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CentralHub is a joint-venture company of DoubleDragon Corporation and Jollibee Foods Corporation.

DoubleDragon Corporation's Total Equity as of March 31, 2025 stands at Php102.1 Billion, making it one of the few companies in the Philippines with total equity exceeding Php100 Billion

July 11, 2025; DoubleDragon hits milestone of 1.5 million GFA of completed recurring revenue hard asset portfolio with the completion of the fully pre-leased 5-hectare CentralHub warehouse complex in Cebu.

DoubleDragon is actively building out CentralHub's industrial warehouse portfolio towards its goal to establish a P24.8 billion leasing portfolio and list the first industrial REIT in the Philippines. CentralHub is a joint-venture company of DoubleDragon Corporation and Jollibee Foods Corporation.

The current CentralHub portfolio includes the largest commissary and distribution center of Jollibee Foods Corporation in Laguna.

Total Equity as of March 31, 2025 stands at Php102.1 Billion. The Company's Net Debt-to-Equity ratio remains very healthy at 0.76x, one of the lowest D/E ratios among Philippine listed companies.

DoubleDragon's Balance Sheet has recently been further solidified after the U.S. NASDAQ listing of its subsidiary Hotel101 Global, which made history as the first-ever Filipino-owned company to be listed and traded on the U.S. NASDAQ Stock Exchange. The listing is an initial but vital step towards the Hotel101 Global vision of 1 million rooms in 100 countries worldwide.

DoubleDragon Corporation has completed a total of 1.5 million GFA of completed recurring revenue asset portfolio from its string of hard assets spread out in prime locations in Luzon, Visayas and Mindanao. The Company also holds assets overseas through its subsidiary Hotel101 Global.

DoubleDragon Corporation is also one of the few companies in the Philippines with credit rating PRS Aaa (Triple A) from Philippine Rating Services Corporation, the highest rating tier by PhilRatings.

DoubleDragon's string of titled investment properties strategically planted in prime locations spread out in Luzon, Visayas, Mindanao and Overseas serves as its strong underlying solid foundation.

On top of its string of diversified hard assets portfolio in the Philippines, DoubleDragon happens to be one of the few companies in the Philippines that was able to organically develop a novel and unique business model and brand in Hotel101 that is highly portable and exportable to multiple continents.

DoubleDragon in just about 10 years has completed a total of 1.5 million square meters of diversified asset portfolio consisting of a chain of provincial community malls in Luzon, Visayas and Mindanao, office buildings in Metro Manila, hotels in the Philippines and overseas, and warehouse complexes around the country.

DoubleDragon is one of the few companies that operates its modern community malls in the countryside, as far as Cotabato City, Koronadal City, Dipolog City in Zamboanga Del Norte and Isulan Sultan Kudarat that further stimulates the countryside local economy, but at the same time enables the positive economic growth to be felt by the real provincial countryside. DoubleDragon is one of the very few companies that has commercial investment as far as Basilan Sulu in the Bangsamoro Autonomous Region.

DoubleDragon's nationwide Philippine portfolio of titled hard assets footprint strategically located in Luzon, Visayas and Mindanao, is expected to fully mature by this year 2025.

DoubleDragon expects its Hotel101 subsidiary being an Asset-light business model to become one of the major homegrown brand and business model export to other countries that would generate a significant US Dollar inflow to the Philippine economy.

Hotel101 is also expected to further elevate the globally-renowned Filipino brand of hospitality to each of the country where Hotel101 eventually operates. Hotel101 Global is set to complete its first ever Hotel101 project overseas located in Madrid, Spain. The Hotel101 Global Group is currently on the ramp up towards planting its Hotel101 developments towards its near-term goal to be in 25 countries in the next three years and towards its long-term goal of 1 million Hotel101 rooms in 100 countries globally.

DoubleDragon Corporation's principal shareholders are Injap Investments Inc led by Mang Inasal Founder Edgar Injap Sia II and Honeystar Holdings Corp led by Jollibee Founder Tony Tan Caktiong.



(Actual photo of DD's CentralHub warehouse complex in Cebu)

Very truly yours,

A handwritten signature in dark ink, featuring a large, stylized loop and a horizontal line extending to the right.

Atty. Joselito L. Barrera Jr.
Chief Information Officer

The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives no assurance that such forward-looking statements will prove to be correct or that such intentions will not change. This Press Release discloses important factors that could cause actual results to differ materially from DoubleDragon's expectations. All subsequent written and oral forward-looking statements attributable to the Company or persons acting on behalf of the Company are expressly qualified in their entirety by the above cautionary statements.