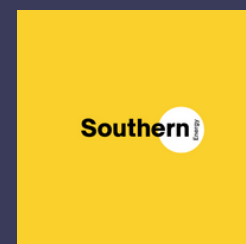


Southern Energy Ventures



SunAsia

50MW Solar Energy

Iloilo City | Panay Island | Western Visayas

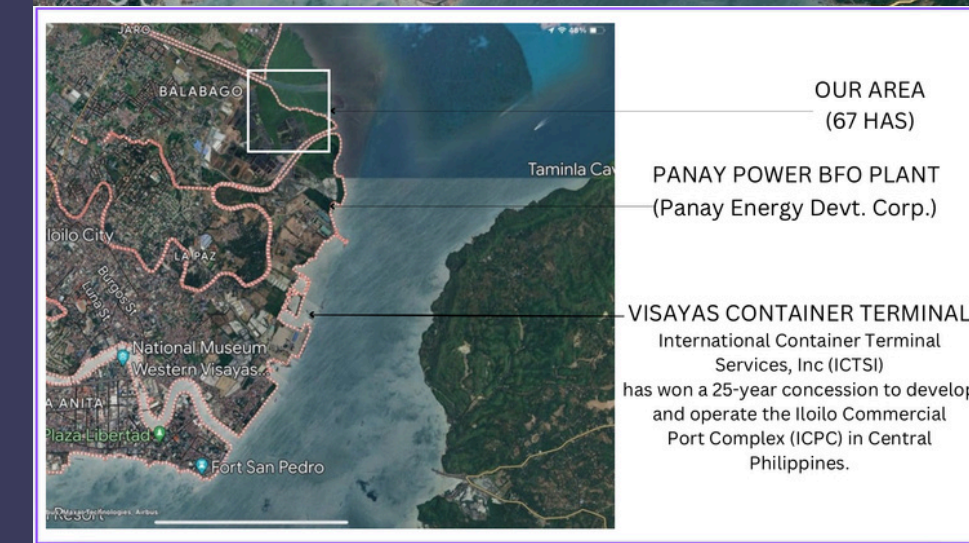
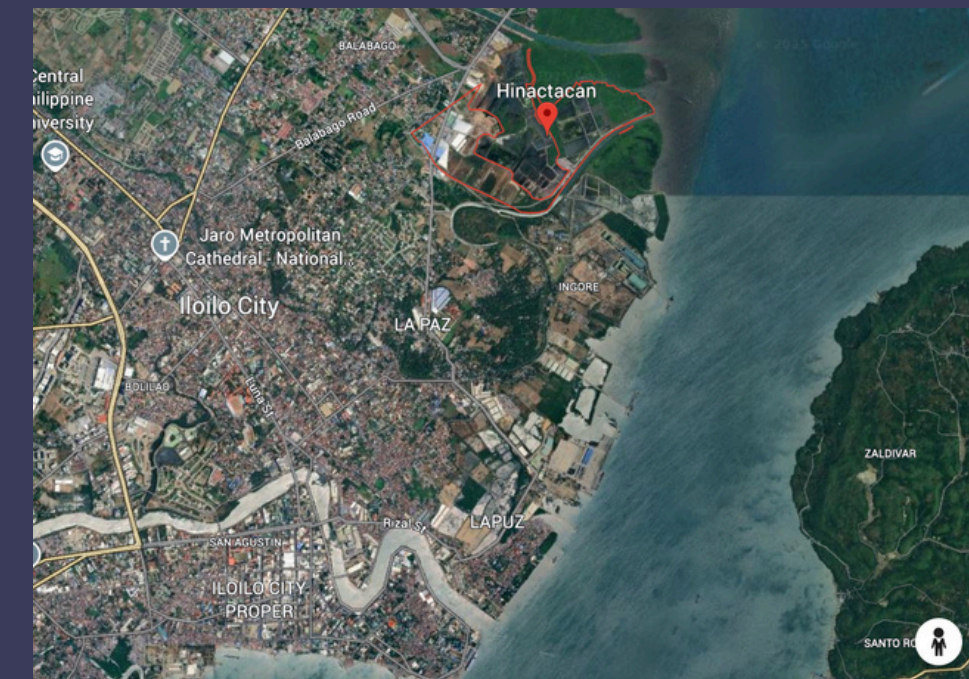
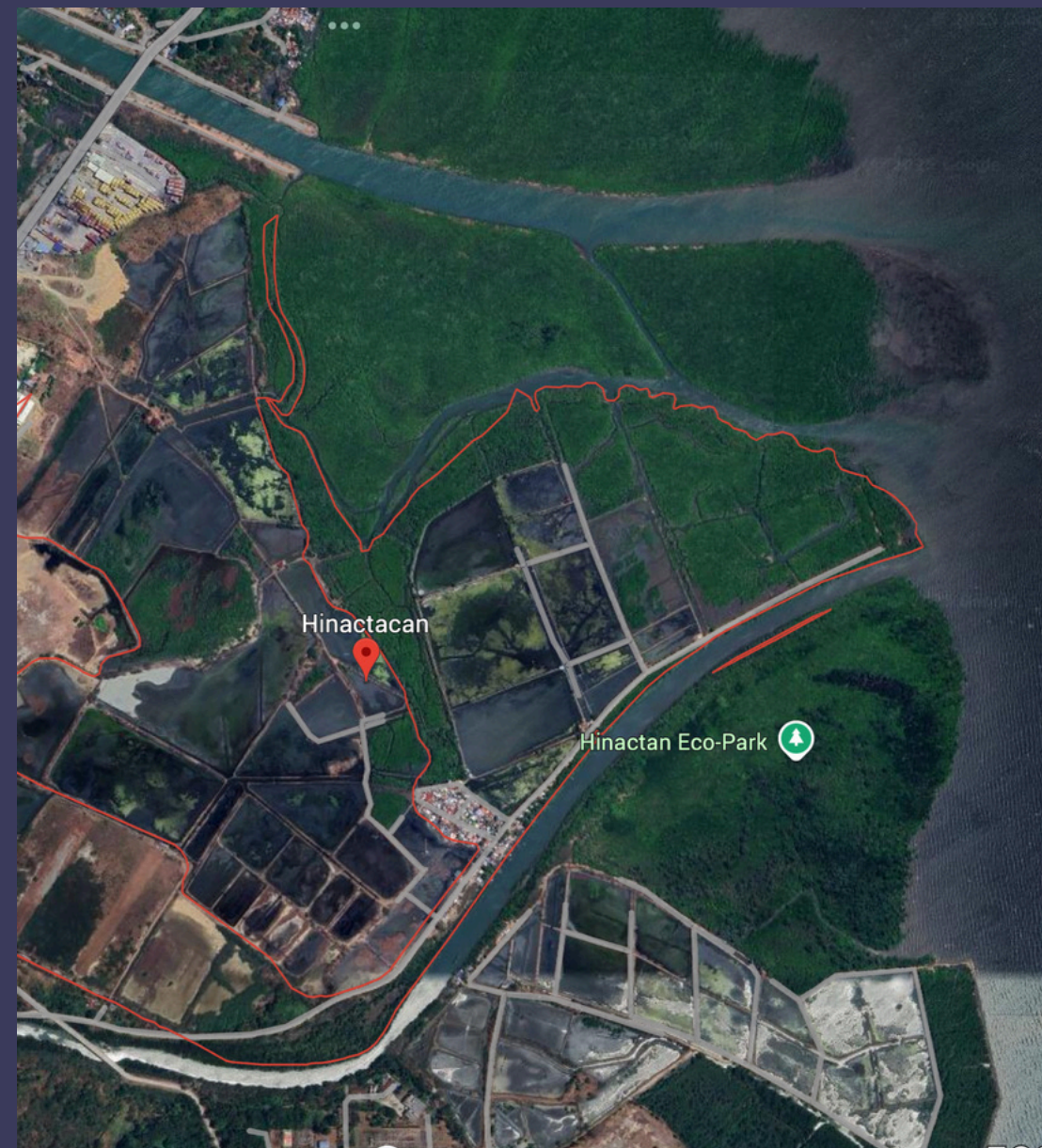
Project 2025



PROJECT OVERVIEW

The 50MW Solar Energy Project in Iloilo City presents a “rare, high value investment” opportunity. With “strict regulatory requirements and DOE approvals, limited land availability, limited available grid connections, and high capital needs”, only a few players can enter this space-creating an exclusive advantage for investors.

- Location: Barangay Hinactacan, Jaro, Iloilo City, Panay Island
- Capacity: 51.87MWp/41.80 Mwac
- Total Project Cost: PHP 4.7 Billion
- Land Equity: 53-hectare seafront property (Appraised at PHP 2.2B, 2024 Cuervo Appraisal)
- Purpose: Provide clean, renewable energy & contribute to energy security in Western Visayas Region
- Land Coordinates: 10.59 N, 122.06 E



MARKET OPPORTUNITY

- Rising energy demand & industrial expansion in the Western Visayas region, and the Philippines in general with an annual growth rate of 4-6%.
- Government incentive for renewable energy projects (Feed-Tariff, Net Metering, Green Energy Option Program).
- Growing demand for sustainable energy solutions by industrial and commercial sectors.
- Strategic location with strong solar irradiance. (5.2 kWh/sqm per day)



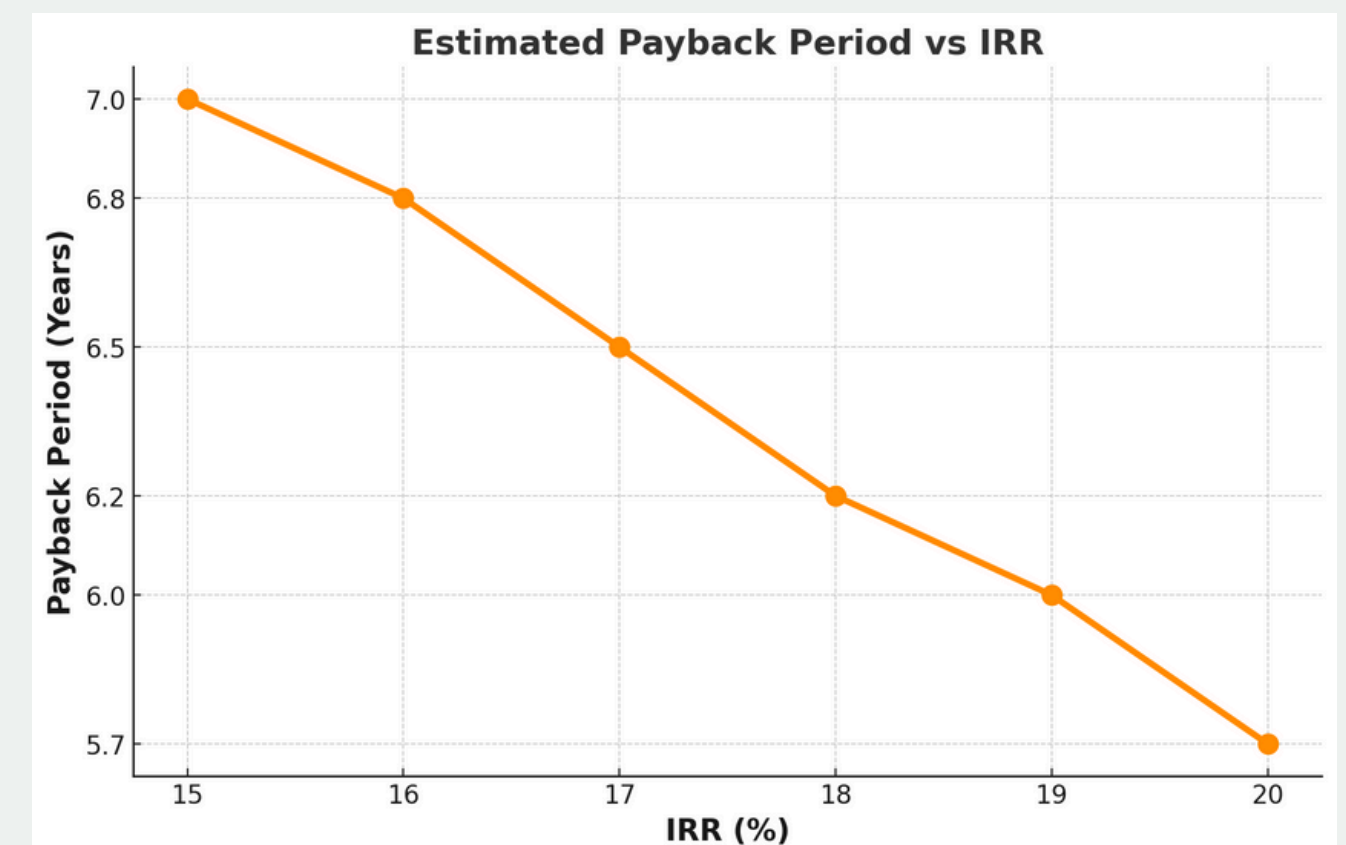
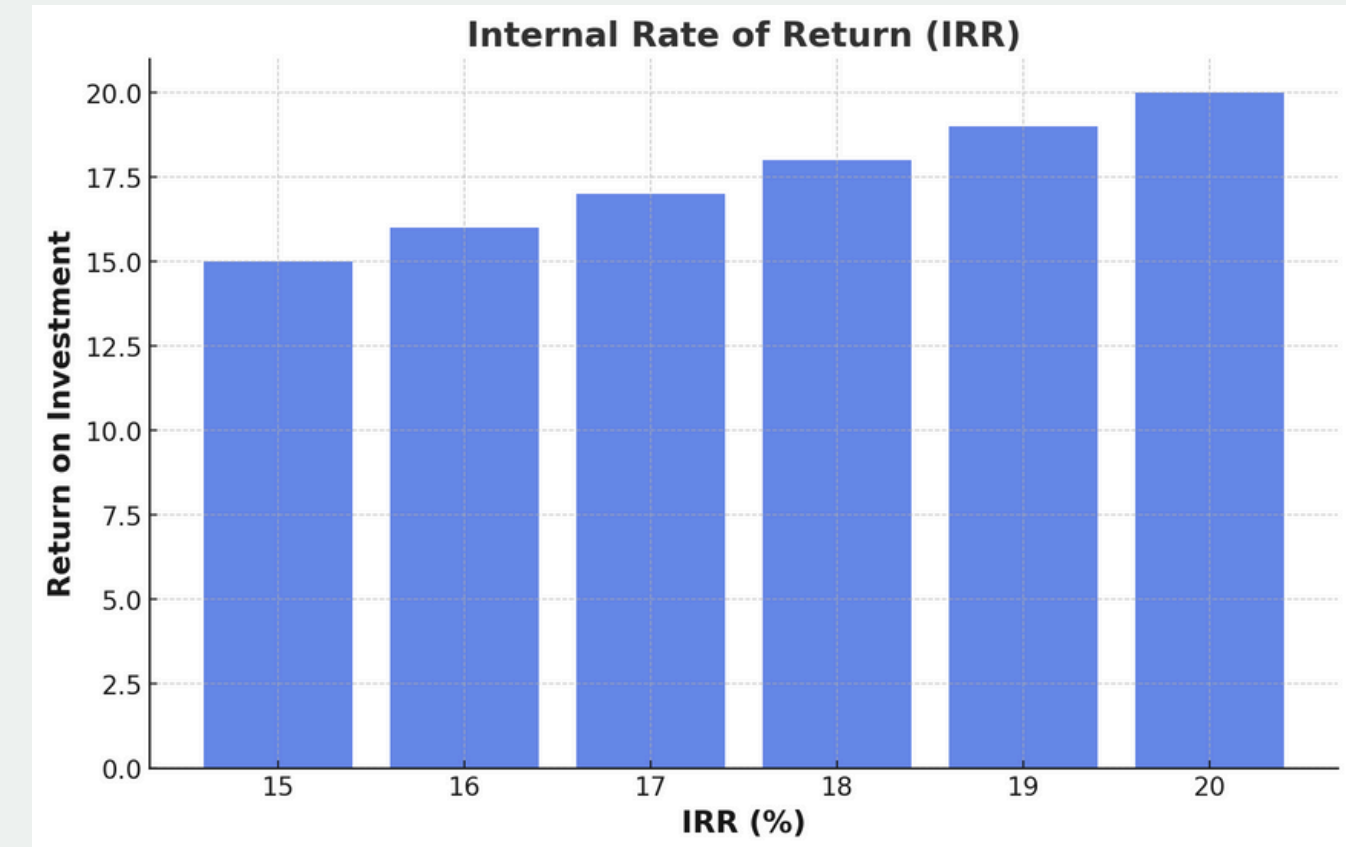
- Iloilo is a rapidly growing economic hub, with increasing power consumption from commercial, industrial, and residential sectors.
- The Iloilo Business Park (Megaworld), Atria Township (Ayala Land) & Glades SM (SMDC), industrial zones (ICTSC of Ricky Razon took over Iloilo Container Port Terminal on a 50 year lease), and the rise of tech and BPO companies create a strong demand for clean, reliable, and cost-effective energy sources like solar power.



REVENUE PROJECTIONS

- Estimated Annual Revenue - P 425 Million
- Power Lifetime - 25 Years

- Annual Energy Output:
78,840 MWh
- Project Tariff Rate:
PHP 5.4/kWh
- Estimated Annual
Revenue:
PHP 425 Million
- Estimated Payback
Period: 5-7 Years
- Projected IRR: 15-20%



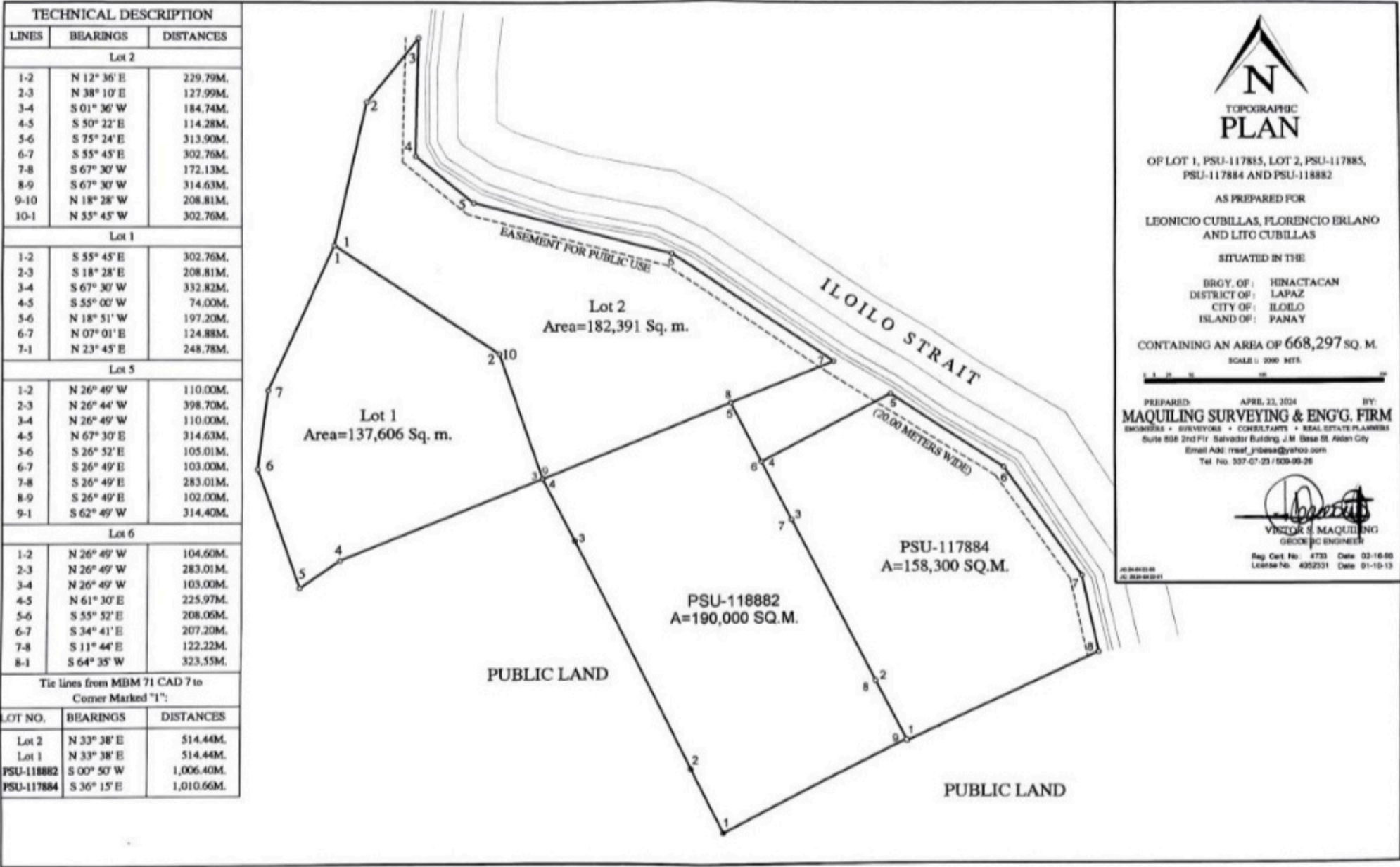
FINANCIAL FEASIBILITY STUDY

- Project Cost: PHP2.217 Billion
- Land Equity: PHP 2.2 Billion
- Equity Investment: PHP 2.19 Billion (Private Equity and Institutional Investors)
- Government Grants: Renewable Energy Incentives
- EIRR:17.12%



LAND EQUITY AS PROJECT GUARANTEE

LOT SURVEY



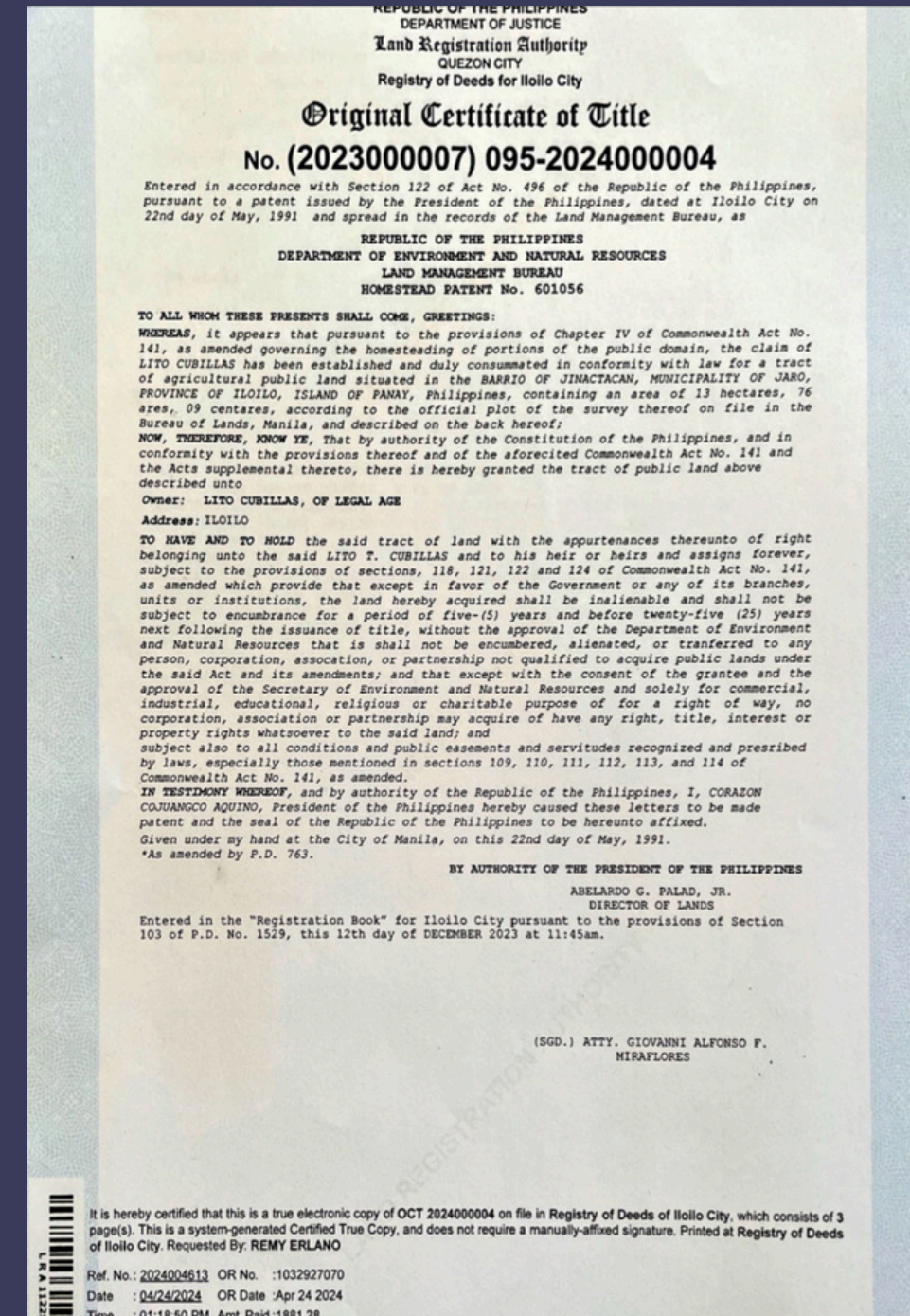
- 53-hectare company owned seafront property in Jaro, Iloilo City
- Appraised value:PHP2.2B (2024 Cuervo Appraisal)
- Acts as project equity, reducing external financial risks
- Ensures investor confidence and project security

200% REAL ESTATE GUARANTEE

- Real Estate Guarantee:
- 2,500 sqm is assigned (via Deed of Absolute Sale) to each P5m investment in the Seed Fund
- SECURITY: Each P5m investment is guaranteed with prime real estate collateral valued at 200% of the investment amount (P10m worth of real estate for every P5m investment).
- This ensures a “strong security guarantee” while allowing investors to benefit from the long term profitability of the solar energy sector.



2024 Cuervo
Appraisal Report



One of 3 titles consisting
Real Estate Equity



2024 Cuervo
Appraisal Report

PERFORMANCE BOND

- Financial Guarantee:
- As additional security, a Performance Bond issued by Travelers Insurance, a top-tier bonding company, will guarantee each investment.
- This provides a “financial safety net” ensuring that all contractual obligations and project milestones are met.
- Investment Security at its Best. By integrating a Performance Bond by Travelers Insurance alongside the real estate collateral, we are raising the standard for investor security framework.

The Travelers Companies

Insurance company :

The Travelers Companies, Inc., commonly known as Travelers, is an American insurance company. It is the second-largest writer of U.S. commercial property casualty insurance, and the sixth-largest writer of U.S. personal insurance through independent agents.

TRAVELERS 



Travelers Tower in [Hartford, Connecticut](#)
(former headquarters and largest office)

Company type	Public
Traded as	NYSE: TRV  DJIA component S&P 500 component
Industry	Insurance Financial services
Predecessor	Citigroup

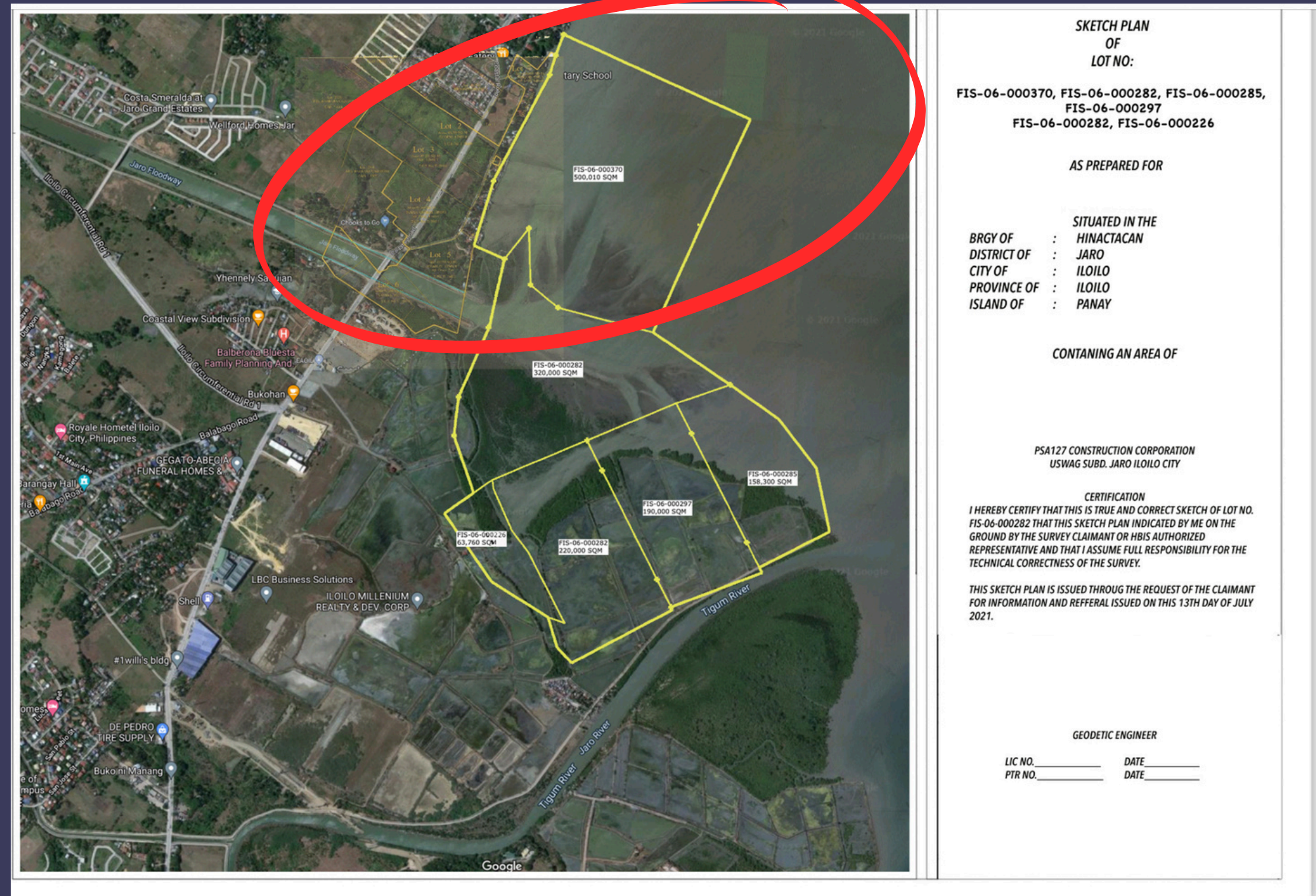
EXIT STRATEGY & INVESTOR RETURNS

- Option A: Immediate Exit-150% investment return after 24 months.
- Option B: Conversion of shares into Preferred Shares in Operating Company.



SCALABILITY & EXPANSION

- Scalability beyond 50MW future expansion opportunities
- 50 hectares adjacent land available for future opportunities
- Potential Battery Storage integration



RISK MANAGEMENT & MITIGATION

- Technology risks: Partnering with SunAsia Energy Inc., one of the Philippines' pioneer solar energy developers (currently constructing one of the world's largest floating solar project in Laguna de Bay with its investment partner-Blue Leaf Energy).
- Secured land equity reduces financial exposure.
- Backed-up with Performance Bond issued by Travelers Insurance, a top-tier bonding company.
- Long-term Power Purchase Agreements (PPAs) ensure stable revenue.
- Compliance with DOE & NREB regulations for renewable energy incentives.



PROJECT PROPONENTS

- Technology Partners:
- Partnering with Sun Asia Energy Inc.
Founded in 2013 by an energetic team of entrepreneurs from real estate, agriculture & energy; since then, the company has cemented its place as one of the country's most innovative solar energy developers:
- 60MW facility in Toledo City, Cebu.
- 20MW facility in Pangasinan.
- A floating solar PV test bed in Laguna Lake.



SunAsia Energy: World's largest floating Solar plant to be built in Laguna Lake

CALL TO ACTION

We invite early investors to participate in this high-potential renewable energy project:

- Secure your ownership in Southern Renewable Energy
- Be part of a sustainable and profitable investment.
- Limited slots available. Contact us today!



CONFIDENTIAL

This investment offer is
NOT REGISTERED WITH THE
SECURITIES & EXCHANGE COMMISSION.

This is a private and “by-invitation-only” investment. We are offering this opportunity to a select group of forward-thinking investors.

JOIN THE RENEWABLE ENERGY REVOLUTION

contact details-+63 917 777 0886

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