



**PROSPECT FACTSHEET
PERFORMANCE
YEAR 2020**

ABOUT PROSPECT

Prospect Logistics and Industrial Leasehold Real Estate Investment Trust ("PROSPECT"). PROSPECT was established on 14 August 2020 and was listed on the Securities Exchange of Thailand (SET) on 20 August 2020. PROSPECT invested in the sub-leasehold rights of parts of land and buildings in the Bangkok Free Trade Zone ("BFTZ") which has 63 buildings (183 units). BFTZ is strategically located on Bangna-Trad Road km.23, easily accessible from both Bangna-Trad Km.23 Road and Bangna-Trad Km.19, near strategic ports, airports and well connected to major roads with transportation linkages between Bangkok and other provinces in all regions. Leading provider of high-standard warehouses and factories for rent with one-stop service solutions. BFTZ is announced in the government gazette as an Industrial Zone operated in both Free Zone and General Zone

2020 OVERVIEW

80%.

Renewal rate was higher

14,000

Square meters. more new tenants signing contracts with the total rental area of approximately

2 projects

Developed by Prospect Development Co., Ltd.,

10.0594 THB

NAV per Unit increase

At the end of December 2020, NAV per Unit increase to 10.0594 Thai Baht as result of positive net operating income.

PROSPECT Performance as of the end of Q4/2020, the occupancy rate was 95 increased due to 10 The tenants' nationality is Chinese and Japanese, Industries sector including the medical device, food & beverage, and logistics, which industries least impacted by COVID-19. They are expanded their industrial operations to Thailand.

Currently, consider in an asset acquisition of warehouse, factory and logistics to increase the number of assets and generate stable income. PROSPECT consider in Third party acquisitions and Sponsor's assets acquisitions (developed by Prospect Development Co., Ltd., there are 2 projects: BFTZ2 on Thepharak Road and BFTZ3 on Bangna-Trad Km.19 Road.

FINANCIAL HIGHLIGHTS

• Statement of comprehensive income

Total Income
152.55 million baht

Total expenses
53.08 million baht

Net profit on investments
99.47 million baht

• Statement of financial position

Total Assets
3,706.05 million baht

Total Liabilities
1,241.50 million baht

Net Asset Value
2,464.55 million baht

Listed Share
245,000,000 million baht

Net asset value per unit (THB/Unit)
10.0594 million baht

Year 2020 (14 Aug - 31 Dec 2020)

CONTACT US

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PORTFOLIO

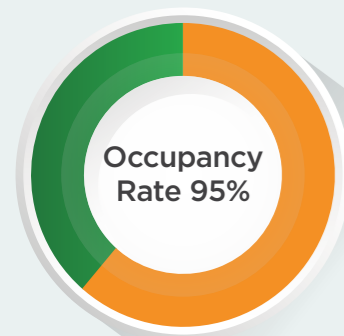
Bangkok Free Trade Zone "BFTZ"

• Occupancy Rate

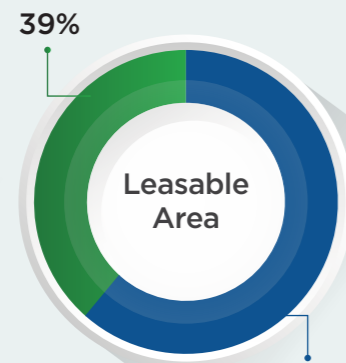
• Leasable Area Approximately 219,116 sq.m.

• The Proportion Of Leasable Area

• Building Type



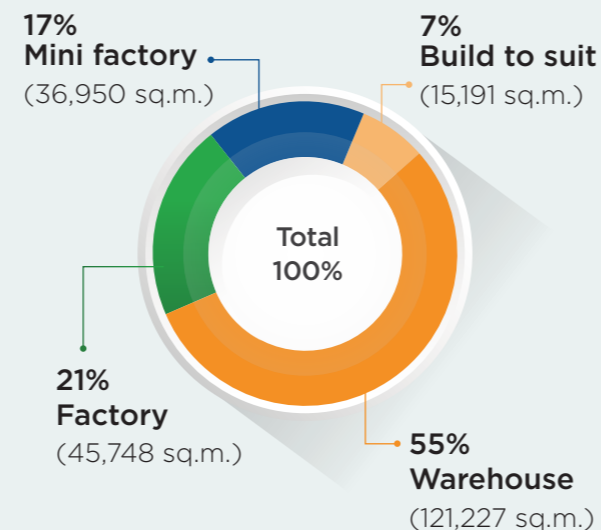
(Include contract started within 31 December 2020)



● Free Zone ● General Zone

General
84,699.0 sq.m.

Free Zone
134,417.0 sq.m.



Warehouse (55%)
121,227 sq.m.

Factory (45%)
97,889 sq.m.



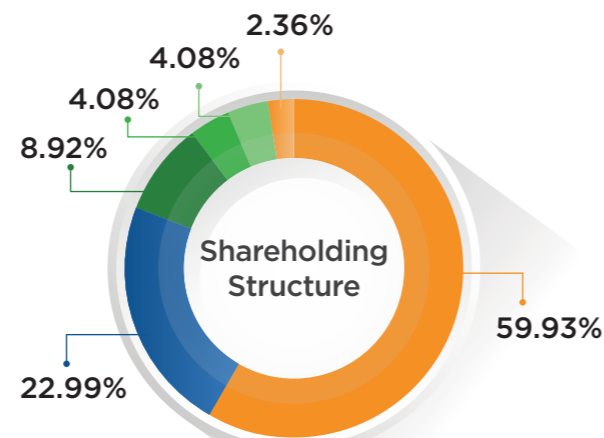
STOCK INFORMATION

Listing Date	20 AUGUST 2020
Symbol	PROSPECT
Unit Price	8.65 THB/Unit
Market Cap	2,119.25 million (Unit Price 8.65 THB/Unit)
Listed Share	245 million units
Paid-up Capital	2,450 million baht
Financial year-end	31 DECEMBER

As of 30 Dec 2020

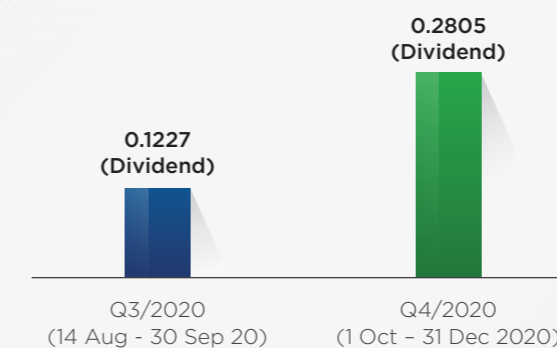
MAJOR UNITHOLDERS (TOP 5)

As of 30 Dec 2020



● Finansa PLC. ● M.K. Real Estate Development PLC. ● Allianz Ayudhya Assurance PLC.
● Krungthai-AXA Life Insurance PLC. ● Phillip Life Assurance PLC. by Phillip Securities (Thailand) PLC. ● Other

DISTRIBUTION



Operation Period	Distribution Rate (THB/Unit)	Total Distribution	Book Closing Date	Distribution Date
Q3/2020 (14 Aug -30 Sep 2020)	0.1227 (Dividend)	THB 30,061,500	19 Nov 2020	30 Nov 2020
Q4/2020 (1 Oct - 31 Dec 2020)	0.2805 (Dividend)	THB 68,722,500	3 Mar 2021	15 Mar 2021