhilHealth                                | Y   | 100%                                           | 100%                                         |
| Pag-ibig                                  | Y   | 100%                                           | 100%                                         |
| Parental leaves                           | Y   | 0                                              | 0                                            |
| Vacation leaves                           | Y   | 100%                                           | 100%                                         |
| Sick leaves                               | Y   | 100%                                           | 100%                                         |
| Medical benefits (aside from PhilHealth)) | Y   | 100%                                           | 100%                                         |
| Housing assistance (aside from Pag-ibig)  | N   |                                                |                                              |
| Retirement fund (aside from SSS)          | Y   | 0                                              | 0                                            |
| Further education support                 | N   |                                                |                                              |
| Company stock options                     | N   |                                                |                                              |
| Telecommuting                             | N   |                                                |                                              |
| Flexible-working Hours                    | Y   | 100%                                           | 100%                                         |
| (Others)                                  |     |                                                |                                              |

PREIT and its lessees hold its workforce in high regard and are committed to providing fair compensation and benefits in strict accordance with labor laws in the Philippines. We take pride in offering comprehensive and rewarding employee benefits tailored to enhance the well-being and satisfaction of our team members. Our commitment to supporting the holistic needs of our

<sup>3</sup> Employees are individuals who are in an employment relationship with the organization, according to national law or its application ([GRI Standards 2016 Glossary](#))

<sup>4</sup> Attrition are = (no. of new hires – no. of turnover)/(average of total no. of employees of previous year and total no. of employees of current year)

employees is reflected in a range of initiatives, from robust health insurance packages to ample opportunities for professional development.

In addition to these essential benefits, we offer unique perks designed to foster a supportive and inclusive work environment. Flexible scheduling options, wellness programs, and generous vacation allowances are just a few examples of the ways in which we prioritize the overall wellness and work-life balance of our employees.

While we recognize the value of in-person collaboration and team synergy, we understand that full remote work may not currently align with our operational structure. Nevertheless, our unwavering commitment to providing exceptional benefits underscores our dedication to cultivating a thriving workforce that is empowered to succeed and grow within our organization.

#### Employee Training and Development

| Disclosure                                   | Quantity | Units          |
|----------------------------------------------|----------|----------------|
| Total training hours provided to employees   | 193      |                |
| a. Female employees                          | 81       | hours          |
| b. Male employees                            | 112      | hours          |
| Average training hours provided to employees |          |                |
| a. Female employees                          | 7.36     | hours/employee |
| b. Male employees                            | 11.2     | hours/employee |

PREIT and its lessees have made a concerted effort to prioritize the inclusion and development of female workers within the workplace. An encouraging trend has been observed, with a notable increase in the training hours of female workers compared to the previous year. However, it's important to note that this emphasis on female development does not exclude male workers from participating in learning programs. Targeted learning sessions have been extended to male employees as well, ensuring an inclusive approach to employee development.

Overall, this year's data reflects a significant increase in the average number of learning hours per employee, demonstrating our unwavering commitment to the continuous development of our workforce. Our dedication to delivering relevant and meaningful learning sessions underscores our commitment to fostering a culture of growth and opportunity within our organization, benefiting all employees, regardless of gender.

### Labor-Management Relations

| Disclosure                                                                            | Quantity | Units |
|---------------------------------------------------------------------------------------|----------|-------|
| % of employees covered with Collective Bargaining Agreements                          | 0        | %     |
| Number of consultations conducted with employees concerning employee-related policies | 0        | #     |

### Diversity and Equal Opportunity

| Disclosure                                                                | Quantity | Units |
|---------------------------------------------------------------------------|----------|-------|
| % of female workers in the workforce                                      | 29       | %     |
| % of male workers in the workforce                                        | 71       | %     |
| Number of employees from indigenous communities and/or vulnerable sector* | 1        | #     |

*\*Vulnerable sector includes, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E).*

PREIT and its Lessees, fairness in manpower diversity and employee benefits is not just a commitment but a cornerstone of our culture. We believe that diversity in our workforce enriches our perspectives and strengthens our capabilities. From gender and ethnicity to background and abilities, we foster an inclusive environment where everyone's unique contributions are valued and celebrated.

### Workplace Conditions, Labor Standards, and Human Rights

#### Occupational Health and Safety

| Disclosure                     | Quantity | Units     |
|--------------------------------|----------|-----------|
| Safe Man-Hours                 | 155,280  | Man-hours |
| No. of work-related injuries   | 0        | #         |
| No. of work-related fatalities | 0        | #         |
| No. of work-related ill-health | 0        | #         |
| No. of safety drills           | 0        | #         |

#### Labor Laws and Human Rights

| Disclosure                                                                  | Quantity | Units |
|-----------------------------------------------------------------------------|----------|-------|
| No. of legal actions or employee grievances involving forced or child labor | 0        | #     |

| Topic        | Y/N | If Yes, cite reference in the company policy |
|--------------|-----|----------------------------------------------|
| Forced labor | N   |                                              |
| Child labor  | N   |                                              |

|              |   |  |
|--------------|---|--|
| Human Rights | N |  |
|--------------|---|--|

We strictly adhere to the regulations outlined by the Department of Labor Employment's (DOLE), ensuring a safe, secure, and equitable work environment. Respect for human rights forms the basis of our operations, with every employee treated fairly, irrespective of their contractual terms.

## Supply Chain Management

Please see attached policy: Attached Annex A.

| Topic                     | Y/N | If Yes, cite reference in the supplier policy                                                                                                                                                                                                                                                                 |
|---------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental performance | Y   | Section V, SUBSECTION B                                                                                                                                                                                                                                                                                       |
| Forced labor              | Y   | Section VI. ACCREDITATION CANCELTION OR REVOCATION in accordance with Republic Act No. 9208 or the Anti-Trafficking in Persons Act of 2003                                                                                                                                                                    |
| Child labor               | Y   | Section VI. ACCREDITATION CANCELTION OR REVOCATION in accordance with Republic Act No. 9231 or the Special Protection of Children Against Child Abuse, Exploitation and Discrimination Act and Republic Act No. 7610 or the Special Protection of Children Against Abuse, Exploitation and Discrimination Act |
| Human rights              | Y   | Section VI. ACCREDITATION CANCELTION OR REVOCATION in accordance with Republic Act No. 9851 or the Philippine Act on Crimes Against International Humanitarian Law, Genocide, and Other Crimes Against Humanity                                                                                               |
| Bribery and corruption    | Y   | Section VI. ACCREDITATION CANCELTION OR REVOCATION in accordance with Republic Act No. 6713 or the Code of Conduct and Ethical Standards for Public Officials and Employees                                                                                                                                   |

PREIT and its Lessees place a strong emphasis on robust supply chain management practices to uphold operational continuity and mitigate risks effectively. Central to our approach is the promotion of transparency, fair labor practices, and environmental sustainability throughout the supply chain. We achieve this by adhering to ethical procurement practices and maintaining a diversified supplier base. Regular assessments and active engagement with suppliers drive continuous improvement and ensure compliance with our standards.

In terms of supplier accreditation, PREIT has implemented a comprehensive policy that encompasses various sustainability aspects. These include environmental performance, social responsibility, and adherence to ethical standards. By integrating these criteria into our accreditation process, we aim to guarantee that our supply chain operates in alignment with industry best practices and ethical principles. This commitment underscores our dedication to fostering a responsible and sustainable business ecosystem.

## Relationship with Community

### Significant Impacts on Local Communities

| <b>Operations with significant (positive or negative) impacts on local communities (exclude CSR projects; this has to be business operations)</b> | <b>Location</b> | <b>Vulnerable groups (if applicable)*</b> | <b>Does the particular operation have impacts on indigenous people (Y/N)?</b> | <b>Collective or individual rights that have been identified that or particular concern for the community</b> | <b>Mitigating measures (if negative) or enhancement measures (if positive)</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| N/A                                                                                                                                               | N/A             | N/A                                       | N/A                                                                           | N/A                                                                                                           | N/A                                                                            |

*\*Vulnerable sector includes children and youth, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E)*

| <b>Certificates</b>              | <b>Quantity</b> | <b>Units</b> |
|----------------------------------|-----------------|--------------|
| FPIC process is still undergoing | N/A             | #            |
| CP secured                       | N/A             | #            |

PREIT and its Lessees actively prioritize building strong relationships with local communities and driving environmental and social endeavors through our Corporate Social Responsibility (CSR) initiatives.

Some notable programs conducted for the year include tree planting activities in collaboration with the LGU, the Philippine Coast Guards, and Municipal DENR; and participating in the Philippine Red Cross training on Occupational First Aid and Basic Life Support Training. An opportunity to educate our young minds from the Maria Integrated School and Tambisan National High School in Siquijor was also organized. To support local employment, we welcomed new hires to add to our pool of talented individuals. We also took part in various community initiatives like town fiestas and celebrations through donations to show our support for local traditions (Please refer to Annex B for CSR photos).

We ensured continuous funding to host communities of the one centavo per kilowatt-hour (P0.01/kWh) share in the electricity produced by the power plants in operation. This is in accordance with the Department of Energy's (DOE) Energy Regulations No. 1-94 (ER 1-94). The host beneficiaries can invest in projects that empower individuals and support inclusive growth. These initiatives include electrification projects, development and livelihood programs, as well as environmental sustainability efforts like reforestation and watershed management.



PREIT and its Lessees are committed to the betterment of communities in driving community development and nurturing camaraderie between generation companies and host communities. Through our CSR initiatives, we aim to create opportunities for economic empowerment, environmental preservation, and improved well-being. By leveraging these resources and fostering partnerships, we work towards sustainable progress and prosperity in the communities we serve.

## Customer Management

### Customer Satisfaction

| Disclosure            | Score | Did a third party conduct the customer satisfaction study (Y/N)? |
|-----------------------|-------|------------------------------------------------------------------|
| Customer satisfaction | N/A   |                                                                  |

### Health and Safety

| Disclosure                                                               | Quantity | Units |
|--------------------------------------------------------------------------|----------|-------|
| No. of substantiated complaints on product or service health and safety* | 0        | #     |
| No. of complaints addressed                                              | 0        | #     |

*\*Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.*

### Marketing and labelling

| Disclosure                                                  | Quantity | Units |
|-------------------------------------------------------------|----------|-------|
| No. of substantiated complaints on marketing and labelling* | 0        | #     |
| No. of complaints addressed                                 | 0        | #     |

*\*Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.*

### Customer privacy

| Disclosure                                                                                   | Quantity | Units |
|----------------------------------------------------------------------------------------------|----------|-------|
| No. of substantiated complaints on customer privacy*                                         | 0        | #     |
| No. of complaints addressed                                                                  | 0        | #     |
| No. of customers, users and account holders whose information is used for secondary purposes | 0        | #     |

*\*Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.*

### Data Security

| Disclosure                                                       | Quantity | Units |
|------------------------------------------------------------------|----------|-------|
| No. of data breaches, including leaks, thefts and losses of data | 0        | #     |

At PREIT, our customer management approach revolves around prioritizing health, safety, and customer satisfaction above all else. We maintain a steadfast commitment to adhering to regulations and industry standards, ensuring that our customers experience a high standard of well-being and welfare whenever they engage with us.

In addition to prioritizing physical well-being, we place a strong emphasis on safeguarding our customers' privacy and data security. We are dedicated to implementing and upholding robust data security measures to protect our customers' sensitive information. Our policies and

procedures are designed to align with both local and international privacy laws, thereby fostering trust and ensuring confidentiality in all our interactions with customers. By prioritizing health, safety, and data security, we aim to provide our customers with a seamless and secure experience that exceeds their expectations.

## UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

Product or Service Contribution to United Nations Sustainable Development Goals (UN SDGs)

Key products and services and its contribution to sustainable development.

| Key Products and Services | Societal Value / Contribution to UN SDGs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Potential Negative Impact of Contribution                                                                                                                                      | Management Approach to Negative Impact                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Real Estate               | <p><b>SDG 6: Clean Water and Sanitation</b><br/>PREIT supports clean water preservation by reducing pollution from fossil fuels through its commitment to renewable energy and social and missionary electrification.</p> <p><b>SDG 9: Industry, Innovation and Infrastructure</b><br/>PREIT fosters industry innovation and resilient infrastructure development through its long-term investments in the renewable energy and social and missionary electrification sector.</p> <p><b>SDG 11: Sustainable Cities and Communities</b><br/>PREIT's commitment to renewable energy and social and missionary electrification contributes to creating sustainable cities,</p> | As they incorporate established management policies and systems aimed at addressing potential issues, these initiatives are not anticipated to result in adverse consequences. | Risk-management programs are supervised and executed to efficiently identify, address, and mitigate risks. |

|  |                                                                 |  |  |
|--|-----------------------------------------------------------------|--|--|
|  | improving air quality,<br>and reducing<br>environmental impact. |  |  |
|--|-----------------------------------------------------------------|--|--|

PREIT and its lessees are wholeheartedly committed to aligning their operations with the United Nations Sustainable Development Goals (SDGs), recognizing the crucial role of sustainability in driving both financial growth and environmental and social responsibility. As a reputable Real Estate Investment Trust (REIT) with a focus on power and infrastructure, PREIT is dedicated to setting the standard for sustainable practices within the industry.

Central to PREIT's sustainability efforts is the proactive implementation of environmentally-responsible business practices aimed at minimizing resource consumption, reducing emissions, and preserving ecological integrity. By embracing sustainable practices, PREIT not only mitigates its environmental footprint but also sets a positive example for its peers and stakeholders.

In addition to environmental stewardship, PREIT prioritizes inclusive growth and community support, acknowledging its social obligations. Through initiatives that promote local economic development, support community well-being, and prioritize stakeholder engagement, PREIT seeks to create lasting positive impacts that extend beyond financial returns.

By integrating sustainability into its core operations and embracing its role as a responsible corporate citizen, PREIT exemplifies its commitment to driving meaningful change and contributing to a more sustainable future for all.

## **Annex “A”**

### **CONTRACTOR/VENDOR’S ACCREDITATION POLICY**

#### **COVERAGE:**

- I. Introduction
- II. Accreditation Process
- III. Documentary Requirements
- IV. Accreditation Committee
- V. Review and Evaluation Process
- VI. Accreditation, Cancellation or Revocation

## ***I. Introduction***

The purpose of this Accreditation is to ensure that the evaluation is fair and unbiased. Only those accredited contractors who complied with the accreditation process outlined herein are allowed to join in the project bidding. Nevertheless, being accredited does not automatically mean a Contractor will be awarded a contract for the project. The contractors shall still go through a competitive bidding process. This is applicable to all new and existing contractors.

## ***II. Accreditation Process***

1. Procurement in-charge shall send the PDF copy of the Accreditation Form via email to all potential contractors.
2. The potential contractors shall submit the duly accomplished application forms, together with the required documents to Procurement in-charge (Note: See *Section III. Documentary Requirements* for the list of requirements)
3. The accomplished application form, together with the required documents, shall be forwarded to the Accreditation Committee (See *Section IV. Accreditation Committee*)
4. The Accreditation Committee will review the application for accreditation and supporting documents for the contractor's technical, financial capability as well as the authenticity of the supporting documents.
5. The Procurement in-charge shall prepare the Accreditation Certificate to be signed by the Contract Management Head and Business Unit Head.
6. The decision on the accreditation application will be communicated by the Procurement Team to the accredited contractor/s.
7. Accredited contractors shall be invited to participate in the in the Company's bidding process.
8. The list of qualified contractors will be used by the Accreditation Committee for the Review and Evaluation Process (See *Section V*).



### **III. *Documentary Requirements***

#### **A. For Local Vendors/ Contractors:**

1. Letter of Intent addressed to Procurement
2. Company Profile
3. SEC Certificate of Incorporation and Articles of Incorporation / DTI Certificate of Registration
4. Audited Financial Statements from the last two (2) years
5. Income Tax Return for the last two (2) years
6. Mayor's Permit
7. BIR Certificate of Registration
8. Organizational Chart
9. Office / Warehouse / Factory Location Map
10. Proof of SSS quarterly remittance for the last quarter
11. List of Equipment and Manpower
12. Secretary's Certificate (if corporation) / Special Power of Authority (if sole proprietor) for the authorized signatories, together with their valid ID

#### ***\*Additional Requirements for Procurements of Goods:***

1. Product brochures/catalogue
2. Product samples
3. Certificate of exclusivity (if applicable)

#### ***\*Additional Requirements for Contractors***

1. PCAB License
2. Resume of Key Personnel to be assigned to the project
3. Pictures of projects (completed & ongoing)
4. Environment, health, and safety requirements certificates

#### **B. For Foreign Vendors:**

1. Letter of Intent addressed to Procurement
2. Company Profile
3. Certificate of Incorporation/equivalent
4. Audited Financial Statements for the last two (2) years
5. Business Permit
6. Organizational Chart
7. Headquarters and/or warehouse location map
8. Product brochure/catalogue/datasheets
9. List of customers/clients in the Philippines

#### **IV. THE ACCREDITATION COMMITTEE**

##### **A. Functions**

The Accreditation Committee shall verify, evaluate, review, and analyze the capability of Contractors based on technical, financial, reputation, performance, and commercial capabilities.

The Accreditation Committee is committed to fielding reputable contractors, and encourages its prospective contractors to achieve accredited status.

##### **B. Members**

The members of the Accreditation Committee shall be the following:

- a) Accounting Head/Chief Accountant
- b) Procurement Head
- c) Proponent/End User's Representative

## **V. REVIEW AND EVALUATION PROCESS**

### **1. Compliance with Documentary Requirements**

The Accreditation Committee shall determine whether the contractor complies with the documents in *Section III*. Only contractors with complete documents shall be considered for evaluation and comparison.

### **2. Review of Documents and Evaluation of Contractor's Capacity**

The Accreditation Committee shall review and evaluate the following:

- a) Authenticity of documents;
- b) Financial capability;
- c) Technical capability;
- d) Performance based on previous completed and on-going projects
  - Authenticity of documents
  - Financial capability
  - Technical capability
  - Performance based on previous completed and ongoing projects (this will include getting feedback from previous / existing clients)
  - Track record in complying with relevant environmental laws and/or issuances of the Department of Environment and Natural Resources, Local Government Unit, etc. (The Accreditation Committee may require the applicant to submit additional documents for this purpose.)

### **3. Categorization**

The Accreditation Committee shall categorize the applicant based on the following qualifications:

- a) Owner Supplied Materials ("OSM")
- b) Contract Amount – maximum contract amount to be awarded
- c) Work specialty/expertise - for multi-specialty contractors
- d) Volume of projects – number of projects that can be awarded
- e) Internal contractor ratings – PCAB reference

### **4. Updating of Information and Submission of Additional Documents**

In case any information provided changes or is modified after accreditation, the Contractor must update such information and submit corresponding documents to update the information.

### **5. Accreditation**

Contractor's Accreditation is valid for 12 months only subject to renewal upon submission of updated documents. Likewise, the results of the Performance Evaluation for previous contracts form as basis of the renewal of accreditation.

## **VI. CANCELLATION OR REVOCATION OF ACCREDITATION**

A contractor's accreditation may be cancelled or revoked on the basis of the following grounds:

- a) The Company finds that the contractor and/or his duly authorized representative has falsified documents in support of the application for accreditation;
- b) The contractor has filed for bankruptcy or dissolution;
- c) The contractor or any of its responsible officers is found guilty by the proper courts for violating Section 11(c) of *Republic Act No. 6713*, otherwise known as the "*Code of Conduct and Ethical Standards for Public Officials and Employees*";
- d) The contractor or any of its responsible officers is found guilty by the proper courts for violating *Republic Act No. 9208*, otherwise known as the "*Anti-Trafficking in Persons Act of 2023*" and *Republic Act No. 7610*, otherwise known as the "*Special Protection of Children Against Child Abuse, Exploitation and Discrimination Act*", as amended by *Republic Act No. 9231*, and *Republic Act No. 9851*, otherwise known as the "*Philippine Act on Crimes Against International Humanitarian Law, Genocide, and Other Crimes Against Humanity*";
- e) The Company has reasonable belief that the contractor or any of its responsible officers is undertaking fraudulent activities; and
- f) The commission by the contractor or any of its responsible officers of any act which casts doubt on its/their eligibility to undertake the project, should the same be awarded to them.

Annex “B”

CSR PHOTOS







### CERTIFICATION OF INDEPENDENT DIRECTOR

I, **GARTH F. CASTAÑEDA**, Filipino, of legal age, and a resident of 802 The Amaryllis Condominium, 12th St. corner E. Rodriguez Sr. Ave., Barangay Mariana Quezon City, Philippines, after having been duly sworn to in accordance with law, do hereby declare that:

1. I have been elected as an Independent Director of **PREMIERE ISLAND POWER REIT CORPORATION** (the "**Corporation**"), a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office located at 4/F Starmall IT Hub CV Starr Ave., Philamlife Village, Pamplona Dos, Las Piñas City, Philippines.

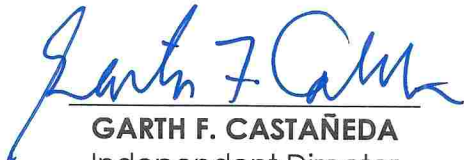
2. I am affiliated with the following companies or organizations (including Government Owned and Controlled Corporations):

| Company/Organization                                               | Position/Relationship                        | Period of Service       |
|--------------------------------------------------------------------|----------------------------------------------|-------------------------|
| 1. SYMECS Law                                                      | Partner                                      | October 2010 to Present |
| 2. Golden Bria Holdings, Inc.                                      | Independent Director                         | June 2016 to Present    |
| 3. Prudentiallife Plans, Inc.'s Trust Fund Assets                  | Co-Liquidator                                | 2012 to Present         |
| 4. Neo Oracle Holdings, Inc. (formerly, Metro Pacific Corporation) | Corporate Secretary and Liquidating Director | 2013 to Present         |
| 5. Metro Pacific Foundation, Inc.                                  | Corporate Secretary and Liquidating Director | 2017 to Present         |
| 6. Metro Pacific Land Holdings, Inc.                               | President/Chairman                           | 2017 to Present         |
| 7. Integrated Bar of the Philippines                               | Member                                       | N/A                     |
| 8. Philippine Institute of Certified Public Accountants            | Member                                       | N/A                     |

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of the Corporation, as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations, and other Securities and Exchange Commission (**SEC**) issuances.

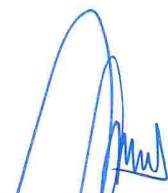
4. I am not related to any director, officer, or substantial shareholder of the Corporation and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.

IN WITNESS WHEREOF, I have hereunto set my hand on JUN 04 2026 in TAGUIG CITY.

  
**GARTH F. CASTAÑEDA**  
Independent Director

SUBSCRIBED AND SWORN to before me this JUN 04 2026 in TAGUIG CITY, affiant exhibiting to me his Philippine Passport No. P6117273B valid until 18 January 2031 issued by DFA NCR Northeast.

Doc. No. 340  
Book No. 69;  
Page No. ✓;  
Series of 2026.

  
**MIKHEL JULLIAN B. BELTRAN**  
NOTARY PUBLIC FOR TAGUIG CITY  
Until December 31, 2027  
Appointment No. 44 (2026-2027); Roll No. 84823  
PTR No. MLA2101389, January 14, 2026, Manila City  
IBP No. 562253; December 02, 2025; Quezon City  
MCLE Compliance No. VIII - 0038683  
ULAS Compliance No. - N.A.  
SW 16M One Uptown Residence BGC Taguig, 1630



### CERTIFICATION OF INDEPENDENT DIRECTOR

I, **MARIA ISABEL J. RODRIGUEZ**, Filipino, of legal age, and a resident of Unit 111 Palmetto Bldg., Cedar Crest Acacia Estates, Taguig, Philippines, after having been duly sworn to in accordance with law, do hereby declare that:

1. I have been elected as an Independent Director of **PREMIERE ISLAND POWER REIT CORPORATION** (the “**Corporation**”), a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office located at 4/F Starmall IT Hub CV Starr Ave., Philamlife Village, Pamplona Dos, Las Piñas City, Philippines.

2. I am affiliated with the following companies or organizations (including Government Owned and Controlled Corporations):

| Company/Organization                                    | Position/Relationship                       | Period of Service           |
|---------------------------------------------------------|---------------------------------------------|-----------------------------|
| 1. Japan for Fluence Energy Inc.                        | APAC Senior Tax Director and CFO            | September 2023 to Present   |
| 2. CRH USD Finance ZRT., Hong Kong Branch               | Credit Committee Member                     | June 2019 to September 2023 |
| 3. Republic Cement Land & Resources                     | Treasurer                                   | July 2018 to September 2023 |
| 4. Republic Cement Services Inc.                        | Tax Director                                | May 2018 to September 2023  |
| 5. AES Transpower Pte Ltd — ROHQ                        | Asia Strategic Business Unit – Tax Director | June 2011 to April 2018     |
| 6. Sycip Gorres Velayo & Co.                            | Tax Director                                | July 2004 to June 2001      |
| 7. Philippine Institute of Certified Public Accountants | Member                                      | N/A                         |

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of the Corporation, as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations, and other Securities and Exchange Commission (SEC) issuances.

4. I am not related to any director, officer, or substantial shareholder of the Corporation and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.

5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.

6. To the best of my knowledge, I am neither an officer nor employee of any government agency or government-owned and controlled corporation.

7. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance, and other SEC issuances.

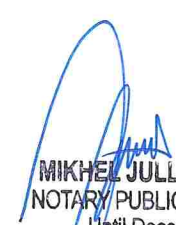
8. I shall inform the Corporate Secretary of the Corporation of any changes in the abovementioned information within five (5) days from its occurrence.

Done this JUN 04 2026 at TAGUIG CITY.

  
MARIA ISABEL J. RODRIGUEZ  
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this JUN 04 2026 in  
TAGUIG CITY, affiant exhibiting to me her Passport No. P8965090B issued at  
DFA Manila valid until 15 February 2032.

Doc. No. 339 ;  
Page No. 69 ;  
Book No. ✓ ;  
Series of 2026.

  
MIKHEIL JULLIAN B. BELTRAN  
NOTARY PUBLIC FOR TAGUIG CITY  
Until December 31, 2027  
Appointment No. 44 (2026-2027); Roll No. 84823  
PTR No. M LA2101389, January 14, 2026, Manila City  
IBP No. 562253; December 02, 2025; Quezon City  
MCLE Compliance No. VIII - 0038683  
ULAS Compliance No. - N.A.  
SW 16M One Uptown Residence BGC Taguig, 1630

## CERTIFICATION OF INDEPENDENT DIRECTOR

I, **BRYANT GAMONNAC CASIW**, Filipino, of legal age, with address at Units 20-W and 20-V, One Uptown Residences, 8<sup>th</sup> Avenue Corner 36<sup>th</sup> Street, Bonifacio Global City, Taguig City, after having been duly sworn to in accordance with law, do hereby declare that:

1. I have been nominated and/or elected as an Independent Director of **PREMIERE ISLAND POWER REIT CORPORATION** (the “**Corporation**”), a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office located at 4/F Starmall IT Hub CV Starr Ave., Philamlife Village, Pamplona Dos, Las Piñas City, Philippines.

2. I am affiliated with the following companies or organizations (including Government-Owned and Controlled Corporations):

| Company/Organization                               | Position/Relationship                                   | Period of Service        |
|----------------------------------------------------|---------------------------------------------------------|--------------------------|
| 1. BGC Inc.                                        | President/CEO and Chairperson of the Board of Directors | September 2018 – Present |
| 2. 1Shift Corporation                              | Corporate Secretary                                     | February 2024 – Present  |
| 3. 808 International Trading Inc.                  | Corporate Secretary and Director                        | October 2019 – Present   |
| 4. AxistTechnologiesLtd. Inc.                      | Corporate Secretary and Director                        | October 2020 – Present   |
| 5. CanopyTech Corp.                                | Corporate Secretary and Director                        | October 2020 – Present   |
| 6. Chateaumarie Digital Ventures Incorporated      | Corporate Secretary                                     | May 2022 - Present       |
| 7. EffectiveMACS PH Incorporated                   | Corporate Secretary                                     | May 2022 – Present       |
| 8. Empire Shared Services Philippines, Inc.        | Corporate Secretary and Director                        | June 2023 – January 2026 |
| 9. France Philippines United Action Foundation Inc | Corporate Secretary and Trustee                         | April 2022 – Present     |
| 10. GreenRiver Gold, Inc.                          | Assistant Corporate Secretary                           | July 2022 – Present      |
| 11. GreenRock Holdings Inc.                        | Corporate Secretary                                     | December 2021 – Present  |
| 12. iScale Ventures Inc.                           | Corporate Secretary                                     | November 2023 – Present  |
| 13. LevelTech Corp.                                | Corporate Secretary and Director                        | October 2020 – Present   |
| 14. Lennor Metier Consulting Philippines Inc.      | Corporate Secretary                                     | May 2024 – Present       |
| 15. NexusTech Inc.                                 | Corporate Secretary and Director                        | October 2020 – Present   |
| 16. Nexzen Technology Solutions Inc                | Corporate Secretary                                     | September 2024 – Present |
| 17. NGENIUS Corporation                            | Corporate Secretary                                     | May 2024 – Present       |
| 18. NZHT Corporation                               | Corporate Secretary                                     | June 2023 – Present      |
| 19. Phirus Technologies Inc.                       | Corporate Secretary                                     | September 2023 – Present |
| 20. POINTBPO Corporation                           | Corporate Secretary and Director                        | December 2019 – Present  |
| 21. ReelReve Advertising Inc.                      | Corporate Secretary                                     | April 2022 – Present     |
| 22. Renaissance Medical Corp.                      | Corporate Secretary and Director                        | March 2024 – Present     |



| Company/Organization                                          | Position/Relationship                 | Period of Service        |
|---------------------------------------------------------------|---------------------------------------|--------------------------|
| 23. SageTech Inc.                                             | Corporate Secretary                   | October 2020 – Present   |
| 24. TB HIV Innovations and Clinical Research Foundation Corp. | Corporate Secretary and Trustee       | December 2023 – Present  |
| 25. Tech Alley Digital Content Inc.                           | Corporate Secretary                   | September 2024 – Present |
| 26. Tradepedia Market Research and Training Corporation       | Corporate Secretary and Director      | April 2024 – Present     |
| 27. TREMCapital Inc.                                          | Chairperson of the Board of Directors | September 2019 – Present |

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of the Corporation, as provided for in Section 38 of the Securities Regulation Code, its Implementing Rules and Regulations, and other Securities and Exchange Commission (SEC) issuances.

4. I am not related to any director, officer, or substantial shareholder of the Corporation and its subsidiaries and affiliates other than the relationship provided under Rule 38.2.3 of the Securities Regulation Code.

5. To the best of my knowledge, I am not the subject of any pending criminal or administrative investigation or proceeding.

6. To the best of my knowledge, I am neither an officer nor employee of any government agency or government-owned and controlled corporation.

7. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code and its Implementing Rules and Regulations, Code of Corporate Governance, and other SEC issuances.

8. I shall inform the Corporate Secretary of the Corporation of any changes in the abovementioned information within five (5) days from its occurrence.

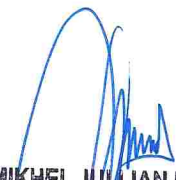
Done this JUN 04 2026 at TAGUIG CITY.

**BRYANT GAMONNAC CASIW**

*Affiant*

**SUBSCRIBED AND SWORN TO BEFORE ME** this JUN 04 2026 in  
Taguig City, affiant exhibiting to me his Passport No. P6758110A issued at DFA Manila valid until  
April 11, 2028.

Doc. No. 328 ;  
Page No. 69 ;  
Book No. ✓ ;  
Series of 2026.

  
**MIKHEL JULLIAN B. BELTRAN**  
NOTARY PUBLIC FOR TAGUIG CITY  
Until December 31, 2027  
Appointment No. 44 (2026-2027); Roll No. 84823  
PTR No. MLA2101389, January 14, 2026, Manila City  
IBP No. 562253, December 02, 2025; Quezon City  
MCLE Compliance No. VIII - 0038683  
ULAS Compliance No. - N.A.  
SW 16M One Uptown Residence BGC Taguig, 1630

REPUBLIC OF THE PHILIPPINES)  
**TAGUIG CITY**  
 ) S.S.

### SECRETARY'S CERTIFICATE

I, **REYCHELLE MAY B. MEDINA**, of legal age, Filipino citizen, with office address at 9<sup>th</sup> Floor, Vista Place, Vista Hub Campus Tower 1, Hon. Levi B. Mariano Avenue, Barangay Ususan, Taguig City, after having been sworn to in accordance with law, hereby depose and state that:

1. I am the duly appointed and incumbent Corporate Secretary of **PREMIERE ISLAND POWER REIT CORPORATION**, (the "**Corporation**"), a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office located at 4/F Starmall IT Hub CV Starr Ave., Philamlife Village, Pamplona Dos, Las Piñas City, Philippines.

2. I hereby certify that no director or officer of the Corporation works in any government agency or its instrumentalities.

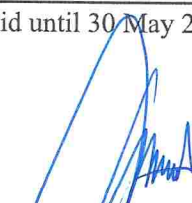
3. The foregoing is in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I hereunto set my hand this JUN 04 2026 at  
TAGUIG CITY.

  
**REYCHELLE MAY B. MEDINA**  
 Corporate Secretary

**SUBSCRIBED AND SWORN** to before me on this JUN 04 2026, affiant exhibiting to me her Passport No. P0314262C issued at DFA Manila valid until 30 May 2032.

Doc. No. 936 ;  
 Page No. 69 ;  
 Book No. ✓ ;  
 Series of 2026.

  
**MIKHEL JULLIAN B. BELTRAN**  
 NOTARY PUBLIC FOR TAGUIG CITY  
 Until December 31, 2027  
 Appointment No. 44 (2026-2027); Roll No. 84823  
 PTR No. MLA2101389, January 14, 2026, Manila City  
 IBP No. 562259, December 02, 2025; Quezon City  
 MCLE Compliance No. VIII - 0038683  
 ULAS Compliance No. - N.A.  
 SW 16M One Uptown Residence BGC Taguig, 1630

**PREMIERE ISLAND POWER REIT CORPORATION**  
**MINUTES OF THE ANNUAL STOCKHOLDERS’ MEETING**  
**on 09 JULY 2025, WEDNESDAY, 10 AM**  
*Held by remote communication*

**DIRECTORS AND OFFICERS PRESENT IN THE MEETING**

|                                 |   |                                                         |
|---------------------------------|---|---------------------------------------------------------|
| Atty. Timothy Joseph M. Mendoza | : | President, Chief Executive Officer and Director         |
| Mr. Manuel Paolo A. Villar      | : | Director                                                |
| Mr. Jose Rommel C. Orillaza     | : | Director and Chief Operating Officer                    |
| Atty. Leonardo A. Singson       | : | Independent Director                                    |
| Ms. Maria Isabel J. Rodriguez   | : | Independent Director                                    |
| Ms. Cecille Marie H. Bernardo   | : | Treasurer, Chief Finance Officer and Chief Risk Officer |
| Mr. Vincent Kitto N. Jacinto    | : | Investor Relations Officer                              |
| Atty. Nielson G. Pangan         | : | Compliance Officer                                      |
| Atty. Caren Kay B. Adolfo       | : | Corporate Secretary                                     |

**NOT PRESENT**

|                          |   |                       |
|--------------------------|---|-----------------------|
| Ms. Cynthia J. Javarez   | : | Chairman and Director |
| Atty. Garth F. Castañeda | : | Independent Director  |

**SHARE INFORMATION**

**Percentage**

|                                                   |   |               |        |
|---------------------------------------------------|---|---------------|--------|
| Total Issued and Outstanding Shares               | : | 3,288,669,000 |        |
| Total Number of Shares Represented in the Meeting | : | 1,680,435,000 | 51.10% |

**I. CALL TO ORDER**

The Chairperson of the meeting, Atty. Timothy Joseph M. Mendoza called the meeting to order and presided over the same. The Corporate Secretary, Atty. Caren Kay B. Adolfo, recorded the minutes of the meeting.

**II. CERTIFICATION OF NOTICE AND QUORUM**

At the request of the Chairperson, the Corporate Secretary certified that notices of the meeting were published in print and online format in the Manila Times and Business Mirror, both newspapers of general circulation, on 17 June 2025 and 18 June 2025 and posted on the website of the Company and the Philippine Stock Exchange (PSE), all in accordance with the requirements of the Securities and Exchange Commission (SEC), that there were represented in the meeting stockholders owning a total of 1,680,435,000 common shares representing 51.10% of the total issued and outstanding voting stock of the Company, and that there is therefore a quorum at this meeting.

The Corporate Secretary explained that this meeting is being conducted through remote communication pursuant to Sections 23 and 57 of the Revised Corporation Code and SEC Memorandum Circular No. 6, Series of 2020, and proceeded to discuss the rules and procedures for the conduct of this meeting.

### **III. PRESIDENT'S REPORT / APPROVAL OF 2024 AUDITED FINANCIAL STATEMENTS AND ANNUAL REPORT**

The President, Atty. Timothy Joseph M. Mendoza reported the highlights of the Company's operations and financial performance, as follows:

#### **Financial Performance**

PREIT is a leading real estate investment trust specializing in power and infrastructure. It has continued to demonstrate resilience and operational strength, successfully overcoming the challenges brought by the country's growing economy and its supporting energy industry. Inspired by its thrust for sustainable rural development, the company remained committed to protecting stakeholder interests, as reflected in last year's financial performance.

For the year ended December 31, 2024, PREIT recorded total rental income of PHP 696 million, marking an 8% increase from the PHP 644 million reported in 2023. This growth was primarily driven by higher recognized variable lease income and increased customer energy consumption during the year. This resulted in an increase in total operating profit by 6%, reaching PHP 603 million in 2024 compared to PHP 568 million in the prior year, or a 6% growth. Despite the increase in rental income and operating profit for the year, the net income was dampened by the fair market valuations of investment properties, resulting in a 7% decrease in net profit. Overall, the operations of PREIT continue to improve as seen in its rental income and operating profit.

As a result of the Company's operations, Earnings Per Share (EPS) declined slightly to PHP0.20, down from 0.21 in the prior year. Return on Assets (ROA) fell by 0.46 percentage points, from 7.14% to 6.68%, reflecting efficiency in generating profits from the company's asset base. Return on Equity (ROE) also declined, from 7.74% to 7.10%.

Despite the decrease in net profit and key ratios for the year, it is still important to note that our core operations continue to improve as seen in revenue and operating profit.

#### **Sponsors' Asset Portfolio**

Each of SIPCOR and CAMPCOR has power supply agreements or PSAs with local electric cooperatives –PROSIELCO and CELCO, respectively. These power plants are able to fully service the electricity requirements of Siquijor and Camotes Group of Islands.

SIPCOR and CAMPCOR have a total generating capacity of 21.27MW in Siquijor and Camotes Islands.

The Company's Asset Portfolio is composed of Leased Land, Power Plant, and Building Assets in Candanay Sur and Lazi Siquijor, and Poro and Pilar Camotes Group of Islands.

Energy offtake growth for SIPCOR and CAMPOR has been bullish from 2023 to 2024 at 14% and 13% respectively. We forecast this growth to continue in 2025 for both Siquijor and Camotes Islands.

Both Sponsors also experienced increase in peak demand with a growth of 10-15%. We also expect forecasts to continue at the same trajectory for 2025.



### Pipeline of Projects

While our Sponsors have traditionally focused on missionary electrification using conventional power technologies, PREIT remains committed to advancing renewable and sustainable energy initiatives. These efforts are central to our reinvestment strategies and play a key role in achieving the company's long-term sustainability objectives.

Last May 2023, PAVI Green completed the 20MW Orion, Bataan Solar Power Plant generating close to 45,000 megawatt hours of clean energy as of May 2025 equivalent to 43,000 tons of carbon emissions avoided.

This would be consistent with PREIT's sustainability goals, continuously pushing for renewable power and lower carbon emissions in the energy sector.

In the pipeline is a 43MW hybrid solar and thermal power plant with energy storage systems in Puerto Princesa, Palawan. This project is meant to address the power requirement needs of the island.

The solar component reduces dependence on volatile diesel fuel, while the energy storage system captures and stores excess energy to stabilize the grid during low production or peak usage. The result is a resilient, future ready solution that ensures energy security, maximizes efficiency, and positions Palawan as a leader in sustainable power innovation.

Also in the pipeline is a 10MW peak Solar + Battery Energy Storage Systems Project located in the Camotes Islands in Cebu.

The integration of Battery Energy Storage Systems with the solar PV plant ensures that excess energy generated during peak sunlight hours is stored and can be dispatched during periods of high demand or when solar generation is low.

In the pipeline as well are PAVI Green's solar farm projects located in San Vicente, Camarines Norte and Naga, Camarines Sur with a total land area of 30has and 35has, respectively. These projects are in various stages of project planning and design and would range from 30-50 megawatts per project once completed.

Through the deployment of hybrid power systems and solar farms, PREIT is at the forefront of clean energy adoption and natural resource preservation, paving the way for a more sustainable future in the Philippines.

Lastly, we continue to bolster local sustainability and CSR activities such as tree planting with the various local government units of the Sponsor areas, the Philippine Coast Guard, and the Municipal DENR. Also, we are certified and trained with the Philippine Red Cross on Occupational First Aid and Basic Life Support Training.

### Dividend Update

A total dividend payout of PHP 575 million was released in 2024, which covers five quarters of operations. In contrast, the total dividend declared so far in 2025 stands at PHP 289 million, or roughly half of the prior year's total, and covers only two quarters of operations.

It is worth highlighting that on a quarterly basis—specifically comparing the dividends declared as of the quarter ended March 2025 versus the same period in 2024—the dividend declared is higher for 2025 than in 2024. This can be seen in the comparison between the May 27, 2024 and May 26, 2025 declaration dates. These increases in dividends declared continues the increasing trend in dividend declarations since 2022 and shows the company’s commitment to delivering shareholder returns.

These dividend declarations simply underscore our sincere gratitude to our investors who continue to take part in the sustainable growth and development of the Philippines through their investment in PREIT.

At the request of the Chairperson, the Corporate Secretary reported that shareholders owning 1,680,435,000 shares or 100% of total voting shares represented in this meeting have voted in favor of the noting of the President's Report and the approval of the Audited Financial Statements and Annual Report of the Company as of and for the year ended 31 December 2024. The tabulation of the votes cast is detailed below:

| <b>No. of Shareholders' Present</b> | <b>For</b>    | <b>Against</b> | <b>Abstain</b> |
|-------------------------------------|---------------|----------------|----------------|
| 1,680,435,000                       | 1,680,435,000 | 0              | 0              |

The Corporate Secretary then reported the approval by the stockholders of the following resolution:

**“RESOLVED**, that the Corporation's Annual Report for the year ended 31 December 2024, which consists of the President's Report, be hereby noted and approved;

**“RESOLVED FURTHER**, that the Audited Financial Statements of the Corporation and its subsidiaries as of 31 December 2024, as audited by the Corporation's external auditor, Punongbayan & Araullo, be hereby approved.”

Accordingly, the Chairperson declared the President's Report noted and the Audited Financial Statements and Annual Report of the Company as of and for the year ended 31 December 2024 approved.

#### **IV. APPROVAL OF THE MINUTES OF THE MEETING OF THE LAST ANNUAL STOCKHOLDERS’ MEETING HELD LAST 17 JUNE 2024**

The Chairperson then proceeded with the approval of the minutes of the annual stockholders' meeting held on 17 June 2024, an electronic copy of which was posted on the website of the Corporation.

The Corporate Secretary presented the resolution for the approval of the Minutes of the Annual Stockholders Meeting held on 17 June 2024. Based on the votes received, the Corporate Secretary then reported the approval by the stockholders of the said resolution.

Shareholders owning 1,680,435,000 shares representing 100% of total voting shares represented in this meeting have voted in favor of the approval of this corporate action. The tabulation of the votes cast is detailed below:

| <b>No. of Shareholders' Present</b> | <b>For</b>    | <b>Against</b> | <b>Abstain</b> |
|-------------------------------------|---------------|----------------|----------------|
| 1,680,435,000                       | 1,680,435,000 | 0              | 0              |

## **V. RATIFICATION OF ACTS OF BOARD OF DIRECTORS AND MANAGEMENT**

At the request of the Chairperson, the Corporate Secretary explained that Management is proposing the ratification of the acts of the Board of Directors and Management of the Company for the year 2024, as set forth in the minutes of the meetings of the Board of Directors held during the same period and in the disclosures that have been duly filed with the Securities and Exchange Commission and the Philippine Stock Exchange and as more particularly described in the Definitive Information Statement for this meeting.

The Corporate Secretary then reported that shareholders owning 1,680,435,000 shares or 100% of the total voting shares represented in this meeting have voted in favor of the approval of this corporate action. The tabulation of the votes cast is detailed below:

| <b>No. of Shareholders' Present</b> | <b>For</b>    | <b>Against</b> | <b>Abstain</b> |
|-------------------------------------|---------------|----------------|----------------|
| 1,680,435,000                       | 1,680,435,000 | 0              | 0              |

Accordingly, the Chairperson declared the acts of the Board of Directors and Management of the Company for the year 2024 ratified.

## **VI. ELECTION OF DIRECTORS**

At the request of the Chairperson, the Corporate Secretary reported that the following individuals have been nominated for election as directors of the Company:

- (a) Ms. Cynthia J. Javarez
- (b) Atty. Timothy Joseph M. Mendoza
- (c) Mr. Manuel Paolo A. Villar
- (d) Atty. Garth F. Castañeda
- (e) Atty. Leonardo A. Singson
- (f) Ms. Maria Isabel J. Rodriguez

The Corporate Secretary identified Atty. Castañeda, Atty. Singson and Ms. Rodriguez as independent directors. She added that the Board has evaluated the nomination of these individuals and confirmed that they possess all the qualifications and have none of the disqualifications to be elected as directors of the Company, and that Atty. Castañeda, Atty. Singson and Ms. Rodriguez meet all the requirements for election as independent directors of the Company under the Securities Regulation Code and its Implementing Rules and Regulations.

The Corporate Secretary then reported that each of the six nominees for election as director got a total of 1,680,435,000 votes.

Accordingly, the Chairperson declared the six nominees named by the Corporate Secretary elected as directors of the Company for the year 2025 and until their successors have been duly elected and qualified.

## **VII. APPOINTMENT OF EXTERNAL AUDITOR**

The Corporate Secretary stated that the Audit Committee of the Board recommended, and Management is accordingly proposing to the stockholders, the re-appointment of Punongbayan & Araullo as external auditors of the Company for the year 2025.

The Corporate Secretary then reported that shareholders owning 1,680,435,000 shares or 100% of total voting shares represented in this meeting have voted in favor of the approval of this corporate action.

The Chairperson accordingly declared Punongbayan & Araullo reappointed as external auditors of the Company for the year 2025.

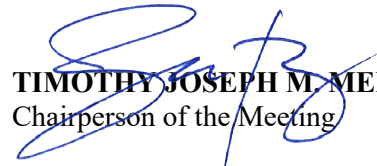
#### **VIII. ADJOURNMENT**

There being no further business to transact, the Chairperson declared the meeting adjourned.

CERTIFIED CORRECT:

  
**CAREN KAY B. ADOLFO**  
Corporate Secretary

ATTESTED BY:

  
**TIMOTHY JOSEPH M. MENDOZA**  
Chairperson of the Meeting



PSE Number: \_\_\_\_\_  
SEC Number: 2022030044636-59  
File Number: \_\_\_\_\_

**Premiere Island Power REIT Corporation**

---

(Company's Full Name)

**4th Floor Starmall IT Hub, CV Starr, Philamlife, Pamplona Dos, Las Piñas City 1747**

---

(Company Address)

**+63(2) 8734 5732 / +63(2) 8775 8072**

---

(Telephone Number)

**December 31**

---

(Fiscal Year Ending)

**31 March 2026**

---

Period Ended Date

**Quarterly Report - SEC Form 17-Q**

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(Form Type)

**2025 Audited FS**

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(Amendments – if applicable)

# 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. 31 March 2026  
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 incorporation
6.  (SEC Use Only)  
Industry Classification Code:
7. 4<sup>th</sup> Floor Starmall IT Hub, CV Starr, Philamlife,  
Pamplona Dos, Las Piñas City  
Address of principal office
7. 1747  
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 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 | Number of Shares of Common Stock Outstanding<br>and Amount of Debt Outstanding |
|---------------------|--------------------------------------------------------------------------------|
| <u>COMMON STOCK</u> | <u>3,288,669,000</u>                                                           |

11. Are any or all these securities listed on a stock exchange?  
[a] **Yes** [ ] **No**

Stock Exchange: **Philippine Stock Exchange**  
Securities listed: **Common shares**

12. Indicate by check mark whether the registrant:
- (a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 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 12 months (or for such shorter period that the registrant was required to file such reports):  
[a] **Yes** [ ] **No**
- (b) has been subject to such filing requirements for the past 90 days:  
[a] **Yes** [ ] **No**

## PART I –FINANCIAL INFORMATION

### Item 1. Interim Financial Statements

The Interim Financial Statements of Premiere Island Power REIT Corporation (“PREIT” or the “Company”) as of and for the three months ended 31 March 2026 with comparative figures for the period ended 31 March 2025 and as of 31 December 2025.

### Item 2. Management’s Discussion and Analysis of Financial Condition and Results of Operations

#### A. Results of Operations (Financial Performance)

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

##### *Revenue decreased from P152.2 million to P77.9 million*

Revenue for the period decreased to P77.9 million and pertains solely to income from the lease of properties to the lessees who operate power plants on such leased properties. The amount of revenue recognized was in accordance with the relevant Philippine Financial Reporting Standards (PFRS). Under PFRS 16, the rental income includes the effect of straight-line basis of accounting over the lease term. Effect of straight-line basis of accounting amounted to P2.4 million for 31 March 2026. The decrease in revenue is due to the suspension of the lease contract with SIPCOR due to its inoperability. No additional lease agreements were entered into during the period.

##### *Cost of Rentals decreased from P22.7 million to P17.7 million*

Cost of rentals amounted to P17.7 million, which consist of depreciation of generation assets, fund and property management fees, and various fees and taxes. The decrease of P5 million is mainly attributed to the decrease in depreciation and management fees.

##### *Operating expenses decreased from P1.4 million to P1.1 million*

Operating expenses amounted to P1.1 million for the period, which is P0.3 million lower than the same period last year. The decrease is mainly due to lower other expenses for the period.

##### *Other Income (Charges) – Net improvement from P(0.095) million to P(0.086) million*

Other Income (Charges) improved due to the decrease in interest expense caused by lower lease liability.

##### *Other Comprehensive Income increased from P(1.06) million to nil*

Other comprehensive income increased from P(1.06) million to nil primarily due to the full realization of the revaluation surplus following the revaluation of the generation asset as of 31 December 2025. Accordingly, there were no remaining revaluation surplus balances recognized under items that will not be reclassified subsequently to profit or loss as at year-end.

##### *Total Comprehensive Income*

The result of operating and non-operating activities resulted in a total comprehensive income of P50 million.



## **B. Financial Position as of 31 March 2026 as compared with the financial position as of 31 December 2025**

### **Assets**

*Cash increased from P0.546 million to P12.9 million*

The net increase in cash balance is due to the increase in collections.

*Trade and other receivables decreased from P433.7 million to P377.4 million*

The decrease in trade and other receivables is due to higher collections of rentals compared to billings during the quarter.

*Prepayments and other current assets increased from P59.9 million to P61 million*

The increase is primarily attributable to the recognition of creditable withholding taxes from collections during the period, which exceeded the amount applied against income tax payable. These tax credits will be utilized against future income tax liabilities.

*Net property and equipment decreased from P704.1 million to P691.6 million*

Movement to property and equipment pertains to depreciation for the period.

*Investment properties remained the same*

The Company's investment properties comprise of land (including land subject to right-of-use assets) and buildings leased to power plant operators. There were no movements during the quarter, as there were no acquisitions nor disposals, and property appraisals are conducted at year-end.

### **Liabilities**

*Trade and other payables decreased from P243.5 million to P137.4 million*

The decrease in trade and other payables is due to the decrease in deferred output VAT and VAT payable to the government.

*Due to related parties remained at P55 million*

Due to related parties is composed of cash advances from its parent company and a related party under common ownership for accommodation of certain expenses, working capital requirements, and other purposes.

*Lease liability (including the non-current portion) remained at P5 million*

Movements to the account were due to repayments and amortization during the quarter.

### **Equity**

*Equity increased from P6,280 million to P6,329 million*

Equity increased as the company recognized a total net income of P50 million for the quarter.

## Indebtedness

As of 31 March 2026, there are no material commitments for capital expenditures. PREIT has no indebtedness with any bank.

The Company 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 Financial Ratios

PREIT's key financial ratios for the three months ended 31 March 2026 and 2025 are as follows:

| Key Ratio           | Formula                                      | 31 March 2026 | 31 March 2025 |
|---------------------|----------------------------------------------|---------------|---------------|
| Earnings Per Share* | Net Profit/Common Shares Outstanding         | 0.02          | 0.04          |
| Current Ratio       | Current Assets/Current Liabilities           | 2.33          | 3.17          |
| Debt to Equity      | Total Liabilities/Total Shareholders' Equity | 0.04          | 0.04          |
| Return on Asset     | Net Profit/Total Assets                      | 0.01          | 0.01          |
| Return on Equity    | Net Profit/ Total Shareholders' Equity       | 0.01          | 0.01          |

The key ratios provide directors and management with a measure of liquidity (Current Ratio), financial strength (Debt to Equity), and profitability (Earnings per Share, Return on Asset, and Return on Equity).

## PART II–OTHER INFORMATION

### Item 3. Business Development

As of 31 March 2026, the property portfolio of the Company consists of land and power plant assets utilized in the power generation projects of the Sponsors.

The properties used in the operation of the 12.8 Megawatt (MW) heavy fuel oil (HFO)-fired power plants of SIPCOR located in Candanay Sur and Lazi, Siquijor (**SIPCOR Power Plants**) consist of (a) power plant assets, such as HFO diesel generator sets and perimeter fence; (b) buildings housing various physical structures, such as an administrative office, control room, warehouse, guard house, staff house, material recovery facility, work shop, firefighting shed, fuel tank farm, and fuel pump station; and (c) parcels of land (including the 3,000 sq.m. parcel of land located in Lazi, Siquijor, which is owned by the Company, and leasehold rights to a 9,478 sq.m. parcel of land located in Candanay Sur, Siquijor) where the SIPCOR Power Plants are located (collectively, the **SIPCOR Properties**). The GLA of each property is summarized in the following table.

| <b>SIPCOR Properties</b>              | <b>GLA</b>  |
|---------------------------------------|-------------|
| Land – Candanay, Siquijor             | 9,478 sq.m. |
| Land – Lazi, Siquijor                 | 3,000 sq.m. |
| Building - Candanay, Siquijor         | 353.2 sq.m. |
| Powerplant Assets – Candanay Siquijor | 607 sq.m.   |

The properties used in the operation of the 8.4 MW power plants of CAMPCOR, located in Poro and Pilar, Camotes Island, Cebu (**CAMPCOR Power Plants**), consist of (a) buildings or powerhouse stations that house physical structures such as water treatment units, staff house, radiator units, fire pump house, guard house, oil-water separator, material recovery facility, reverse osmosis house, transformer house, warehouse, and administrative office; and (b) 16,406.5 sq.m. parcels of land owned by the Company where such buildings are located (collectively, the **CAMPCOR Properties**, and together with the SIPCOR Properties, the **Properties**). The GLA of each property is summarized in the following table.

| <b>CAMPCOR Properties</b> | <b>GLA</b>    |
|---------------------------|---------------|
| 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.     |

As of 31 March 2026, all Properties remain fully leased to the Sponsors and maintain a 100% occupancy rate, reflecting continued engagement with the REIT's tenants. Among these, the CAMPCOR Power Plant remains operational, while the SIPCOR Power Plants are currently non-operational following the revocation of their provisional authority to operate. The lease agreement with SIPCOR is still suspended and shall be reevaluated, taking into consideration SIPCOR's exhaustion of all available legal remedies to resume operations in accordance with the law.

PREIT continuously seeks opportunities to acquire properties in prime locations through purchase or other means, to increase its leasable assets.

## SIGNATURES

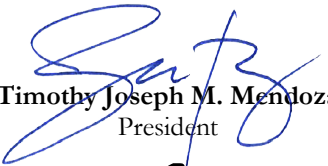
Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**PREMIERE ISLAND POWER REIT  
CORPORATION**

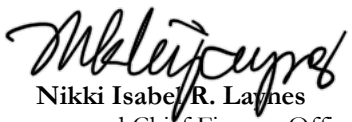
Issuer

05 June 2026

Date



**Timothy Joseph M. Mendoza**  
President



**Nikki Isabel R. Laynes**  
Treasurer and Chief Finance Officer



**Reychele B. Medina**  
Corporate Secretary



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

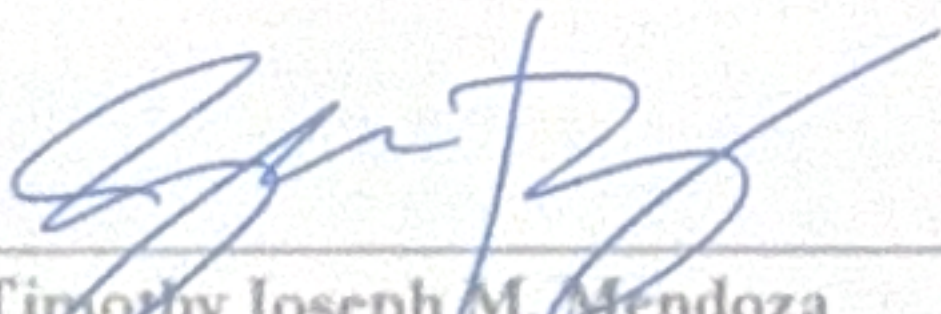
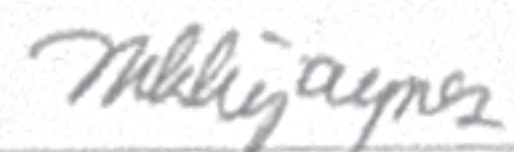
The management of Premiere Island Power REIT Corporation is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, as of and for the periods ended 31 March 2026, 31 March 2025, and 31 December 2025, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines 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 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.

Punongbayan & Araullo, the independent auditors appointed by the stockholders, have audited the Company's financial statements as of 31 December 2024 and 2025 in accordance with Philippine Standards on Auditing, and in their report 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 ended 31 March 2026 and 31 March 2025 were not audited as allowed under the applicable rules of the Securities and Exchange Commission and the Philippines Stock Exchange.

  
Cynthia J. Javarez  
Chairman  
Timothy Joseph M. Mendoza  
President  
Nikki Isabel R. Laynes  
Treasurer

Signed this 14<sup>th</sup> day of May 2026



20 MAY 2026

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_, in Taguig City, Metro Manila,  
affiant exhibiting to me his/her valid ID, as follows

| Name                      | Competent<br>Evidence of Identity | Date & Place of Issue |
|---------------------------|-----------------------------------|-----------------------|
| Cynthia J. Javarez        |                                   |                       |
| Timothy Joseph M. Mendoza |                                   |                       |
| Cecille Marie H. Bernardo |                                   |                       |

Doc No.

Page No.

Book No.

Series 2025

  
ATTY. RYAN ANTHONY G. PEREÑA

NOTARY PUBLIC for MAKATI CITY

Commission No. M-012 until Dec. 31, 2027

Roll of Attorneys 77327

PTR No. 10764513, 01/02/2026; Makati City

IBP OR No 566188; 12/16/2025; Pasig City

MCLE Compliance No. VIII-0000389

3553 San Jose St., Guadalupe Nuevo, Makati City



**PREMIERE ISLAND POWER REIT CORPORATION**  
*(Formerly Premiere Island Philippines Holding Corporation)*  
*(A Subsidiary of S.I. Power Corp.)*

**STATEMENTS OF FINANCIAL POSITION**  
**AS OF 31 MARCH 2026, 31 DECEMBER 2025 AND 31 MARCH 2025**  
*(Amounts in Philippine Pesos)*

| <b><u>ASSETS</u></b>                 | <b><u>Notes</u></b> |          | <b><u>31 March 2026</u></b><br><b>(Unaudited)</b> | <b><u>31 December 2025</u></b><br><b>(Audited)</b> | <b><u>31 March 2025</u></b><br><b>(Unaudited)</b> |
|--------------------------------------|---------------------|----------|---------------------------------------------------|----------------------------------------------------|---------------------------------------------------|
| <b>CURRENT ASSETS</b>                |                     |          |                                                   |                                                    |                                                   |
| Cash                                 | 4                   | P        | 12,886,918                                        | P 545,596                                          | P 450,766                                         |
| Trade And Other Receivables          | 5                   |          | 377,375,140                                       | 433,745,299                                        | 851,490,385                                       |
| Prepayments And Other Current Assets |                     |          | 60,679,543                                        | 59,860,198                                         | 64,836,201                                        |
| Total Current Assets                 |                     | P        | 450,941,601                                       | P 494,151,093                                      | P 916,777,352                                     |
| <b>NON-CURRENT ASSETS</b>            |                     |          |                                                   |                                                    |                                                   |
| Property and Equipment – Net         | 6                   |          | 691,590,673                                       | 704,089,300                                        | 945,583,204                                       |
| Investment Properties                | 7                   |          | 5,429,932,000                                     | 5,429,932,000                                      | 7,914,420,000                                     |
| Total Non-Current Assets             |                     | P        | 6,121,522,673                                     | P 6,134,021,300                                    | P 8,860,003,204                                   |
| <b>TOTAL ASSETS</b>                  |                     | <b>P</b> | <b>6,572,464,274</b>                              | <b>P 6,628,172,393</b>                             | <b>P 9,776,780,556</b>                            |
| <b><u>LIABILITIES AND EQUITY</u></b> |                     |          |                                                   |                                                    |                                                   |
| <b>CURRENT LIABILITIES</b>           |                     |          |                                                   |                                                    |                                                   |
| Trade And Other Payables             | 8                   | P        | 137,424,668                                       | P 243,459,062                                      | P 153,191,820                                     |
| Due To Related Parties               | 13                  |          | 55,496,848                                        | 55,303,290                                         | 135,651,974                                       |
| Lease Liabilities                    | 9                   |          | 406,913                                           | 522,227                                            | 436,925                                           |
| Total Current Liabilities            |                     | P        | 193,328,429                                       | P 299,284,579                                      | P 289,280,719                                     |
| <b>NON-CURRENT LIABILITY</b>         |                     |          |                                                   |                                                    |                                                   |
| Lease Liabilities                    | 9                   | P        | 4,865,352                                         | P 4,865,352                                        | P 5,274,927                                       |
| Deferred tax liabilities – net       | 12                  |          | 45,095,655                                        | 44,505,193                                         | 114,683,879                                       |
| Total Non-Current Liabilities        |                     | P        | 49,961,007                                        | P 49,370,545                                       | P 119,958,806                                     |
| Total Liabilities                    |                     | P        | 243,289,436                                       | P 348,655,124                                      | P 409,239,525                                     |
| <b>EQUITY</b>                        |                     |          |                                                   |                                                    |                                                   |
| Capital Stock                        | 14                  | P        | 3,288,669,000                                     | P 3,288,669,000                                    | P 3,288,669,000                                   |
| Additional Paid-In-Capital           | 14                  |          | 5,328,952,851                                     | 5,328,952,851                                      | 5,328,952,851                                     |
| Revaluation Reserves – Net           | 6                   |          | —                                                 | —                                                  | 136,878,281                                       |
| Retained Earnings                    | 14                  |          | (2,288,447,014)                                   | (2,338,104,582)                                    | 613,040,899                                       |
| Total Equity                         |                     | P        | 6,329,174,837                                     | P 6,279,517,269                                    | P 9,367,541,031                                   |
| <b>TOTAL LIABILITIES AND EQUITY</b>  |                     | <b>P</b> | <b>6,572,464,274</b>                              | <b>P 6,628,172,393</b>                             | <b>P 9,776,780,556</b>                            |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(Formerly Premiere Island Philippines Holding Corporation)*  
*(A Subsidiary of S.I. Power Corp.)*

**STATEMENTS OF COMPREHENSIVE INCOME**  
**FOR THE PERIODS ENDED 31 MARCH 2026 AND 31 MARCH 2025**  
*(Amounts in Philippine Pesos)*  
*(Unaudited)*

|                                                                   | Notes | Year-To-Date<br>(3 Months)     |                                | Quarter Ended<br>(3 Months)    |                                |
|-------------------------------------------------------------------|-------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
|                                                                   |       | 01 January to<br>31 March 2026 | 01 January to<br>31 March 2025 | 01 January to<br>31 March 2026 | 01 January to<br>31 March 2025 |
| <b>RENTAL INCOME</b>                                              | 10    | P 77,861,904                   | P 152,212,027                  | P 77,861,904                   | P 152,212,027                  |
| <b>COSTS OF RENTALS</b>                                           | 11    | 17,730,568                     | 22,689,767                     | 17,730,568                     | 22,689,767                     |
| <b>GROSS PROFIT</b>                                               |       | P 60,131,336                   | P 129,522,260                  | P 60,131,336                   | P 129,522,260                  |
| <b>OTHER OPERATING EXPENSES</b>                                   | 11    | 1,131,219                      | 1,405,981                      | 1,131,219                      | 1,405,981                      |
| <b>OPERATING PROFIT (LOSS)</b>                                    |       | P 59,000,118                   | P 128,116,278                  | P 59,000,118                   | P 128,116,278                  |
| <b>OTHER INCOME (CHARGES) - Net</b>                               |       |                                |                                |                                |                                |
| Finance cost                                                      | 9     | (88,086)                       | ( 95,314)                      | (88,086)                       | ( 95,314)                      |
| Finance income                                                    | 4     | 1,777                          | 56                             | 1,777                          | 56                             |
|                                                                   |       | P (86,309)                     | P (95,258)                     | P (86,309)                     | P (95,258)                     |
| <b>PROFIT (LOSS) BEFORE TAX</b>                                   |       | P 58,913,809                   | P 128,021,020                  | P 58,913,809                   | P 128,021,020                  |
| <b>TAX INCOME (EXPENSE)</b>                                       | 12    | (9,256,240)                    | (1,788,662)                    | (9,256,240)                    | (1,788,662)                    |
| <b>NET PROFIT</b>                                                 |       | P 49,657,569                   | P 126,232,358                  | P 49,657,569                   | P 126,232,358                  |
| <b>OTHER COMPREHENSIVE INCOME</b>                                 |       |                                |                                |                                |                                |
| Item that will not be reclassified subsequently to profit or loss |       |                                |                                |                                |                                |
| Piecemeal realization of revaluation surplus                      |       | P —                            | P (1,411,200)                  | P —                            | P (1,411,200)                  |
| Tax income                                                        |       | —                              | 352,800                        | —                              | 352,800                        |
|                                                                   |       | P —                            | P (1,058,400)                  | P —                            | P (1,058,400)                  |
| <b>TOTAL COMPREHENSIVE INCOME</b>                                 |       | P 49,657,569                   | P 125,173,959                  | P 49,657,569                   | P 125,173,959                  |
| <b>BASIC AND DILUTED EARNINGS PER SHARE</b>                       |       | P 0.02                         | P 0.04                         | P 0.02                         | P 0.04                         |



**PREMIERE ISLAND POWER REIT CORPORATION**  
**(Formerly Premiere Island Philippines Holding Corporation)**  
**(A Subsidiary of S.I. Power Corp.)**  
**STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE PERIODS ENDED 31 MARCH 2026 AND 31 MARCH 2025**  
**(Amounts in Philippine Pesos)**

|                                            | Capital Stock<br>(See Note 14) | Additional Paid-in Capital<br>(See Note 14) | Revaluation Reserve<br>(See Note 6) | Retained Earnings<br>(See Note 14) | Total           |
|--------------------------------------------|--------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|-----------------|
| Balance on January 1, 2026                 | P 3,288,669,000                | P 5,328,952,851                             | P —                                 | P (2,338,104,582)                  | P 6,279,517,269 |
| Dividends declared                         | —                              | —                                           | —                                   | —                                  | —               |
| Transfer depreciation to retained earnings | —                              | —                                           | —                                   | —                                  | —               |
| Total net income for the period            | —                              | —                                           | —                                   | 49,657,568                         | 49,657,568      |
| Balance on March 31, 2026 (Unaudited)      | P 3,288,669,000                | P 5,328,952,851                             | P —                                 | P (2,288,447,014)                  | P 6,329,174,837 |

|                                            |                 |                 |               |               |                 |
|--------------------------------------------|-----------------|-----------------|---------------|---------------|-----------------|
| Balance on January 1, 2025                 | P 3,288,669,000 | P 5,328,952,851 | P 137,936,681 | P 485,750,141 | P 9,241,308,673 |
| Dividends declared                         | —               | —               | —             | —             | —               |
| Transfer depreciation to retained earnings | —               | —               | (1,058,400)   | 1,058,400     | —               |
| Total net income for the period            | —               | —               | —             | 126,232,358   | 126,232,358     |
| Balance on March 31, 2025 (Unaudited)      | P 3,288,669,000 | P 5,328,952,851 | P 136,878,281 | P 613,040,899 | P 9,367,541,031 |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(Formerly Premiere Island Philippines Holding Corporation)*  
*(A Subsidiary of S.I. Power Corp.)*  
**STATEMENTS OF CASH FLOWS**  
**FOR THE PERIODS ENDED 31 MARCH 2026 AND 31 MARCH 2025**  
*(Amounts in Philippine Pesos)*

|                                                        | <u>March 31, 2026</u> | <u>March 31, 2025</u> |
|--------------------------------------------------------|-----------------------|-----------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>            |                       |                       |
| Profit before tax                                      | <b>P 58,913,809</b>   | <b>P 128,021,020</b>  |
| Adjustments for:                                       |                       |                       |
| Depreciation                                           | 12,498,627            | 15,936,796            |
| Finance cost - net                                     | 88,086                | 95,314                |
| Finance income                                         | (1,777)               | (56)                  |
| Operating profit (loss) before working capital changes | 71,498,744            | 144,053,074           |
| Decrease in trade and other receivables                | 56,370,159            | 38,010,569            |
| Increase in prepayments and other current assets       | (9,484,769)           | (9,823,692)           |
| Increase (Decrease) in trade and other payables        | (106,034,392)         | 14,525,926            |
| Cash generated from operations                         | 12,349,743            | 186,765,877           |
| Income taxes                                           | (355)                 | —                     |
| Interest received                                      | 1,777                 | 56                    |
| Net Cash from Operating Activities                     | <b>12,351,165</b>     | <b>186,765,933</b>    |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>            |                       |                       |
| Repayment of advances from related parties             | 193,558               | (187,003,424)         |
| Repayment of lease liability                           | (115,314)             | (108,091)             |
| Interest paid                                          | (88,086)              | (95,314)              |
| Net Cash From (Used in) Financing Activities           | <b>(9,842)</b>        | <b>(187,206,829)</b>  |
| <b>NET INCREASE IN CASH</b>                            | <b>12,341,322</b>     | <b>(440,896)</b>      |
| <b>CASH AT BEGINNING OF PERIOD</b>                     | <b>545,596</b>        | <b>891,662</b>        |
| <b>CASH AT END OF PERIOD</b>                           | <b>P 12,886,918</b>   | <b>P 450,766</b>      |

**PREMIERE ISLAND POWER REIT CORPORATION**  
*(Formerly Premiere Island Philippines Holding Corporation)*  
*(A Subsidiary of S.I. P0wer Corp.)*  
**NOTES TO FINANCIAL STATEMENTS**  
**MARCH 31, 2026, MARCH 31, 2025, and DECEMBER 31, 2025**  
*(Amounts in Philippine Pesos)*

**1. GENERAL INFORMATION**

***1.1 Corporate Information***

Premiere Island Power REIT Corporation (the REIT) was incorporated under Philippine laws on March 4, 2022 under the name Premiere Island Philippines Holding Corporation (PIPHC). Under its articles of incorporation, PIPHC is authorized to invest in, purchase, or otherwise acquire and own, sell, assign, transfer, mortgage, pledge, exchange, or otherwise dispose of real property and personal property of every kind and description. Since its incorporation on March 4, 2022, PIPHC did not have any business operations until the Sponsors infused assets through a property-for-share swap (see Note 14).

On September 24, 2022, the BOD approved the following amendments to the Articles of Incorporation and By-Laws: (a) changing the corporate name to Premiere Island Power REIT Corporation; (b) changing the REIT's primary purpose to engage in the business of a real estate investment trust as provided under Republic Act (R.A.) No. 9856, The Real Estate Investment Trust Act of 2009 (the "REIT Act"), including its implementing rules and regulations, and other applicable laws; (c) increasing the number of the Board of Directors (BOD) from five to seven; (d) denying the stockholders' pre-emptive rights; (e) amendments on the PSE lock-up requirement; (f) corporate governance provisions for REITs and publicly listed companies; (g) qualifications of directors; (h) corporate governance revisions for independent directors; (i) changes on compensation clause; (j) constitute board committees including Executive Committee; Compensation and Remuneration Committee, Audit Committee, Related Party Transaction committee; (k) appointment of stock transfer agent; (l) schedule of regular annual meetings; (m) amendments on dividends; (n) the Fund Manager; and (o) the Property Manager. The Securities and Exchange Commission approved the amendments on November 9, 2022.

The REIT listed its common shares in the Philippine Stock Exchange (PSE) as a power REIT on December 15, 2022 (see Note 14). As of March 31, 2025 and December 31, 2025, the REIT has 48.88% public ownership.

S.I. P0wer Corp. (SIPCOR or the Parent Company) holds 25.71% interest over the REIT while Camotes Island Power Generation Corporation (CAMPCOR) holds 25.39% ownership over the REIT. SIPCOR also holds 94.00% ownership interest over CAMPCOR. Accordingly, SIPCOR effectively holds 49.58% ownership of the REIT's total issued and outstanding capital stock, thereby making SIPCOR the majority stockholder and the REIT's parent company. SIPCOR and CAMPCOR are both presently engaged in buying, acquiring, leasing, constructing, maintaining, and operating plants, work, systems, poles, poles wire, conduit, ducts and subway for the production, supply, distribution and sale of electricity.

Prime Asset Ventures, Inc. (PAVI or the Ultimate Parent) is the REIT's ultimate parent company. PAVI is presently engaged primarily to invest in, purchase or otherwise acquire and own, hold, use, sell, assign, transfer, lease, mortgage, pledge, exchange, develop or otherwise, dispose of real and personal property of every kind, and to grant loans and/or assume or undertake or guarantee or secure either on its general credit or on the mortgage, pledge, deed of trust, assignment and/or other security arrangement of any or all of its property, its related parties or any third party, without engaging in the business of a financing company or lending investor.

The REIT's registered office address and principal place of business is located at 4th Starmall IT Hub CV Starr Ave., Philamlife Pamplona Dos Las Piñas, Las Piñas City. In addition, SIPCOR and PAVI's registered office, which is also their principal place of business, is located at 3rd Floor Starmall IT Hub, CV Starr Ave., Philamlife Village, Las Piñas City.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies that have been used in the preparation of these financial statements are summarized below and in the succeeding pages. These policies have been consistently applied to the periods presented unless otherwise stated.

### ***2.1 Basis of Preparation of Financial Statements***

#### ***(a) Statement of Compliance with Philippine Financial Reporting Standards***

The financial statements of the REIT have been prepared in accordance with Philippine Financial Reporting Standards (PFRS). PFRS are adopted by the Financial Reporting Standards Council (FRSC) from the pronouncements issued by the International Accounting Standards Board (IASB) and approved by the Philippine Board of Accountancy.

The financial statements have been prepared using the measurement bases specified by PFRS for each type of asset, liability, income and expense. The measurement bases are more fully described in the accounting policies that follow.

#### ***(b) Presentation of Financial Statements***

The financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statements*. The REIT presents all items of income, expense and other comprehensive income or loss in a single statement of comprehensive income.

The REIT presents a third statement of financial position as of the beginning of the preceding period when it applies an accounting policy retrospectively or makes a retrospective restatement or reclassification of items that has a material effect on the information in the statement of financial position at the beginning of the preceding period. The notes related to the third statement of financial position are not required to be disclosed.

#### ***(c) Functional and Presentation Currency***

These financial statements are presented in Philippine pesos, the REIT's presentation and functional currency, and all values represent absolute amounts except when

otherwise indicated.

Items included in the financial statements of the REIT are measured using the REIT's functional currency. Functional currency is the currency of the primary economic environment in which the REIT operates.

## **2.2 Adoption of Amended PFRS effective in 2024**

There are amendments to existing standards effective for annual periods subsequent to 2023, which are adopted by the FSRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and none of these are expected to have significant impact on the REIT's financial statements:

- (i) PAS 1 (Amendments), *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current* (effective from January 1, 2024)
- (ii) PAS 1 (Amendments), *Presentation of Financial Statements – Non-current Liabilities with Covenants* (effective from January 1, 2024)
- (iii) PAS 7 (Amendments), *Cash Flow Statements* and PFRS 7 (Amendments), *Financial Instruments: Disclosures – Supplier Finance Arrangements* (effective from January 1, 2024)
- (iv) PFRS 16 (Amendments), *Leases – Lease Liability in a Sale and Leaseback* (effective from January 1, 2024)

## **2.3 Financial Instruments**

Financial assets and financial liabilities are recognized when the REIT becomes a party to the contractual provisions of the financial instrument.

### **(a) Financial Assets**

Regular purchases and sales of financial assets are recognized on their trade date (i.e., the date that the REIT commits to purchase or sell the asset).

#### *Classification and Measurement of Financial Assets*

The REIT's financial assets include financial assets at amortized costs such as Cash and Trade and Other Receivables.

#### *Impairment of Financial Assets*

The REIT applies a general approach in relation to its trade and other receivables, which relate to receivables from related parties. The maximum period over which ECL should be measured is the longest contractual period where an entity is exposed to credit risk. In the case of these receivables, the contractual period is the very short period needed to transfer the cash once demanded or when the receivables fall due. Management determines possible impairment based on the sufficiency of the related parties' highly liquid assets in order to repay the REIT's receivables if demanded at the reporting date taking into consideration the historical defaults of the related parties. If the REIT cannot immediately collect the receivables, management considers the expected manner of recovery to measure

ECL. If the recovery strategies indicate that the outstanding balance of the receivables can be collected, the ECL is limited to the effect of discounting the amount due over the period until cash is realized which may prove to be negligible.

*(b) Financial Liabilities*

Financial liabilities include Trade and Other Payables (except tax-related liabilities), Lease Liabilities and Due to Related Parties.

## **2.4 Property and Equipment**

Property and equipment are carried at revalued amounts, which is the fair value at the date of the revaluation, as determined by an independent appraiser, less subsequent accumulated depreciation and any accumulated impairment losses.

Revalued amount is the fair market value determined based on appraisal by external professional appraiser once every two years or more frequently if market factors indicate a material change in fair value.

Depreciation of property and equipment (comprising of generation assets) is computed on a straight-line basis over the estimated useful lives of 18 years.

## **2.5 Investment Properties**

Properties held for lease under operating lease agreements, which comprise mainly of land and buildings are classified as Investment Properties.

Investment properties are accounted for under the fair value model. They are remeasured annually and are reported in the statement of financial position at their fair values. Fair value is based on the income approach and, where projected cash flows cannot be measured reliably, the cost approach, as determined annually by an independent appraiser with sufficient experience with respect to both the location and the nature of the investment properties.

## **2.6 Leases**

*(a) REIT as Lessee*

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments.

The REIT has elected to account for short-term leases and leases of low-value assets using the practical expedients, when applicable. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in profit or loss on a straight-line basis over the lease term.

*(b) REIT as Lessor*

The REIT applies judgment in determining whether a lease contract is a finance or operating lease.

### 3. SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of the REIT's financial statements in accordance with PFRS requires management to make judgments and estimates that affect the amounts reported in the financial statements and related notes. Judgments and estimates 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. Actual results may ultimately differ from these estimates.

#### *3.1 Critical Management Judgment in Applying Accounting Policies*

In the process of applying the REIT's accounting policies, management has made the following judgments, apart from those involving estimation, which have the most significant effect on the amounts recognized in the financial statements.

##### *(a) Determination of Lease Term of Contracts with Renewal and Termination Options*

In determining the lease term, management considers all relevant factors and circumstances that create an economic incentive to exercise a renewal option or not exercise a termination option. Renewal options and/or periods after termination options are only included in the lease term if the lease is reasonably certain to be extended or not terminated and the renewal of the contract is not subject to mutual agreement of both parties.

The factors that are normally the most relevant are (a) if there are significant penalties should the REIT pre-terminate the contract, and (b) if any leasehold improvements are expected to have a significant remaining value, the REIT is reasonably certain to extend and not to terminate the lease contract. Otherwise, the REIT considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

The REIT did not include the renewal period as part of the lease term for the lease due to the provision in its contract that requires mutual agreement of both parties on the terms and agreements of the renewal and termination of the lease contract.

The lease term is reassessed if an option is actually exercised or not exercised or the REIT becomes obliged to exercise or not exercise it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the REIT.

##### *(b) Distinction Among Investment Properties and Owner-occupied Properties*

The REIT determines whether a property should be classified as investment property or owner-occupied property. The REIT applies judgment upon initial recognition of the asset based on intention and also when there is a change in use. In making its judgment, the REIT considers whether the property generates cash flows largely independently of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to property but also to other assets used in the production or supply process.

When a property comprises of a portion that is held to earn rental or for capital appreciation and another portion that is held for use in the REIT's main line

of business or for administrative purposes, the REIT accounts for the portions separately if these portions can be sold separately (or leased out separately under finance lease). If the portions cannot be sold separately, the property is accounted for as investment property only if an insignificant portion is held for use in the REIT's main line of business or for administrative purposes.

Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The REIT considers each property separately in making its judgment.

(c) *Distinction Between Operating and Finance Leases as Lessor*

The REIT has entered into various lease agreements as a lessor. Critical judgment was exercised by management to distinguish the lease agreements as either an operating or finance lease by looking at the transfer or retention of significant risk and rewards of ownership of the properties covered by the agreements. Failure to make the right judgment will result in either overstatement or understatement of assets and liabilities.

Management has determined that its current lease agreements as lessor are operating leases.

(d) *Recognition of Provisions and Contingencies*

Provisions are recognized when present obligations will probably lead to an outflow of economic resources and they can be estimated reliably even if the timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive obligation that has resulted from past events.

Judgment is exercised by management to distinguish between provisions and contingencies.

### **3.2 Key Sources of Estimation Uncertainty**

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period:

(a) *Fair Value Measurement of Investment Properties, and Property and Equipment*

The REIT's investment properties, composed of right-of-use asset, land and buildings, are measured using the fair value model while the REIT's property and equipment, composed of generation assets, are measured using revaluation model. In determining the fair value of these assets, the REIT engages the services of professional and independent appraisers applying the income approach.

In determining the fair value under the income approach, significant estimates are made such as revenues generated, costs and expenses related to the operations and discount rate.

A significant change in these elements may affect prices and the value of the assets. The details of the fair values of relevant assets are disclosed in Notes 6, 7 and 19.



For investment properties, and property and equipment, with valuation conducted prior to the end of the current reporting period, management determines whether there are significant circumstances during the intervening period that may require adjustments or changes in the disclosure of fair value of those properties.

*(b) Estimation of Useful Lives of Property and Equipment*

The REIT estimates the useful lives of the property and equipment based on the period over which the assets are expected to be available-for-use. The estimated useful lives of the property and equipment are reviewed periodically and are updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence, and legal or other limits on the use of the assets.

The carrying amounts of the property and equipment are analyzed in Note 6. Based on management's assessment as at December 31, 2025 and 2024, there is no change in estimated useful lives of the property and equipment during those periods. Actual results, however, may vary due to changes in estimates brought about by changes in factors mentioned above.

*(c) Estimation of Allowance for ECL*

The measurement of the allowance for ECL is an area that requires the use of significant assumptions about the future economic conditions and credit behavior (e.g., likelihood of customers/counterparties defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation used in measuring ECL is further detailed in Note 17.2(b).

Based on management's assessment, the outstanding balances of receivables as of March 31, 2026 and December 31, 2025 are fully collectible (see Note 5).

*(d) Impairment of Non-financial Assets*

The REIT's Investment Properties, Property and Equipment and other non-financial assets are subject to impairment testing.

In assessing impairment, management estimates the recoverable amount of each asset or a cash-generating unit based on expected future cash flows and uses an interest rate to calculate the present value of those cash flows. Estimation uncertainties relate to assumptions about future operating results and the determination of suitable discount rate.

Though management believes that the assumptions used in the estimation of fair values reflected in the financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse effect on the results of operations.

There were no impairment losses on the REIT's non-financial assets required to be recognized for the quarter ended March 31, 2026 and for the year ended December 31, 2025 based on management's assessment.

#### 4. CASH

Cash amounted to P12.9 million and P0.5 million as of March 31, 2026, and December 31, 2025, respectively.

Cash in banks generally earn interest based on daily bank deposit rates. Interest income earned from cash in bank amounted to P1,777 and P56 for the periods ended 31 March 2026 and 31 March 2025, respectively. Interest earned is presented as Finance income under Other Income (Charges) section in the statements of comprehensive income.

#### 5. TRADE AND OTHER RECEIVABLES

This account is composed of the following:

|                          | March 31, 2026 | December 31, 2025 |
|--------------------------|----------------|-------------------|
| Trade receivables        |                |                   |
| Billed                   | P 553,986,114  | P 612,718,120     |
| Accrued                  | 180,382,622    | 178,020,776       |
|                          | P 734,368,736  | P 790,738,896     |
| Allowance for Impairment | (356,993,597)  | (356,993,597)     |
|                          | 377,375,140    | P 433,745,299     |

Billed receivables arise from the lease of land, building, and generation assets by SIPCOR and CAMPCOR.

Accrued receivables pertain to receivables resulting from the straight-line method of recognizing rental income.

All trade receivables are subject to credit risk exposure. In 2025, following the revocation by the ERC of SIPCOR's authority to operate and the resulting shutdown of its power plant, management reassessed the recoverability of the related assets and receivables. Accordingly, an allowance for impairment was recognized based on estimated expected credit losses and recovery scenarios and was presented as part of impairment loss under Cost and Operating Expenses in the 2025 statement of comprehensive income.

No additional impairment loss was recognized during the first quarter of 2026. The allowance for impairment recognized in December 2025 remained part of the allowance balance as of March 31, 2026.

#### 6. PROPERTY AND EQUIPMENT

The property and equipment of the REIT pertain to generation assets (see Note 14).

The carrying amount of property and equipment is as follows:

|              | March 31, 2026 | December 31, 2025 |
|--------------|----------------|-------------------|
| Cost         | P 704,089,300  | P 961,520,000     |
| Depreciation | (12,498,627)   | (63,747,182)      |
| Revaluation  | —              | (171,654,538)     |
| Impairment   |                | (22,028,980)      |
|              | P 691,590,673  | P 704,089,300     |

The properties and equipment are recognized under the revaluation model. Any revaluation surplus, net of applicable deferred income taxes, is presented as part of the Revaluation Reserves account in the equity section of the statements of financial position.

As of March 31, 2026, the Revaluation Reserves balance remains nil. Prior revaluation gains had been fully offset against impairment losses and changes in valuation assumptions recognized in previous periods. Accordingly, no revaluation surplus is available for presentation in equity as of the reporting date.

The movements of the revaluation surplus are presented below.

|                                        | <b>March 31, 2026</b> | <b>December 31, 2025</b> |
|----------------------------------------|-----------------------|--------------------------|
| Balance at the beginning of the period | <b>P</b>              | — P 137,936,681          |
| Depreciation                           |                       | — (9,195,777)            |
| Revaluation                            |                       | — (128,740,904)          |
| Balance at the end of the period       | <b>P</b>              | — P —                    |

Indicators of impairment were identified during the year ended December 31, 2025 due to changes in operating conditions that affected the expected recoverable amounts of certain property and equipment. Accordingly, the REIT recognized an impairment loss on its property and equipment amounting to P22.0 million in 2025, arising from a revaluation decrease, the excess of which over the existing revaluation surplus and carrying amount of the related property and equipment was recognized in profit or loss.

No impairment loss was recognized during the three-month period ended March 31, 2026. Management assessed the existence of impairment indicators as of the reporting date and determined that no additional impairment provision was necessary.

The REIT recognized income arising from the lease of generation assets to SIPCOR amounting to *nil* and P13.2 million as of March 31, 2026 and March 31, 2025, respectively. These are presented as part of Rental Income in the statements of comprehensive income (see Note 10). The related outstanding receivable is presented as part of Trade and Other Receivables in the statements of financial position (see Note 5). The depreciation expense is presented under Costs of Rentals in the statements of comprehensive income.

The REIT did not have any fully depreciated property and equipment as of March 31, 2026 and December 31, 2025. Information on fair value measurement and disclosures related to the property and equipment are presented in Note 19.3.

## **7. INVESTMENT PROPERTIES**

The REIT's investment properties pertain to parcels of land located in Candanay, Siquijor, Lazi, Siquijor, Poro, Cebu, and Pilar, Cebu, including the buildings located in the said parcels of land (see Note 14), and the right-of-use asset on the lease right from the lease agreement with NPC (see Note 9).

These parcels of land and buildings are recognized in reference to their fair values, and the information on the fair value measurement and disclosures are presented in Note 19.3.

A reconciliation of the carrying amounts of investment properties as of March 31, 2026 and December 31, 2025 is shown below.

|                               | <u>Land</u>             | <u>Buildings</u>       | <u>Right-of-use<br/>asset</u> | <u>Total</u>            |
|-------------------------------|-------------------------|------------------------|-------------------------------|-------------------------|
| Balance as of                 |                         |                        |                               |                         |
| December 31, 2024             | <u>P 4,377,340,000</u>  | <u>P 2,382,870,000</u> | <u>P 1,154,210,000</u>        | <u>P 7,914,420,000</u>  |
| Additions                     | <u>—</u>                | <u>—</u>               | <u>—</u>                      | <u>—</u>                |
| Fair value gain (loss)        | <u>( 1,167,030,000)</u> | <u>( 163,248,000)</u>  | <u>( 1,154,210,000)</u>       | <u>( 2,484,488,000)</u> |
| Balance as of                 |                         |                        |                               |                         |
| December 31, 2025             | <u>P 3,210,310,000</u>  | <u>P 2,219,622,000</u> | <u>P —</u>                    | <u>P 5,429,932,000</u>  |
| <b>Balance as of</b>          |                         |                        |                               |                         |
| <b>December 31, 2025</b>      | <b>P 3,210,310,000</b>  | <b>P 2,219,622,000</b> | <b>P —</b>                    | <b>P 5,429,932,000</b>  |
| <b>Additions</b>              | <b>—</b>                | <b>—</b>               | <b>—</b>                      | <b>—</b>                |
| <b>Fair value gain (loss)</b> | <b>—</b>                | <b>—</b>               | <b>—</b>                      | <b>—</b>                |
| <b>Balance as of</b>          |                         |                        |                               |                         |
| <b>March 31, 2026</b>         | <b>P 3,210,310,000</b>  | <b>P 2,219,622,000</b> | <b>P —</b>                    | <b>P 5,429,932,000</b>  |

The fair values of the investment properties were determined by an independent and SEC-accredited property appraiser based on the appraisal conducted as of December 31, 2025. The appraised values were carried forward as of March 31, 2026, as there were no significant changes in market conditions that would materially affect the fair values of the properties. Fair value gains or losses on investment properties are presented under Other Income (Charges) in the statements of comprehensive income.

The REIT recognized income amounting to P77.9 million on March 31, 2026, and P139 million on March 31, 2025 from the lease of investment properties and are presented as part of Rental Income in the statements of comprehensive income (see Note 10). Related outstanding receivables are presented as part of Trade and Other Receivables in the statements of financial position (see Note 5).

Expenses, such as taxes and licenses and property management fees incurred in relation to the rental services, are recognized as incurred and are presented as part of Costs of Rentals in the statements of comprehensive income (see Note 11).

The REIT does not have contractual commitments for the purchase of investment properties. The operating lease commitments of the REIT as lessor are fully disclosed in Note 16.1.

## 8. TRADE AND OTHER PAYABLES

This account is composed of the following:

|                     | <b>March 31, 2026</b> | December 31, 2025 |
|---------------------|-----------------------|-------------------|
| Dividend Payable    | <b>P —</b>            | P 86,914,657      |
| Deferred Output VAT | <b>65,830,512</b>     | 65,648,370        |
| Accrued Expenses    | <b>68,502,563</b>     | 66,176,136        |
| VAT payable         | <b>2,979,125</b>      | 24,342,155        |
| Others              | <b>112,468</b>        | 377,743           |
|                     | <b>P 137,424,668</b>  | P 243,459,061     |

Deferred output VAT is recognized by the REIT for uncollected billings for rentals prior

to the implementation of the Ease of Paying Taxes (EOPT) Act. This will be reclassified to output VAT payable and offset against input VAT once collected.

Accrued expenses relate to administrative expenses, such as professional fees and administrative expenses, accrued or billed during the period that is yet to be paid.

Others include payables to the government.

## 9. LEASES

In 2022, SIPCOR assigned the lease of the land situated in Candanay, Siquijor, owned by the NPC (Candanay Property), to the REIT. The lease has a term of 20 years with renewal option, subject to mutual agreement of both parties, and an escalation rate of 20% every five years. The assignment was approved by the NPC. The lease allows the REIT to sublet the asset to another party. The lease is either non-cancellable or may only be cancelled by incurring a substantive termination fee. The lease did not contain an option to purchase the underlying lease asset at the end of the lease.

On April 11, 2022, the REIT entered into a sublease agreement with SIPCOR for the same land situated in Candanay (Candanay Property) for a term of 8 years. Since the land is being subleased by the REIT to SIPCOR, the right-of-use asset is presented as part of Investment Properties in the statement of financial position (see Note 7).

Lease liability is presented in the statements of financial position as follows:

|             | <b>March 31, 2026</b> | <b>December 31, 2025</b> |
|-------------|-----------------------|--------------------------|
| Current     | <b>P 406,913</b>      | P 522,227                |
| Non-current | <b>4,865,352</b>      | 4,865,352                |
|             | <b>P 5,272,265</b>    | P 5,387,579              |

The movements in the lease liability recognized in the statements of financial position are as follows:

|                                    | <b>March 31, 2026</b> | <b>December 31, 2025</b> |
|------------------------------------|-----------------------|--------------------------|
| Balance at beginning of the period | <b>P 5,387,579</b>    | P 5,819,943              |
| Repayments                         | <b>(203,400)</b>      | (813,600)                |
| Interest                           | <b>88,086</b>         | 381,236                  |
| Balance at end of the period       | <b>P 5,272,265</b>    | P 5,387,579              |

Interest expense related to lease liability is reported as Finance Cost in the statement of comprehensive income.

As of March 31, 2026 and December 31, 2025, the REIT had no lease commitments that had not yet commenced.

The maturity analysis of lease liabilities is as follows:

|                   | <b>March 31, 2026</b> | <b>December 31, 2025</b> |
|-------------------|-----------------------|--------------------------|
| Within 1 year     | P 813,600             | P 813,600                |
| 1 to 2 years      | 813,600               | 813,600                  |
| 2 to 3 years      | 976,320               | 813,600                  |
| 3 to 4 years      | 976,320               | 976,320                  |
| 4 to 5 years      | 976,320               | 976,320                  |
| More than 5 years | 1,952,640             | 2,928,960                |

|             |             |
|-------------|-------------|
| P 6,508,800 | P 7,322,400 |
|-------------|-------------|

The cash outflow in respect of the lease for the period ended March 31, 2026 and December 31, 2025 amounted to P0.2 million and P0.8 million, respectively.

## 10. RENTAL INCOME

The REIT derives its rental income from the lease of its investment properties and property and equipment (see Note 6 and 7).

Rentals from these properties are based on an agreed guaranteed annual base or the calculated variable rental based on the lessees' revenues, whichever is higher. In 2025 and 2024, the agreed guaranteed annual base is higher than the variable base for all properties, except for the Candanay property and Lazi property (see Note 16).

The table below describes the lease agreements entered by the REIT and their respective terms.

|                          | <u>Lease Term</u> | <u>Renewable years<br/>Upon mutual<br/>agreement</u> | <u>Variable rental<br/>rates based on<br/>lessees' revenues</u> |
|--------------------------|-------------------|------------------------------------------------------|-----------------------------------------------------------------|
| Candanay property        | 8 years           | 10 years                                             | 26.59%                                                          |
| Lazi property            | 9 years           | 10 years                                             | 8.41%                                                           |
| SIPCOR building          | 9 years           | 10 years                                             | 0.50%                                                           |
| SIPCOR generation assets | 9 years           | 10 years                                             | 4.50%                                                           |
| CAMPCOR land             | 10 years          | 10 years                                             | 15.00%                                                          |
| CAMPCOR building         | 10 years          | 10 years                                             | 10.00%                                                          |

The rental income derived from such leases amounted to P77.9 million and P152.2 million in the periods ended March 31, 2026 and 2025, respectively.

Breakdown of rental income for the quarters ended March 31, 2026 and March 31, 2025 as reported in the statements of comprehensive income is shown below.

|                                                         | 2026                | 2025         |
|---------------------------------------------------------|---------------------|--------------|
| Rental income from SIPCOR:                              |                     |              |
| Right-of-use asset                                      | <b>P —</b>          | P 45,171,470 |
| Land                                                    | —                   | 14,519,641   |
| Generation assets (presented as property and equipment) | —                   | 13,179,993   |
| Building                                                | —                   | 1,479,018    |
|                                                         | <b>P —</b>          | P 74,350,123 |
| Rental income from CAMPCOR:                             |                     |              |
| Land                                                    | <b>P 46,191,743</b> | P 46,191,743 |
| Building                                                | <b>31,670,161</b>   | 31,670,161   |
|                                                         | <b>P 77,861,904</b> | P 77,861,904 |
| Balance at end of the period                            | <b>P 77,861,904</b> | P152,212,027 |

## 11. COSTS AND OPERATING EXPENSES

The details of this account for the periods ending March 31, 2026 and March 31, 2025 are shown below.

|                                   | Notes | 2026                | 2025         |
|-----------------------------------|-------|---------------------|--------------|
| Depreciation                      | 6     | <b>P 12,498,627</b> | P 15,936,796 |
| Property and fund management fees |       | <b>3,434,542</b>    | 4,955,573    |
| Taxes and Licenses                |       | <b>1,921,532</b>    | 1,797,399    |
| Professional fees                 |       | <b>913,888</b>      | 715,696      |
| General and administrative        |       | <b>91,663</b>       | 189,465      |
| Miscellaneous                     |       | <b>1,535</b>        | 500,820      |
|                                   |       | <b>P 18,861,787</b> | P 24,095,748 |

These expenses are classified in the statement of comprehensive income as follows:

|                    | 2026                | 2025         |
|--------------------|---------------------|--------------|
| Costs of rentals   | <b>P 17,730,568</b> | P 22,689,767 |
| Operating expenses | <b>1,131,219</b>    | 1,405,981    |
|                    | <b>P 18,861,787</b> | P 24,095,748 |

## 12. INCOME TAXES

The components of tax expense as reported in the statements of comprehensive income are as follows:

|                                                                            | 2026               | 2025        |
|----------------------------------------------------------------------------|--------------------|-------------|
| <i>Reported in profit or loss</i>                                          |                    |             |
| Regular corporate income tax at 25%                                        | <b>P 8,665,423</b> | P —         |
| Final tax at 20%                                                           | <b>355</b>         | —           |
| Deferred tax income arising from<br>origination of temporary differences – | <b>590,462</b>     | 1,788,662   |
|                                                                            | <b>P 9,256,240</b> | P 1,788,662 |
|                                                                            | 2026               | 2025        |
| <i>Reported in other comprehensive income –</i>                            |                    |             |
| Deferred tax income arising from<br>recognition of revaluation surplus–    | —                  | 352,800     |
|                                                                            | <b>P —</b>         | P 352,800   |

A reconciliation of tax on pretax profit or loss computed at the applicable statutory rates to tax expense or income reported in the statement of comprehensive income for the period ended March 31, 2026 are follows:

|                                                                        | Notes | March 31, 2026      |
|------------------------------------------------------------------------|-------|---------------------|
| Tax on pretax profit at 25%                                            | 6     | <b>P 14,728,452</b> |
| Tax effect of:                                                         |       |                     |
| Final Tax                                                              |       | <b>355</b>          |
| Excess of optional standard deduction<br>(OSD) over itemized deduction |       | <b>(5,472,568)</b>  |

**9,256,240**

As per Rule 10 of the REIT Act, REITs may deduct against taxable income any dividends distributed as of the end of the taxable year and on or before the last day of the fifth month of the next taxable year.

The details of the deferred tax liability as of March 31, 2026 and December 31, 2025 are shown below.

|                                  | Notes    | 2026              | 2025                |
|----------------------------------|----------|-------------------|---------------------|
| Straight-lining of rental income | <b>P</b> | <b>45,095,655</b> | <b>P 44,505,193</b> |
|                                  | <b>P</b> | <b>45,095,655</b> | <b>P 44,505,193</b> |

The REIT claimed OSD in computing for its income tax due for the quarter ended 31 March 2026 and the years ended December 31, 2025 and 2024.

### 13. RELATED PARTY TRANSACTIONS

The REIT's related parties include the ultimate parent company, parent company, stockholders, key management personnel and others as defined in Note 2.14. A summary of the REIT's transactions and outstanding balances, if any, with its related parties is presented below.

|                                             | Notes       | March 31, 2026        |                                  | December 31, 2025     |                                  |
|---------------------------------------------|-------------|-----------------------|----------------------------------|-----------------------|----------------------------------|
|                                             |             | Amount of Transaction | Outstanding Receivable (Payable) | Amount of Transaction | Outstanding Receivable (Payable) |
| <b>Parent Company</b>                       |             |                       |                                  |                       |                                  |
| Rental income                               | 5, 10, 13.1 | <b>P (23,000,000)</b> | <b>P 333,792,586</b>             | P 275,926,155         | P 356,792,586                    |
| Due to (from) related party                 | 13.2        | <b>(190,180)</b>      | <b>(18,088,621)</b>              | 161,768,703           | (17,898,441)                     |
| Lease liabilities                           | 9           | <b>115,314</b>        | <b>(5,272,265)</b>               | 381,908               | (5,387,579)                      |
| <b>Related party under common ownership</b> |             |                       |                                  |                       |                                  |
| Rental income                               | 5, 10, 13.1 | <b>(33,370,159)</b>   | <b>400,576,151</b>               | 311,447,616           | 433,946,310                      |
| Due to (from) related parties               | 13.2        | <b>(3,378)</b>        | <b>(37,408,227)</b>              | (105,573,405)         | (37,404,849)                     |
| <b>Key Management Personnel</b>             |             |                       |                                  |                       |                                  |
| Compensation                                | 13.3        | <b>150,000</b>        | <b>25,000</b>                    | 540,000               | —                                |

#### 13.1 Lease Agreements

In 2022, the REIT entered into several operating lease agreements with SIPCOR and CAMPCOR (see Note 10).

The rentals earned from the lease agreements are presented as Rental Income in the statement of comprehensive income. The unsecured, noninterest-bearing outstanding balances related to such agreements are presented as part of Trade and Other Receivables in the statement of financial position.

#### 13.2 Due to Related Parties

In the normal course of business, the REIT obtains and grants cash advances to its related parties, including the parent company and entities under common ownership, to accommodate certain expenses, working capital requirements, and other purposes.



The outstanding due to related parties presented in the statements of financial position amounted remained at P55 million as of March 31, 2026 and December 31, 2025. Such balances have no fixed repayment terms and are unsecured, noninterest-bearing, and generally payable in cash upon demand, or through offsetting arrangements with the related parties.

### **13.3 Key Management Function**

Key management personnel compensation incurred as the REIT's management and administrative functions amounted to P0.2 million and P0.5 million for the periods March 31, 2026 and December 31, 2025, respectively.

## **14. EQUITY**

### **14.1 Capital Stock**

Capital stock as of March 31, 2026 and December 31, 2025 consists of the following:

|                        | Shares        | Amount         |
|------------------------|---------------|----------------|
| Common Shares:         |               |                |
| Authorized             | 7,500,000,000 | P7,500,000,000 |
| Issued and outstanding | 3,288,669,000 | P3,288,669,000 |

The REIT is authorized to issue 7,500,000,000 common shares with a par value of P1.0 per share. As of March 31, 2026 and December 31, 2025, a total number of 3,288,669,000 shares were fully issued and outstanding which amounted to P3.3 billion.

As of March 31, 2026 and December 31, 2025, there were 5,899 holders and 5,435 holders, respectively, of at least one board lot of the listed shares, which closed at P1.19 per share as of March 31, 2026 and P1.02 per share as of December 31, 2025.

### **14.2 Dividends**

During the period ended March 31, 2026 and the year ended December 31, 2025, the BOD approved the following dividend declaration from its unrestricted retained earnings payable to stockholders:

| Date of Declaration | Payment Date       | Cash Dividend per Share | Total         |
|---------------------|--------------------|-------------------------|---------------|
| <b>2024</b>         |                    |                         |               |
| February 5, 2024    | March 12, 2024     | P 0.0388                | P 127,600,357 |
| April 14, 2024      | May 13, 2024       | 0.0388                  | 127,600,357   |
| May 27, 2024        | June 28, 2024      | 0.0326                  | 107,210,609   |
| August 29, 2024     | September 27, 2024 | 0.0326                  | 107,210,609   |
| November 28, 2024   | December 27, 2024  | 0.0325                  | 106,881,744   |
|                     |                    |                         | P 576,503,676 |
| <b>2025</b>         |                    |                         |               |
| April 15, 2025      | May 21, 2025       | P 0.0548                | P 180,219,061 |
| May 25, 2025        | June 27, 2025      | 0.0332                  | 109,183,811   |
| August 27, 2025     | September 26, 2025 | 0.0331                  | 108,854,943   |
| November 28, 2025   | January 14, 2026   | 0.0265                  | 87,149,729    |

|             |              |        |               |
|-------------|--------------|--------|---------------|
|             |              |        | P 485,407,544 |
|             |              |        |               |
| <b>2026</b> |              |        |               |
| May 4, 2026 | May 29, 2026 | 0.0349 | P 114,774,548 |

### 14.3 Distributable Income

The computation of the distributable income of the REIT is shown below.

|                                                                   | January 1 to<br>March 31, 2026 | January 1 to<br>December 31, 2025 |
|-------------------------------------------------------------------|--------------------------------|-----------------------------------|
| Net profit                                                        | <b>P 49,657,569</b>            | P (2,347,642,955)                 |
| Effect of straight-lining of rental income                        | <b>(2,361,847)</b>             | (25,160,228)                      |
| Deferred tax expense                                              | <b>590,462</b>                 | (25,476,253)                      |
| Fair value adjustment of investment property<br>resulting to loss | —                              | 2,484,488,000                     |
| Impairment loss                                                   | —                              | 379,022,577                       |
| Accretion of interest relating to lease liability                 | <b>88,086</b>                  | 381,236                           |
| Distributable income                                              | <b>P —</b>                     | P —                               |

The REIT has adopted a dividend policy in accordance with the provisions of the REIT Act, pursuant to which the REIT's shareholders are entitled to receive at least 90% of the REIT's annual distributable income. The REIT intends to declare and pay out dividends of at least 90% of distributable income on a quarterly basis each year.

The REIT did not generate distributable income for the quarter ended March 31, 2026 despite recording net income for the period due to its negative unrestricted retained earnings balance. Accordingly, no dividends were declared for the period, consistent with the REIT's dividend policy and applicable regulatory requirements.

For purposes of tax reporting, the REIT claimed dividends declared as deduction against its taxable income as allowed per Rule 10 of the REIT Act (see Note 12).

## 15. EARNINGS PER SHARE

Basic and diluted earnings per share for the periods ended March 31, 2026 and 2025 were computed as follows:

|                                                            | January 1 to<br>March 31, 2026 | January 1 to<br>March 31, 2025 |
|------------------------------------------------------------|--------------------------------|--------------------------------|
| Net profit for the period                                  | <b>P 49,657,569</b>            | <b>P 126,232,358</b>           |
| Divided by weighted number of<br>outstanding common shares | <b>3,288,669,000</b>           | 3,288,669,000                  |
| Basic and diluted earnings per share                       | <b>P0.02</b>                   | P 0.04                         |

The REIT has no potential dilutive common shares for periods ended March 31, 2026 and 2025. Therefore, basic and diluted EPS are the same.

## 16. COMMITMENTS AND CONTINGENCIES

### *16.1 Operating Lease Commitments – REIT as a Lessor*

The lease agreements of the REIT with SIPCOR and CAMPCOR require monthly rentals equivalent to the higher of a guaranteed base lease or a percentage ranging from 0.50% to 26.59% of the lessee's annual revenue (see Notes 6, 7 and 10). In 2025 and 2024, rentals based on the guaranteed base lease were higher than the rentals calculated based on the variables rates, except for the rental income from Candanay Property and Lazi Property (see Note 10). The rental income from these properties was determined based on 26.59% and 8.41% of the revenue derived from the lease, respectively.

The future minimum lease receivable under the REIT's lease agreements (see Notes 7 and 9) as of March 31, 2026 and December 31, 2025 are shown in the next page.

|                   |   | March 31, 2026 |   | December 31, 2025 |
|-------------------|---|----------------|---|-------------------|
| Within 1 year     | P | 311,447,926    | P | 311,447,926       |
| 1 to 2 years      |   | 311,447,926    |   | 311,447,926       |
| 2 to 3 years      |   | 311,447,926    |   | 311,447,926       |
| 3 to 4 years      |   | 311,447,926    |   | 311,447,926       |
| 4 to 5 years      |   | 311,447,926    |   | 311,447,926       |
| More than 5 years |   | 207,631,744    |   | 441,217,895       |
|                   | P | 1,764,871,374  | P | 1,998,457,525     |

The REIT is subject to risks incidental to the operation of its investment properties and property and equipment, which include, among others, changes in market rental rates and inability to collect rent from tenants due to bankruptcy or insolvency of tenants. All of the REIT's lease agreements are with related parties. If the expected growth does not meet management's expectations, the REIT may not be able to collect rent or collect at profitable rates. Management, however, considers that the risk of non-collection to be insignificant, given that the REIT and its tenants are related parties under common control and can therefore direct payments and collections between these parties (see Note 13).

### *16.2 Others*

There are other commitments and contingent liabilities that may arise in the normal course of the REIT's operations, which are not reflected in the financial statements. As of March 31, 2026 and December 31, 2025, management is of the opinion that losses, if any, from these commitments and contingencies would not have a material effect on the REIT's financial statements.

## 17. RISK MANAGEMENT OBJECTIVES AND POLICIES

The REIT is exposed to a variety of financial risks in relation to its financial instruments. The REIT's financial assets and financial liabilities by category are disclosed in Note 18. The main types of risks are market risk, credit risk and liquidity risk.

The REIT's risk management is coordinated with its parent company, in close coordination with the BOD, and focuses on actively securing the REIT's short- to medium-term cash flows by minimizing exposure to financial risks. The REIT does not engage in trading of financial assets for speculative purposes. The relevant financial risks to which the REIT is exposed are discussed below and on the succeeding page.

### **17.1 Market Risk**

As of March 31, 2026 and December 31, 2025, the REIT is exposed to market risk through its cash in bank, which is subject to changes in market interest rates. However, management believes that the related interest rate risk exposure is not significant.

### **17.2 Credit Risk**

The REIT's credit risk is attributable to cash in bank. The REIT maintains defined credit policies and continuously monitors defaults of counterparties, identified either individually or by group, and incorporate this information into its credit risk controls. Where available at a reasonable cost, external credit ratings and/or reports on counterparties are obtained and used. The REIT's policy is to deal only with creditworthy counterparties.

The maximum credit risk exposure of financial assets is the carrying amount of the financial assets as shown in the statements of financial position (or in the detailed analysis provided in the notes to financial statements), as summarized below.

|                             | Notes | <b>March 31, 2026</b> | <b>December 31, 2025</b> |
|-----------------------------|-------|-----------------------|--------------------------|
| Cash                        | 4     | <b>P 12,886,918</b>   | P 545,596                |
| Trade and other receivables | 5     | <b>377,375,140</b>    | 433,745,299              |
|                             |       | <b>P 390,262,058</b>  | P 434,290,895            |

#### *(a) Cash*

The maximum credit risk exposure of a financial asset is its carrying amount, as shown in the statement of financial position, which relates to cash in bank. The credit risk associated with cash in bank is considered negligible, since the counterparty is a reputable bank with high-quality external credit rating. Cash in bank are insured by the Philippine Deposit Insurance Corporation (PDIC) up to a maximum of P1.0 million for every depositor per banking institution.

#### *(b) Trade and other receivables*

Management determines possible impairment based on the related parties' ability to repay the receivables upon demand at the reporting date taking into consideration historical defaults of the related parties. Management assessed that the outstanding balances from related parties as of March 31, 2026 and December 31, 2025 are recoverable, since the related parties have the capacity to pay the balances upon demand and there were no historical defaults. Hence, the losses are deemed negligible.

### **17.3 Liquidity Risk**

As of March 31, 2026 and December 31, 2025, the REIT's maximum liquidity risk is the carrying amounts of trade and other payables, due to related parties, and lease liabilities (see Note 9).

As of March 31, 2026 and December 31, 2025, the REIT's financial liabilities have contractual maturities which are presented below.

|                          | March 31, 2026       | December 31, 2025    |
|--------------------------|----------------------|----------------------|
| Trade and other payables | P 137,424,668        | P 243,459,061        |
| Due to related parties   | 55,496,848           | 55,303,290           |
|                          | <b>P 192,921,516</b> | <b>P 298,762,351</b> |

The contractual maturity reflects the gross cash flows and the carrying value of the liability at the end of the reporting period.

## 18. CATEGORIES, FAIR VALUES AND OFFSETTING OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

### 18.1 Carrying Amounts and Fair Value by Category

The carrying values and fair values of the categories of financial assets and financial liabilities presented in the statement of financial position are shown in the succeeding page.

|                                            | Notes | March 31, 2026       |                      | December 31, 2025    |                      |
|--------------------------------------------|-------|----------------------|----------------------|----------------------|----------------------|
|                                            |       | Carrying Amount      | Fair Value           | Carrying Amount      | Fair Value           |
| <b>Financial assets</b>                    |       |                      |                      |                      |                      |
| Cash                                       | 4     | P 12,886,918         | P 12,886,918         | P 545,596            | P 545,596            |
| Trade and other receivables                | 5     | 377,375,140          | 377,375,140          | 433,745,299          | 433,745,299          |
|                                            |       | <b>P 390,262,058</b> | <b>P 390,262,058</b> | <b>P 434,290,895</b> | <b>P 434,290,895</b> |
| Trade and other payables                   | 8     | P 137,424,668        | P 137,424,668        | P 243,459,061        | P 243,459,061        |
| Due to related parties                     | 15    | 55,496,848           | 55,496,848           | 55,303,290           | 55,303,290           |
| Balance at beginning and end of the period |       | <b>P 192,921,516</b> | <b>P 192,921,516</b> | <b>P 298,762,351</b> | <b>P 298,762,351</b> |

A description of the REIT's risk management objectives and policies for financial instruments is provided in Note 17.

### *Offsetting of Financial Assets and Financial Liabilities*

The REIT has not set off financial instruments and do not have relevant offsetting arrangements. Currently, all other financial assets and financial liabilities are settled on a gross basis; however, each party to the financial instrument (particularly related parties) will have the option to settle all such amounts on a net basis in the event of default of the other party through approval by both parties' BOD and shareholders.

## 19. FAIR VALUE MEASUREMENT AND DISCLOSURE

### 19.1 Fair Value Hierarchy

In accordance with PFRS 13, *Fair Value Measurement*, the fair value of financial assets and financial liabilities and non-financial assets which are measured at fair value on a recurring or non-recurring basis and those assets and liabilities not measured at fair value but for which fair value is disclosed in accordance with other relevant PFRS, are categorized into three levels based on the significance of inputs used to measure the fair value.

The fair value hierarchy has the following levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that an entity can access at the measurement date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and,
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level within which the asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

For purposes of determining the market value at Level 1, a market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

### ***19.2 Financial Instruments Measured at Amortized Cost for which Fair Value is Disclosed***

The Company's financial instruments are measured at amortized cost and hence are included in Level 3, except for cash, which is considered in Level 1.

For financial assets and financial liabilities with fair values included in Level 1, management considers that the carrying amounts of those short-term financial instruments approximate their fair values.

The fair values of the financial assets and financial liabilities included in Level 3, which are not traded in an active market, are determined based on the expected cash flows of the underlying net asset or liability based on the instruments where the significant inputs required to determine the fair value of such instruments are not based on observable market data.

### ***19.3 Fair Value Measurement of Non-financial Assets***

The REIT's investment properties and property and equipment amounting to P5.4 billion and P0.7 billion as of March 31, 2026 and December 31, 2025, respectively, are classified under Level 3 of the hierarchy of fair value measurements.

The fair values of the REIT's investment properties (see Note 7) and property and equipment (see Note 6) are determined on the basis of the appraisals performed by Asian Appraisal Company, Inc., an independent appraiser, with appropriate qualifications and recent experience in the valuation of similar properties.

In estimating the fair value of these properties, management considers a market participant's ability to generate economic benefits by using the assets at their highest and best use. Based on management's assessment, the highest and best use of the REIT's investment properties and property and equipment is their current use.

For investment properties with continuing lease arrangements, including those leased to CAMPCOR, the appraisers applied the income approach using discounted cash flows (DCF). The DCF model involves estimating: (a) revenues to be generated; (b) operating costs and expenses; (c) an appropriate discount rate; and (d) the present value of expected net cash flows. The appraisers used a discount rate of 7.66% in 2025 and 8.39% in 2024, and a growth rate of 8.42% in both years.

However, due to the suspension of SIPCOR operations during 2025, the valuation assumptions for the SIPCOR-related assets were significantly affected. As a result of the suspension, projected cash flows became uncertain and could no longer be measured reliably. Accordingly, the valuation methodology for the SIPCOR assets changed from the income approach using a DCF model used in 2024 to the cost approach in 2025. Under the cost approach, fair value was determined based on the replacement cost of the assets, adjusted for physical deterioration, functional obsolescence, and economic obsolescence, as applicable. This change in valuation technique reflects management's assessment that, in light of the suspension, the cost approach provides a more reliable indication of fair value than an income-based approach.

Fair values determined by independent appraisers are primarily based on valuation techniques appropriate to the nature and condition of the underlying assets. Under the income approach, the fair value of an asset is measured by calculating the present value of its expected economic benefits by discounting projected cash flows at a rate that reflects the risks associated with the investment.

Except for the change in valuation approach applied to SIPCOR assets as discussed above, there has been no change in the valuation techniques used by the REIT during the period. There were also no transfers into or out of the Level 3 fair value hierarchy.

## 20. CAPITAL MANAGEMENT OBJECTIVES, POLICIES AND PROCEDURES

The REIT's capital management objectives are to ensure the REIT's ability to continue as a going concern.

The REIT sets the amount of capital in proportion to its overall financing structure, i.e., equity and liabilities. The REIT manages the capital structure and makes adjustment to it in light of changes in economic conditions and the risk characteristics of the underlying assets. The REIT's total liabilities and total equity as of March 31, 2026 and December 31, 2025 are presented below.

|                   | Notes | March 31, 2026       | December 31, 2025 |
|-------------------|-------|----------------------|-------------------|
| Total liabilities | 6     | <b>P 243,289,436</b> | P 348,655,124     |
| Total equity      |       | <b>6,329,174,837</b> | 6,279,517,269     |
|                   |       | <b>P 0.04:1.00</b>   | P 0.06:1.00       |

The REIT sets the amount of capital in proportion to its overall financing structure, i.e., equity and financial liabilities. The REIT manages the capital structure and adjusts it in response to the changes in economic conditions and the risk characteristics of the underlying assets.

Under REIT Act, the REIT is subject to external capital requirement to have a minimum paid-up capital of P300.0 million which was complied with as of the reporting period presented.

## **21. SEGMENT REPORTING**

The REIT has determined that it operates as one operating segment. The REIT's only income-generating activity is the lease of its land, right-of-use asset, buildings and generation asset which serves as the basis used by the BOD in allocating resources (see Notes 7 and 10).

The REIT derives its rental income exclusively from SIPCOR and CAMPCOR, related parties under common control, during the reporting periods March 31, 2026 and December 31, 2025 (see Notes 7, 10 and 13).

The disaggregation of rental income as to lessee is also detailed in Note 10.

## **22. SUPPLEMENTAL INFORMATION ON NON-CASH FINANCING AND INVESTING ACTIVITIES**

There were no non-cash investing and financing activities as of March 31, 2026 and December 31, 2025.



PREMIERE ISLAND POWER REIT CORPORATION  
List of Supplementary Information  
March 31, 2026

| Schedule                    | Content                                                                                                                          | Page No. |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------|
| A                           | Financial Asset                                                                                                                  | N/A      |
|                             | Financial Asset at Fair Value Through Profit and Loss                                                                            |          |
|                             | Financial Assets at Fair Value Through Other Comprehensive Income                                                                |          |
| B                           | Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties) | 1        |
| C                           | Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements                    | N/A      |
| D                           | Long-term Debt                                                                                                                   | N/A      |
| E                           | Indebtedness to Related Parties                                                                                                  | 2        |
| F                           | Guarantees of Securities of Other Issuers                                                                                        | N/A      |
| G                           | Capital Stock                                                                                                                    | 3        |
| Others Required Information |                                                                                                                                  |          |
|                             | Reconciliation of Retained Earnings Available for Dividend Declaration                                                           | 4        |
|                             | Map Showing the Relationship Between the REIT and its Related Entities                                                           | 5        |

**PREMIERE ISLAND POWER REIT CORPORATION**

**Schedule B**

**Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (Other than Related Parties)**

**March 31, 2026**

**(Amounts in Philippine Pesos)**

| Name And Designation of Debtor              | Balance At<br>Beginning of<br>Quarter | Additions           | Deductions           |                        | Ending Balance       |             | Balance At<br>End of Quarter |
|---------------------------------------------|---------------------------------------|---------------------|----------------------|------------------------|----------------------|-------------|------------------------------|
|                                             |                                       |                     | Amounts Collected    | Amounts Written<br>Off | Current              | Not Current |                              |
| S.I. P0wer Corporation                      | P 356,792,586                         | P —                 | P 23,000,000         | P—                     | P 333,792,586        | P—          | P 333,792,586                |
| Camotes Island Power Generation Corporation | 433,946,310                           | 86,166,910          | 119,537,070          | —                      | 400,576,151          | —           | 400,576,151                  |
|                                             | <b>P 790,738,896</b>                  | <b>P 86,166,910</b> | <b>P 142,537,070</b> | <b>P—</b>              | <b>P 734,368,736</b> | <b>P—</b>   | <b>P 734,368,736</b>         |

*Note: These are presented as part of receivables account in the statements of financial position.*

**PREMIERE ISLAND POWER REIT CORPORATION**  
**Indebtedness to Related Parties**  
**Schedule E**  
**March 31, 2026**  
**(Amounts in Philippine Pesos)**

| Name of Related Party                                                              | Balance at January 1, 2026 | Balance at March 31, 2026 |
|------------------------------------------------------------------------------------|----------------------------|---------------------------|
| Parent Company - S.I. Power Corporation                                            | P 17,898,441               | P 18,088,621              |
| Related party under common ownership - Camotes Island Power Generation Corporation | 37,404,849                 | 37,408,226                |
| Total indebtedness to related parties                                              | <b>P 55,303,289</b>        | <b>P 55,496,848</b>       |

**PREMIERE ISLAND POWER REIT CORPORATION**

**Capital Stock**

**Schedule G**

**March 31, 2026**

**(Amounts in Philippine Pesos)**

| Title of<br>Issue | Number of<br>Shares<br>Authorized | Number of<br>Shares<br>Issued and<br>Outstanding<br>as<br>Shown Under<br>the<br>Related<br>Statement<br>of Financial<br>Position<br>Caption | Number of<br>Shares<br>Reserved for<br>Options,<br>Warrants,<br>Conversion<br>and Other<br>Rights | Number of Shares Held By |                                        |               |
|-------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------|---------------|
|                   |                                   |                                                                                                                                             |                                                                                                   | Related<br>Parties       | Directors,<br>Officers and<br>Employee | Others        |
| Common            | 7,500,000,000                     | 3,288,669,000                                                                                                                               | —                                                                                                 | 1,680,433,993            | 1,007                                  | 1,608,234,000 |

PREMIERE ISLAND POWER REIT CORPORATION

(A Subsidiary of S.I. Power Corp.)

4th Starmall IT Hub CV Starr Ave.

March 31, 2026

Reconciliation of Retained Earnings Available for Dividend Declaration

|                                                                                                          |                          |
|----------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Unappropriated Retained Earnings Available for Dividend Distribution at January 1, 2026</b>           | <b>P (2,629,203,914)</b> |
| <b>Less: Items that are directly debited to Unappropriated Retained Earnings</b>                         |                          |
| Dividend declaration during the year                                                                     | (114,774,548)            |
| Transfer depreciation to retained earnings                                                               | —                        |
| <b>Unappropriated Retained Earnings, as adjusted</b>                                                     | <b>(2,743,978,462)</b>   |
| Add: Net income for the current period                                                                   | 49,657,568               |
| <b>Less: Unrealized income recognized in the profit or loss during the reporting period (net of tax)</b> |                          |
| Unrealized income from straight-lining of rentals                                                        | (2,361,847)              |
| <b>Add: Non-actual losses recognized in profit or loss during the reporting period (net of tax)</b>      |                          |
| Depreciation on revaluation increment                                                                    | —                        |
| Accretion of interest on lease liability                                                                 | 88,086                   |
| <b>Unappropriated Retained Earnings Available for Dividend Distribution at March 31, 2026</b>            | <b>P (2,696,594,655)</b> |

PREMIERE ISLAND POWER REIT CORPORATION

(A Subsidiary of S.I. P0wer Corp.)

4th Starmall IT Hub CV Starr Ave.

March 31, 2026

Map Showing the Relationship Between the Company and its Related Entities

