



DOUBLEDRAGON'S DRAGON8 MALL IN DIVISORIA MANILA HITS WEEKEND 3-YEAR-HIGH CUSTOMER FOOT TRAFFIC OF 67,136 AND EXPECTED TO FURTHER INCREASE IN THE COMING DAYS

DAILY CUSTOMER FOOT TRAFFIC IS EXPECTED TO EXCEED 200,000 ONCE THE NSCR URBAN RAIL TRANSIT PROJECT IS COMPLETED



(Actual photo taken this weekend)

DoubleDragon's Dragon8 Mall in Divisoria Manila hits highest weekend customer foot traffic of 67,136 and expected to further increase in the coming days. Daily customer foot traffic is expected to exceed 200,000 once the NSCR urban rail transit project is completed.

The customer volume in DD's portfolio is expected to further increase in the coming weeks as the Holiday rush continues to build up.

The 6-storey Dragon8 Mall is located in the prime corner location of Recto Avenue and Dagupan streets, at the heart and busiest main center of Divisoria Manila.

Dragon8 Mall-Divisoria houses 405 operating tenants and top food choices such as Jollibee, Mang Inasal, Highlands Coffee and Chowking.

The foot bridge that connects straight to the 3rd Floor of Dragon8 Mall-Divisoria was built to make it more convenient for train commuters given the expected completion of the Malolos-Tutuban rail project next year, which is expected to carry 200,000 commuters daily.

The Tutuban Manila to Malolos Bulacan rail project forms part of the 163-kilometer North–South Commuter Railway (NSCR) urban rail transit system from Calamba Laguna to Clark in Central Luzon. The 38-kilometer Malolos-Tutuban segment is expected to carry more than 200,000 commuters daily. The travel time from Malolos to Tutuban once the project is completed is estimated to be 35 minutes.

The upcoming completion of the initial 38-kilometer Malolos-Tutuban rail project, to be followed by the completion of the whole 163 kilometers NSCR urban rail transit project is expected to become a major catalyst in further liven up the economic activity in Divisoria Manila area. Dragon8 Mall-Divisoria happens to be situated strategically and while many of the commercial complex in the area sits on a leased land, DoubleDragon's 6-storey prime commercial land where Dragon8 Mall sits is on its titled land covering the prime corner street in the heart of Divisoria Manila.

DoubleDragon's Total Assets stands at ₱163 Billion and has so far completed 1.3 Million Square Meters of GFA portfolio, and to-date has over hundred hectares of usable vacant prime titled land spread out in strategic prime locations. This is all in line with DD's commitment for the past 9 years since it conducted its IPO in the Philippine Stock Exchange, and that the DD team has meticulously acquired at prices way lower than the current prices and only pick strategically located hard titled assets

that could increase in solid value multiple folds over time as it strongly believes in the underlying long term benefits of a company that sits in a vast and diversified carefully selected non-perishable string of titled prime hard asset portfolio in its balance sheet.

DoubleDragon's nationwide Philippine portfolio of titled hard assets footprint strategically located in Luzon, Visayas and Mindanao, is expected to fully mature by 2025 and expected to exceed over ₱250 Billion asset value by 2030 (excluding DoubleDragon's overseas asset portfolio).

Very truly yours,

A handwritten signature in black ink, featuring a stylized, cursive 'J' and 'B' that are interconnected, with 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.