

Southern

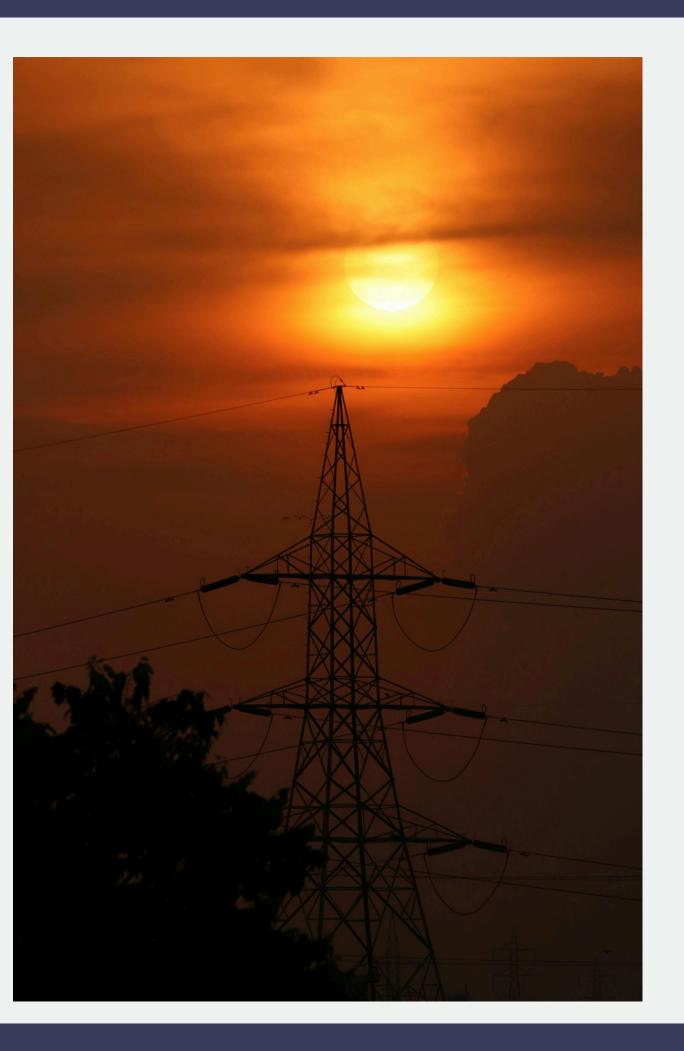






# 50MW Solar Energy Iloilo City | Panay Island | Western Visayas

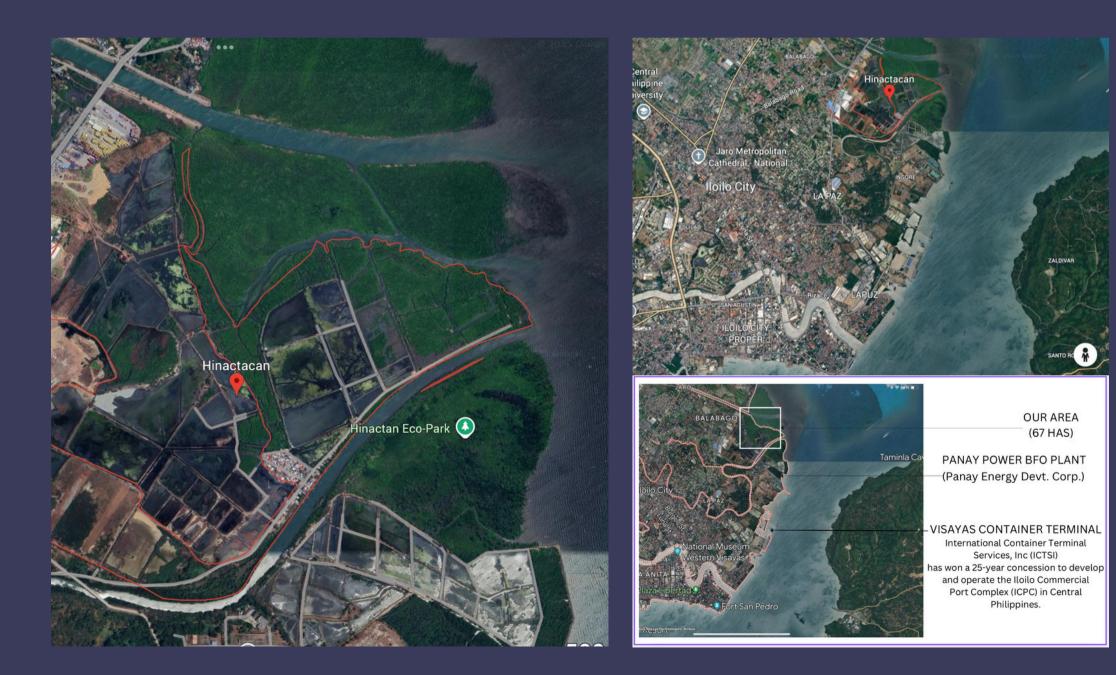
Project 2025



## PROJECTOVERVIEW

The 50MW Solar Energy Project in Iloilo City presents a "rare, high value investment" opporunity. 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  $\bullet$ 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





### MARKETOPPORTUNITY

- 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.

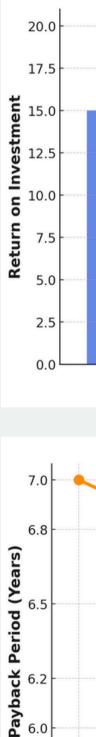
• The Iloilo Business Park (Megaworld), Atria Township (Ayala Land) & Glades SM (SMDC), industrial zones (ICTSC of Ricky Razon took over Iloilo Container Port Terminal on a 50 year lease), and the rise of tech and BPO companies create a strong demand for clean, reliable, and cost-effective energy sources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



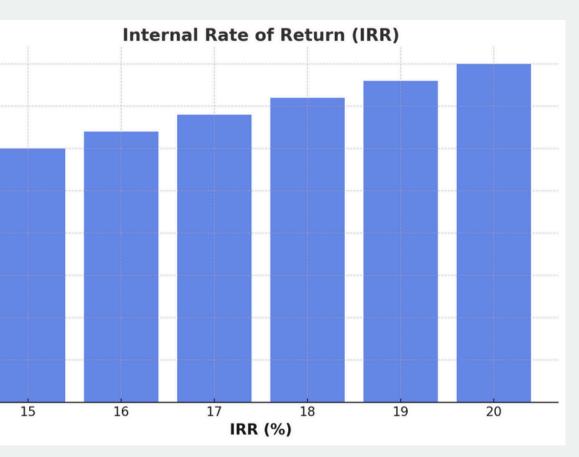
SMDC

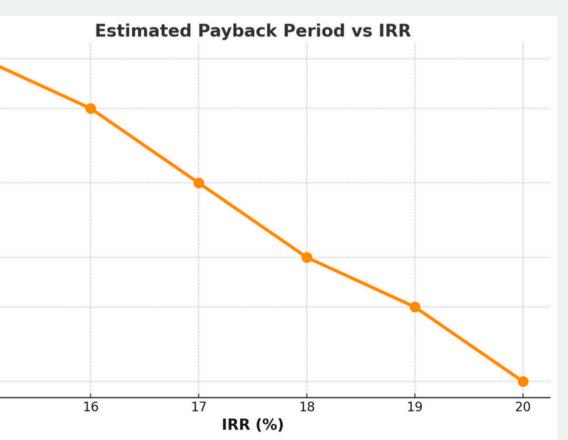
## **REVENUE PROJECTIONS**

- 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%



5.7





## FINANCIAL FEASIBILTY 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 TECHNICAL DESCRIPTION LINES BEARINGS DISTANCES Lot 2 N 12º 36' E 220.70M 2.3 N 38º 10' E 127.99M 5 01" 36' W 184,74M 4.5 S 50° 22° E 114.28M 5-6 S 75° 24'E 313.90M 6.7 \$ 55° 45° E 302.26M OF LOT 1, PSU-117885, LOT 2, PSU-117885 7.8 S 67º 30' W 172.13M PSU-117884 AND PSU-118882 8.9 \$ 67° XY W 314.63M 9-10 N 18º 28' W 208.81M AS PREPARED FOR 10-1 N 55° 45' W 302.76M. EASEMENT FOR PUBLIC USE LEONICIO CUBILLAS, FLORENCIO ERLANO Lot 1 AND LITC CUBILLAS S 55° 45'E 302.76M. 1.2 SITUATED IN THE ILOILO STRAIT S 18\* 28'E 208.81M. 2-3 HINACTACAN BRGY. OF 3.4 S 67º 30' W 332.82M DISTRICT OF : S 55° 00' W 74,00M Lot 2 CITY OF ILOLO ISLAND OF: PANAY 5.6 N 18° 51' W 197.20M Area=182,391 Sq. m. N 07º 01'E 124.88M CONTAINING AN AREA OF 668,297 SQ. 7-1 N 23º 45'E 248.78M SCALE 1 2000 MTS. Lot 5 110.00M 1-2 N 26º 49' W APRE, 22, 2024 2-3 N 26° 44' W 398.70M. MAQUILING SURVEYING & ENG'G. FIRM Lot 1 110.00M N 26° 49' W Area=137,606 Sq. m. N 67º 30'E 314.63M. 4.5 nd Fir Salvador Building, J.M. Base St. S 26° 52'E 105.01M. 103,00M, S 26° 49'E S 26" 49'E 283.01M. 102.00M. 8.0 S 26º 40' E S 62º 40' W 314.40M. 9-1 Lot 6 PSU-117884 N 26º 40' W 104.60M 1.2 A=158,300 SQ.M. 283.01M 2.3 N 26° 49' W N 26° 49' W 103.00M. PSU-118882 4.5 N 61º 30' E 225.97M S 55° 52'E 208.06M A=190,000 SQ.M. 5-6 6-7 S 34º 41'E 207.20M 7-8 511º 44'E 122.22M S 64° 35' W 323,55M. 8-1 PUBLIC LAND Tie lines from MBM 71 CAD 7 to Corner Marked "1" BEARINGS DISTANCES T NO. 514.44M Lot 2 N 33º 38' E 514.44M N 33º 38' E Lot 1 1,006.40M. PSU-118882 S 00° 50' W SU-117884 S 36° 15'E 1,010.66M. PUBLIC LAND

 53-hectare company owned seafront property in Jaro, Iloilo City

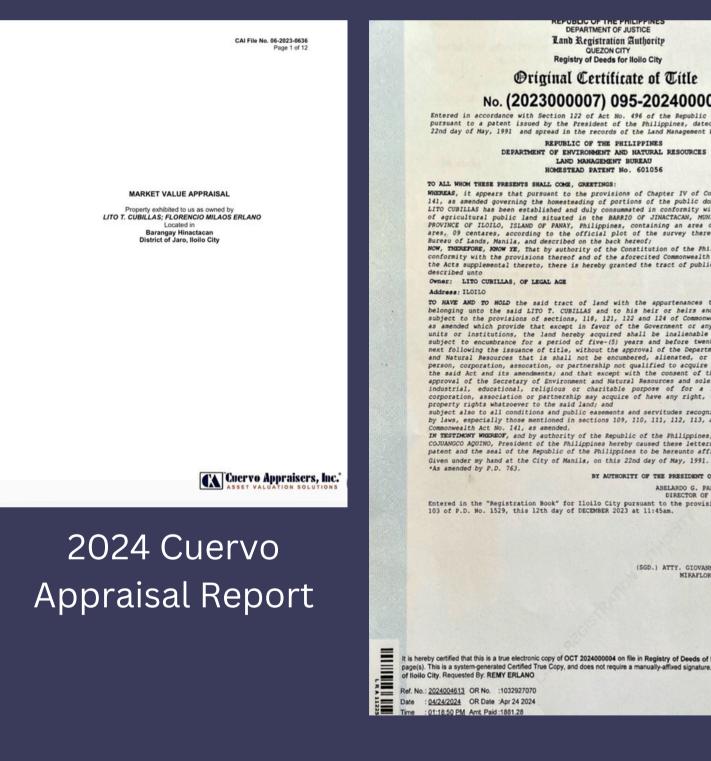
 Appraised value:PHP2.2B (2024 Cuervo Appraisal)

 Acts as project equity, reducing external financial risks

 Ensures investor confidence and project security

### 200% REAL ESTATE GUARANTEE

**Real Estate Guarantee:** 0 2,500 sqm is assigned (via 0 Deed of Absolute Sale) to each P5m investment in the Seed Fund **SECURITY: Each P5m** 0 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 0 security guarantee" while allowing investors to benefit from the long term profitability of the solar energy sector.



DEPARTMENT OF JUSTICE Land Registration Authority QUEZON CITY Registry of Deeds for Iloilo City

Original Certificate of Title

### No. (2023000007) 095-2024000004

Entered in accordance with Section 122 of Act No. 496 of the Republic of the Philippines, pursuant to a patent issued by the President of the Philippines, dated at Iloilo City of Entered in accordance with section is of new or the philippines, dated at Iloilo pursuant to a patent issued by the President of the Philippines, dated at Iloilo 22nd day of May, 1991 and spread in the records of the Land Management Bureau, as

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES LAND MANAGEMENT BUREAU HOMESTEAD PATENT No. 601056

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS: MERRENS, it appears that pursuant to the provisions of Chapter IV of Commonwealth Act No. 141, as amended governing the homesteading of portions of the public domain, the claim of LTO CUBILLAS has been established and duly consummated in conformity with law for a tract of agricultural public land situated in the BARRIO OF JIMACTACAN, MUNICIPALITY OF JARO, PROVINCE OF ILOILO, ISLAND OF PANAY, Philippines, containing an area of 13 hectares, 76 area, 09 centares, according to the official plot of the survey thereof on file in the Bureau of Lands, Manila, and described on the back hereof; NOM, TERREPORE, NOW IE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforecited Commonwealth Act No. 141 and the Acts supplemental thereto, there is hereby granted the tract of public land above described unto

TO HAVE AND TO HOLD the said tract of land with the appurtenances thereunto of right belonging unto the said LITO T. CUBILLAS and to his heir or heirs and assigns forever, subject to the provisions of sections, 118, 121, 122 and 124 of Commonwealth Act No. 141, as amended which provide that except in favor of the Government or any of its branches, units or institutions, the land hereby acquired shall be inalienable and shall not be subject to encumbrance for a period of five-(5) years and before twenty-five (25) years next following the issuance of title, without the approval of the Department of Environment and Natural Resources that is shall not be encumbered, alienated, or tranferred to any person, corporation, assocation, or partnership not qualified to acquire public lands under the said Act and its amendments; and that except with the consent of the grantee and the approval of the Secretary of Environment and Natural Resources and solely for commercial, industrial, educational, religious or charitable purpose of for a right of way, no property rights whatsoever to the said land; and subject also to all conditions and public easements and servitudes recognized and presribed by laws, especially those mentioned in sections 109, 110, 111, 112, 113, and 114 of s amended which provide that except in favor of the Government or any of its branches

by laws, especially those mentioned in sections 109, 110, 111, 112, 113, and 114 of

COMMONNEALS ALL NO. 147, as amended. IN TESTIMONY MURROF, and by authority of the Republic of the Philippines, I, CORAZON COJUANGCO AQUINO, President of the Philippines hereby caused these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINE ABELARDO G. PALAD, JR. DIRECTOR OF LANDS

Entered in the "Registration Book" for Iloilo City pursuant to the provisions of Section 103 of P.D. No. 1529, this 12th day of DECEMBER 2023 at 11:45am.

(SGD.) ATTY. GIOVANNI ALFONSO F. MIRAFLORES

It is hereby certified that this is a true electronic copy of OCT 2024000004 on file in Registry of Deeds of Iloilo City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds

### One of 3 titles consisting **Real Estate Equity**

CAI File No. 06-2023-0636

Premised on the foregoing and as supported by the accompanying narrative report, it is our opinion that the *market value* of the property appraised as of 01 July 2023 is reasonably represented in the amount of ONE BILLION FOUR HUNDRED SEVENTEEN MILLION SEVEN HUNDRED THIRTY ONE THOUSAND (Php1,417,731,000) PESOS.

We made no investigation of and assume no responsibility for titles to or liabilit against the appraised property.

WE CERTIFY that we have neither present nor prospective interest on the appraised property or on the reported value

Respectfully submitted CUERVO APPRAISERS, INC.

ENGR. MIGELO V. SAN ANTONIC Department Manager - Real Estat RC Registration Numl alid Until: 05/10/2026

CAI File No. 06-2023-063

Cuervo Appraisers, Inc."

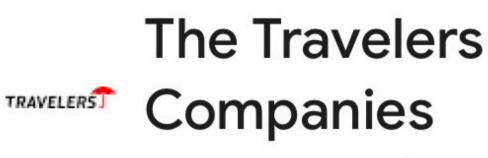
### 2024 Cuervo **Appraisal Report**

### **PERFORMANCE BOND**

Financial Guarantee: 0 As additional security, a 0 Performance Bond issued by Travelers Insurance, a toptier bonding company, will guarantee each investment.

This provides a "financial 0 safety net" ensuring that all contractual obligations and project milestones are met.

Investment Security at its 0 Best. By integrating a Performance Bond by **Travelers Insurance** alongside the real estate collateral, we are raising the standard for investor security framework.



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 Tower in Hartford, Connecticut (former headquarters and largest office)

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

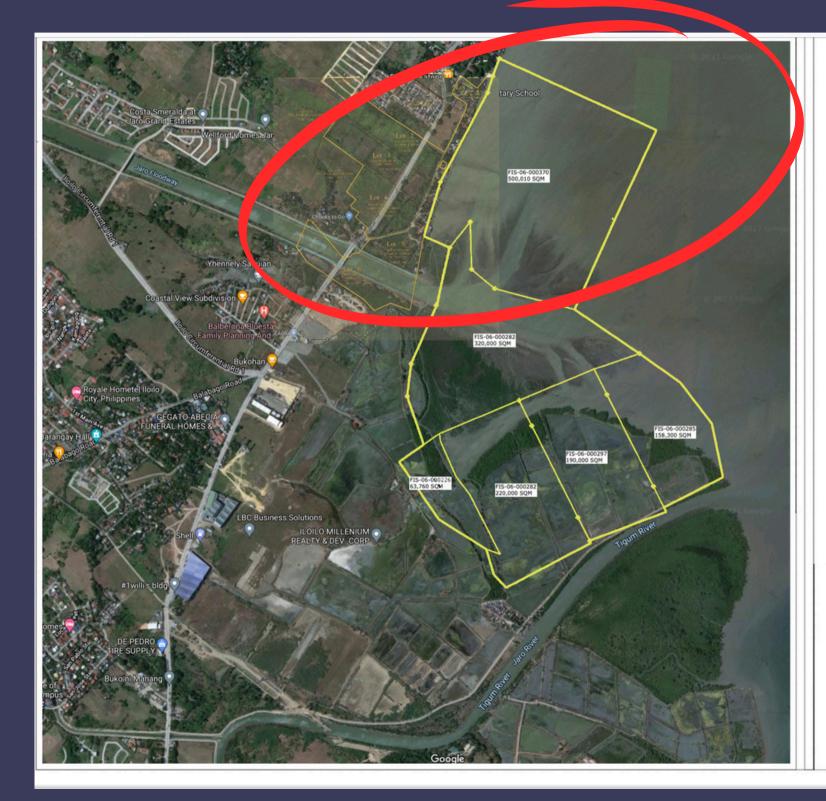
## EXIT STRATEGY & INVESTOR RETURNS

 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



SKETCH PLAN OF LOT NO:

FIS-06-000370, FIS-06-000282, FIS-06-000285, FIS-06-000297 FIS-06-000282, FIS-06-000226

AS PREPARED FOR

BRGY OF : DISTRICT OF : CITY OF : PROVINCE OF : ISLAND OF : SITUATED IN THE HINACTACAN JARO ILOILO ILOILO PANAY

### **CONTANING AN AREA OF**

PSA127 CONSTRUCTION CORPORATION USWAG SUBD. JARO ILOILO CITY

CERTIFICATION I HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT SKETCH OF LOT NO. FIS-06-000282 THAT THIS SKETCH PLAN INDICATED BY ME ON THE GROUND BY THE SURVEY CLAIMANT OR HBIS AUTHORIZED REPRESENTATIVE AND THAT I ASSUME FULL RESPONSIBILITY FOR THE TECHNICAL CORRECTNESS OF THE SURVEY.

THIS SKETCH PLAN IS ISSUED THROUG THE REQUEST OF THE CLAIMANT FOR INFORMATION AND REFFERAL ISSUED ON THIS 13TH DAY OF JULY 2021.

### **GEODETIC ENGINEER**

LIC NO.\_\_\_\_\_ PTR NO.\_\_\_\_\_ DATE\_\_\_\_\_

### **RISK MAMAGEMENT & 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:**  $\bigcirc$ Partnering with Sun Asia Energy Inc.  $\bigcirc$ 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 contry's most innovative solar energy developers: 60MW facility in Toledo City, Cebu.  $\bigcirc$ 20MW facility in Pangasinan.  $\bigcirc$ A floating solar PV test bed in Laguna  $\bigcirc$ 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 www.senergyph.com e invest@senergyph.com