



**October 24, 2024; DOUBLEDAGON'S UPCOMING RETAIL BONDS OFFERING GETS  
HIGHEST, TRIPLE-A CREDIT RATING**

**DoubleDragon Corporation has recently filed for the issuance of its first tranche of its new Retail Bonds offering with base amount of P5.0 billion, expected next month, November 2024**

**This 2024 DoubleDragon Year-End OTSO BUENAS Retail Bonds offering is set to have a tenor of 5.5 Years at an expected interest rate of 8%, with the usual minimum denomination of P50,000**

**Philippine Rating Services Corporation (PhilRatings) has assigned an Issue Credit Rating of PRS Aaa (Triple-A), with a Stable Outlook, to DoubleDragon Corporation's P5.0 billion bond issuance, with an Oversubscription Option of up to P5.0 billion as filed in the Securities and Exchange Commission as the proposed first tranche of the Company's shelf registration Retail Bonds program**

**This DD OTSO BUENAS Retail Bonds Offering is seen to be the only and the very last longterm Retail Bonds offering available for the public this year 2024 in the Philippines**

**2024  
DOUBLEDAGON  
YEAR-END  
OTSO BUENAS  
Retail Bonds**

**This new DoubleDragon Year-End OTSO BUENAS Retail Bonds expected next month on November 2024, follows after DoubleDragon's successful return to the Peso Retail Bonds market with the recent issuance of a total of Php10 Billion DoubleDragon OTSO-OTSO Retail Bonds which was issued in the third quarter of 2024, which was highly oversubscribed with the Offer's oversubscription amount fully exercised, with a significant take up from retail investors in Luzon, Visayas and Mindanao.**

*"We aim to end this 2024 Year of the Dragon with this OTSO BUENAS Retail Bonds Offering this coming November 2024 that we intend to make way to provide the opportunity for a wider retail investors around the country and enable us to accommodate more new stakeholders in DoubleDragon. Since the cycle of low interest rates has begun, this DD OTSO BUENAS retail bonds offering could be the very last time in many years at 8% per annum area. This offering also paves the way to accommodate the overflow of retail investors who was not able to participate in the recent DD OTSO-OTSO retail bonds. The wider the stakeholders of DoubleDragon, the more meaningful impact we create to our society," said DoubleDragon Chairman Edgar Injap Sia II.*

The pipeline capital-raising issuances at this stage of DoubleDragon's growth is intended to further boost its financial position through further increasing its cash position. For the past ten (10) years since DoubleDragon listed in the Philippine Stock Exchange last April 2014, majority of the series of capital-raising issuances were all deployed in building up its hard asset recurring revenue portfolio from zero to now 1.3 million square meters of completed GFA (Gross Floor Area). But from 2025 onwards, these portfolio built in the past 10 years will already be all fully completed and fully built up and are expected to all start generating optimal revenues year on year, while requirements for further substantial capital expenditure will no longer be needed in the near term -- all in line with the DoubleDragon's goal to become a Tier-1 mature company by next year 2025.

DoubleDragon's Total Equity is set to exceed Php100 Billion for the first time in 2024. The Company is positioned to become one of the few companies in the Philippines with Total Equity at 12 digit level. DoubleDragon happens to be one of the very few companies that has not only positioned a diversified hard asset portfolio spread out across the Philippines, but it also happens to be one of the very few that has organically developed a novel asset-light concept and highly unique business model in Hotel101 (HBnB) that is portable and exportable to other continents globally. The export of Hotel101 is expected to eventually become one of the major US Dollar inflow generator to the Philippine economy.

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.

The first three Hotel101 overseas projects are expected to generate inflows of US\$471 Million (Php27.2 Billion) in foreign currency revenues to DoubleDragon.

Out of the Hotel101 Global's One (1) Million operating hotel rooms global target by 2050, 50,000 are intended to be in the Philippines, which is expected to further cement the position of DoubleDragon's Hotel101 to become the largest hotel company in the Philippines and simultaneously become one of the Top 5 hotel companies in the world.

The asset-light Hotel101 unique and novel concept with one type of room all throughout its ecosystem at an average of about 500 rooms per site, allows DoubleDragon to generate revenue and income twice -- first from the preselling of the Hotel101 units, then second, after the project is constructed, it generates recurring revenues from its hotel operations.

Hotel101 adopts dynamic pricing on its room rates via the Hotel101 Global App where its room price moves up and down depending on the real-time supply and demand on the chosen date of booking.

The upcoming Hotel101 Global listing in the US to further strengthen DoubleDragon's balance sheet.

DoubleDragon's net Debt-to-Equity ratio continued to stay at a healthy 0.69x as of June 30, 2024. At any given time, the Company expects its D/E Ratio to be very far below its D/E Ratio ceiling.

Total Assets increased to ₱191.29 Billion in the first six months ending June 30, 2024. Total Equity increased to ₱95.15 Billion in the first six months ending June 30, 2024 making DoubleDragon on track to exceed ₱100 Billion in Total Equity for the first time in 2024. DoubleDragon happens to be one of the very few companies that has not only positioned a diversified hard asset portfolio spread out across the Philippines, but it also happens to be one of the very few that has organically developed a novel asset-light concept and highly unique business model in Hotel101 (HBnB) that is portable and exportable to other continents globally. The export of Hotel101 is expected to eventually become one of the major US Dollar inflow generator to the Philippine economy.

The Company is positioned to become one of the few companies in the Philippines with Total Equity at 12 digit level.

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).

DoubleDragon has already completed over a portfolio of over 1.3 million square meters GFA positioned strategically in various parts of Luzon, Visayas and Mindanao and only in select sunrise real estate sectors of provincial retail leasing with its string of CityMall community centers, its office buildings in DD Meridian Park complex in Bay Area Pasay and the 42-storey Jollibee Tower in Ortigas CBD, its string of CentralHub warehouse complexes, and its string of Hotel101 hotels in the Philippines and overseas.

DoubleDragon Corporation is chaired and co-chaired by two Filipino entrepreneurs -- Mang Inasal Founder, Edgar "Injap" Sia II and Jollibee Founder, Tony Tan Caktiong.

Very truly yours,

  
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.*