

31 March, 2026

Investment Proposal Deck

A Simple and Clear Overview for Potential Investors

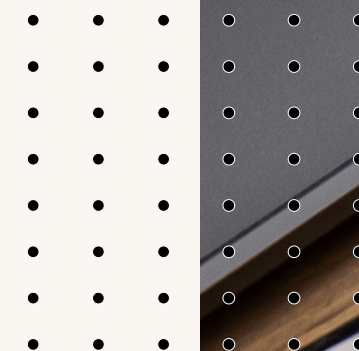


Introduction

Sangley Integrated Energy City Project

The Sangley Integrated Energy City Project is a strategic initiative arising from the executed Memorandum of Understanding (MOU) between Sangley Westpoint and Searaven Glauben LLC, aimed at establishing Cavite City as a key energy logistics hub in Southeast Asia. The project involves the reclamation and development of approximately 200 hectares of island land in the Sangley Point area, designed to host a world-class 2 million metric tons (MMT) tank storage facility for petroleum and refined energy products, including diesel, jet fuel, and gasoline. This development directly supports the Philippines' energy security objectives, strengthens supply chain resilience, and enhances the country's capacity to participate in regional and global energy trade.

Leveraging the technical expertise, global network, and financing capability of Searaven Glauben LLC, the project is structured to meet international standards and attract institutional investors and strategic partners. In addition to the tank farm, the development envisions integrated infrastructure such as marine terminals, high-capacity jetty systems, and pipeline networks, creating a scalable and future-ready energy ecosystem. Positioned in a prime maritime location, the Sangley Westpoint Project presents a compelling investment opportunity that aligns with national development priorities while delivering long-term economic and commercial value.



Overview Problem



Insufficient Strategic Fuel Storage Capacity

The Philippines currently faces a structural deficit in large-scale, internationally compliant fuel storage facilities, limiting its ability to maintain adequate strategic reserves. This constraint exposes the country to supply disruptions, price volatility, and reduced bargaining power in global energy markets.



Inefficient Energy Logistics and Port Congestion

Existing port and storage infrastructures are constrained by capacity, location inefficiencies, and operational limitations, resulting in congestion, higher demurrage costs, and delays in fuel distribution. This inefficiency increases operational risks for importers and weakens the overall reliability of the energy supply chain.



Lack of Integrated Energy Infrastructure for Regional Trade

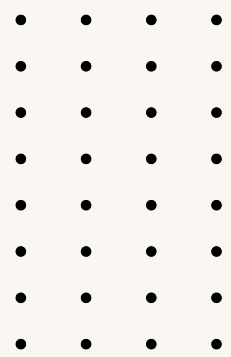
The absence of a centralized, integrated energy hub capable of handling large-volume storage, marine access, and distribution limits the Philippines' potential to serve as a regional trading and transshipment center. This gap restricts foreign investment inflows and prevents the country from fully capitalizing on its strategic geographic position.



→ **Development of a World-Class
Tank Storage Facility**

→ **Integrated Marine and Logistics
Infrastructure**

→ **Creation of a Regional Energy Hub
and Investment Platform**



Proposed Solution

The Sangley Integrated Energy City and Infrastructure Development Project offers a rare opportunity to participate in a large-scale, first-mover energy logistics platform in one of Southeast Asia's fastest-growing economies. Strategically located in Cavite City, at the gateway of major international shipping routes, the project is positioned to become a centralized hub for fuel storage, distribution, and regional transshipment. With a planned 2 million metric tons (MMT) tank storage capacity, integrated marine infrastructure, and scalable expansion potential, the project directly addresses critical gaps in the Philippines' energy supply chain. Backed by the technical expertise and global network of Searaven Glauben LLC, the development combines infrastructure resilience, commercial viability, and long-term recurring revenue streams, making it a compelling asset for institutional investors, infrastructure funds, and strategic energy players.

Market Opportunity

The Philippines is a rapidly growing energy market driven by economic expansion, urbanization, and increasing industrial demand. As a net importer of petroleum products, the country faces a significant shortage of large-scale storage and efficient logistics infrastructure, creating a clear gap between demand and capacity. This presents a strong opportunity for investments in integrated fuel storage and distribution facilities.

Strategically located along major international shipping routes, the Philippines has the potential to emerge as a regional energy trading and transshipment hub, yet it remains underdeveloped compared to neighboring markets. The Sangley Westpoint Project, with its 2 million metric tons (MMT) capacity and integrated marine infrastructure, is well-positioned to capture this opportunity, enhance supply chain efficiency, and attract long-term institutional investment.



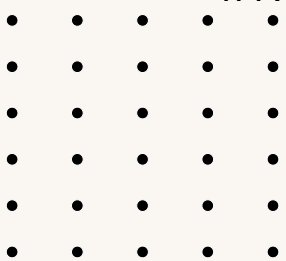
DEMAND INCREASE

The Philippines continues to experience a steady rise in energy demand driven by economic growth, expanding industrial activity, and increasing transportation needs. With a growing population and urbanization, consumption of key fuels such as diesel, gasoline, and jet fuel is projected to accelerate in the coming years. This upward demand trend places increasing pressure on the country's fuel importation, storage, and distribution systems, highlighting the urgency for scalable and reliable energy infrastructure.



TANK STORAGE REQUIREMENT

To support this sustained demand growth, the Philippines requires significant expansion in strategic tank storage capacity that meets international standards. Existing facilities are limited in scale, fragmented in location, and insufficient to maintain optimal reserve levels or accommodate large-volume imports. The development of a 2 million metric tons (MMT) storage facility at Sangley Westpoint directly addresses this gap, enabling efficient bulk handling, improved supply security, and enhanced participation in regional fuel trading and logistics.



 **Cost-Efficient
Operations** **Flexible
Structure** **Clear Revenue
Streams** **Sustainable
Growth Focus**

Business Model

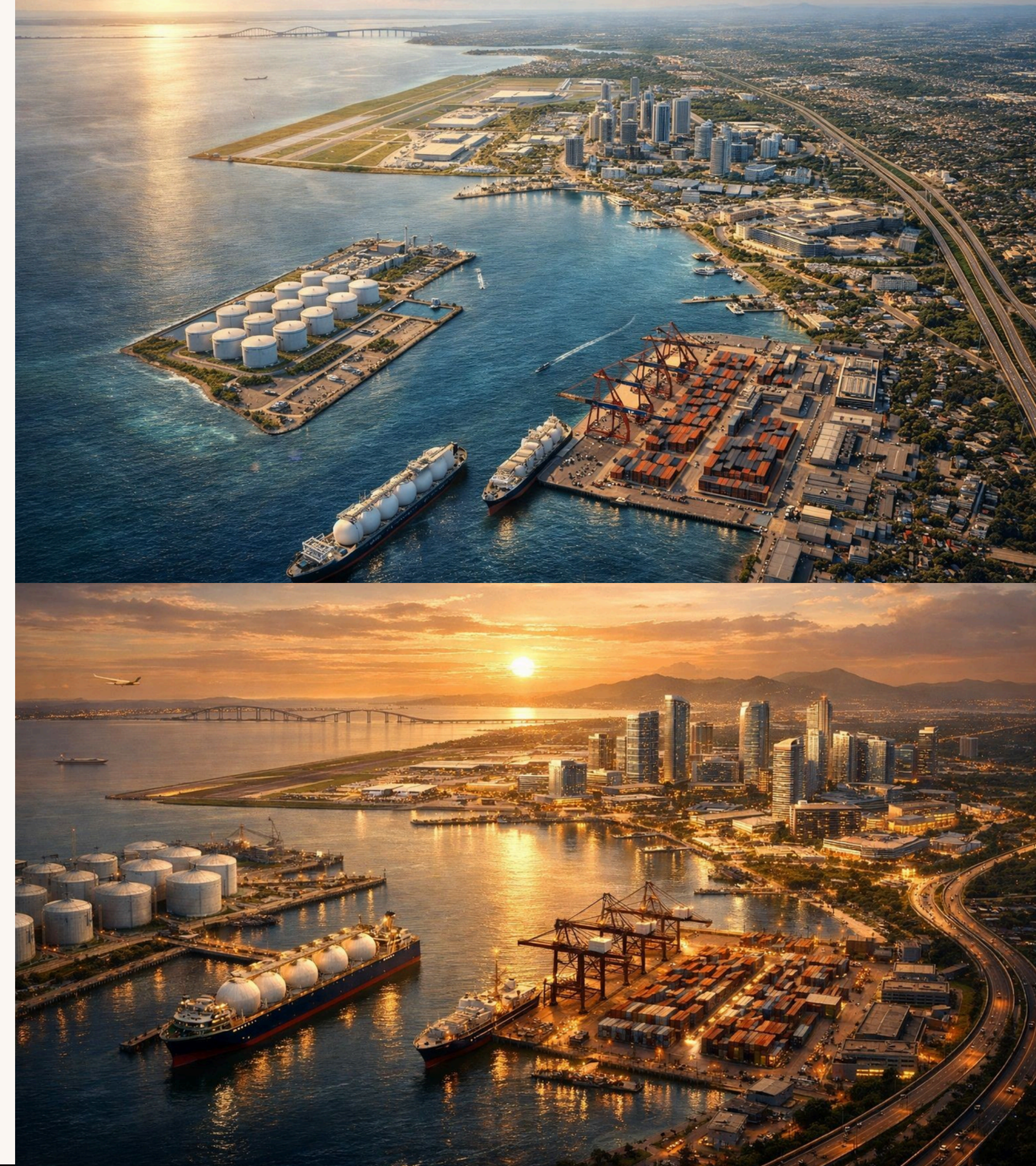
The Sangley Integrated Energy City Project is anchored on a land reclamation and land leasing model, leveraging its ownership of existing titled land and its exclusive rights to secure permits and licenses for the reclamation of submerged coastal areas in Cavite City. Sangley currently holds approximately 50 hectares of titled land, portions of which are partially submerged and require reclamation. Through its control of development rights, regulatory compliance, and land conversion processes, Sangley positions itself as the primary project originator and land developer, creating value through the transformation of submerged and underutilized areas into commercially viable infrastructure-ready assets.

Pursuant to the executed MOU with Searaven Glauben LLC, Sangley will undertake the reclamation of up to 200 hectares of island development, with Searaven acting as the off-taker and anchor developer for the energy infrastructure, including the planned 2 million metric tons (MMT) tank farm. The business model seeks Pre-Seed / Venture Capital funding to finance the initial phase, covering land titling consolidation, permitting, licensing, technical studies, and regulatory approvals required to commence reclamation. Upon completion of reclamation, Sangley generates revenue through long-term land lease agreements, joint venture participation, and value appreciation of reclaimed land, creating a scalable platform for infrastructure development and sustained investor returns.

Financial Overview

The Sangley Integrated Energy City Project is structured as a phased investment model, beginning with a Pre-Seed / Venture Capital requirement to fund critical early-stage activities, including land titling consolidation, permitting, licensing, feasibility studies, engineering design, and regulatory approvals for the reclamation of up to 200 hectares. This initial capital deployment is designed to significantly enhance land value, de-risk the project, and position it for large-scale infrastructure financing in subsequent phases.

Following successful reclamation, the project transitions into a revenue-generating phase anchored on long-term land lease agreements, joint venture structures, and infrastructure development partnerships, particularly with Searaven Glauben LLC as the anchor off-taker for the energy facility. The model offers strong financial upside through land value appreciation, recurring lease income, and participation in downstream infrastructure revenues, while maintaining a scalable structure attractive to institutional investors, export credit agencies, and strategic partners seeking stable, infrastructure-backed returns.

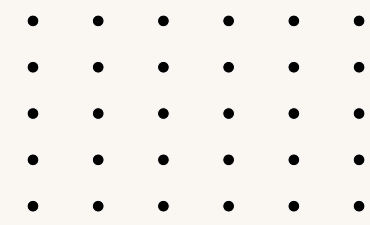


The Sangley Integrated Energy City Project requires an initial Pre-Seed / Venture Capital investment of USD \$100 million to fund the foundational phase of the development. This capital will be allocated toward land titling consolidation, permitting and licensing acquisition, technical and environmental studies, master planning, engineering design, and regulatory compliance, all of which are critical to securing full approval for the reclamation of up to 200 hectares of land in Cavite City. This phase is essential to de-risk the project, establish legal and technical readiness, and unlock the site's full development potential.

The USD \$100 million investment is positioned as a value-creation catalyst, significantly increasing the underlying land value and enabling the transition to large-scale infrastructure financing for subsequent phases, including reclamation execution and vertical development. Investors at this stage gain early access to a high-growth infrastructure asset, with potential returns driven by land appreciation, structured lease revenues, and equity participation in downstream developments, particularly in partnership with Searaven Glauben LLC as the anchor off-taker.

Investment Needs

 **Required funding to
develop the project** **Allocation for operations
and improvement** **Investment will support
long-term progress**

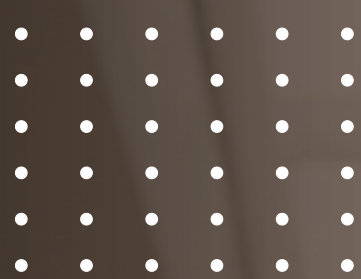


Closing Summary

The Sangley Integrated Energy City Project represents a compelling opportunity to unlock significant value through the transformation of strategically located coastal land into a premier energy and logistics hub. Anchored on a secured MOU with Searaven Glauben LLC and supported by Sangley's control over land titles, permits, and reclamation rights, the project is positioned to address critical infrastructure gaps in the Philippines while capturing growing demand in the regional energy market.

With a clear pathway from pre-seed development to large-scale infrastructure execution, the project offers investors early entry into a high-impact, scalable platform with strong fundamentals, strategic location, increasing demand, and multiple revenue streams. The required USD \$100 million investment serves as a catalyst to unlock long-term value through land appreciation, recurring lease income, and participation in downstream energy developments, making Sangley Integrated Energy City a transformative and investment-worthy venture.





Thanks for Your Attention

Searaven Glauben Tank Farm & Coastal Energy Logistics
Hub Project



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