

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 (185 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



PROSPECT FACTSHEET PERFORMANCE Q1/2021

Q1/2021 OVERVIEW

90%
Renewal rate was higher

PROSPECT Performance as the end of Q1/2021, the occupancy rate was

95.8%
increased from last quarter.

Total revenue of THB 107.95 million, an increase of

3.8%
QoQ.

Net investment income of THB 71.7 million, an increase of

4.1%
QoQ.

The PROSPECT asset was valued by the independent appraiser on January 31, 2021. The asset value is THB 3,343.6 million. PROSPECT has unrealized loss investments in properties at fair value of THB 85.8 million. As the difference between total investments in properties, PROSPECT set up cost, and the latest appraisal value. As a result, in Q1/2021 has the unrealized loss item is non-cash expense of THB 14 million.

FINANCIAL HIGHLIGHTS

Statement of comprehensive income

Total Income
107.95 million baht
↑ 3.8%

Total expenses
36.22 million baht
↑ 3.2%

Net profit on investments
71.73 million baht
↑ 4.1%

Statement of financial position

Total Assets
3,635.82 million baht
↓ (1.9%)

Total Liabilities
1,254.21 million baht
↑ 1.0%

Net Asset Value
2,381.62 million baht
↓ (3.37%)

Listed Share
245,000,000 Units

Net asset value per unit

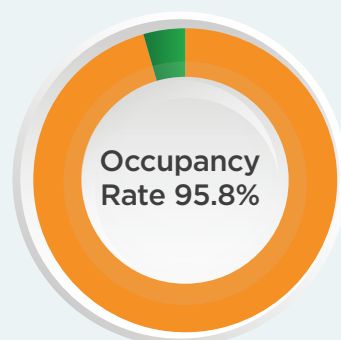
9.7208 THB/Unit

As of 31 Mar 2021

PORTFOLIO

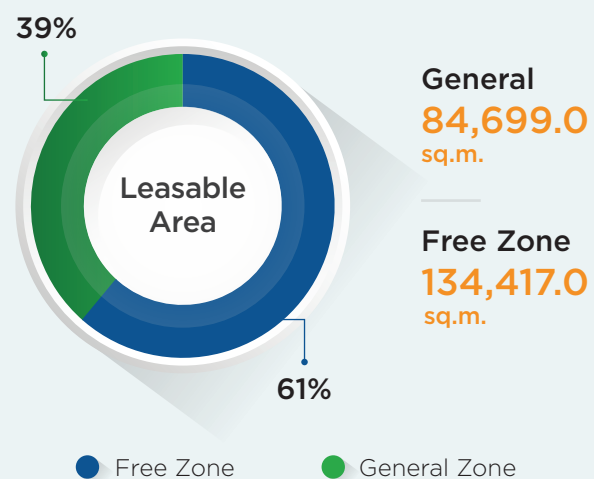
Bangkok Free Trade Zone "BFTZ"

Occupancy Rate



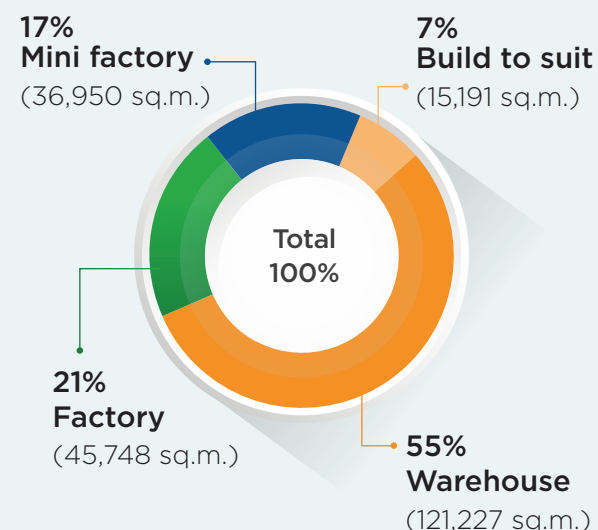
Occupancy Rate

Leasable Area Approximately 219,116 sq.m.



Free Zone General Zone

The Proportion Of Leasable Area



Building Type

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

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



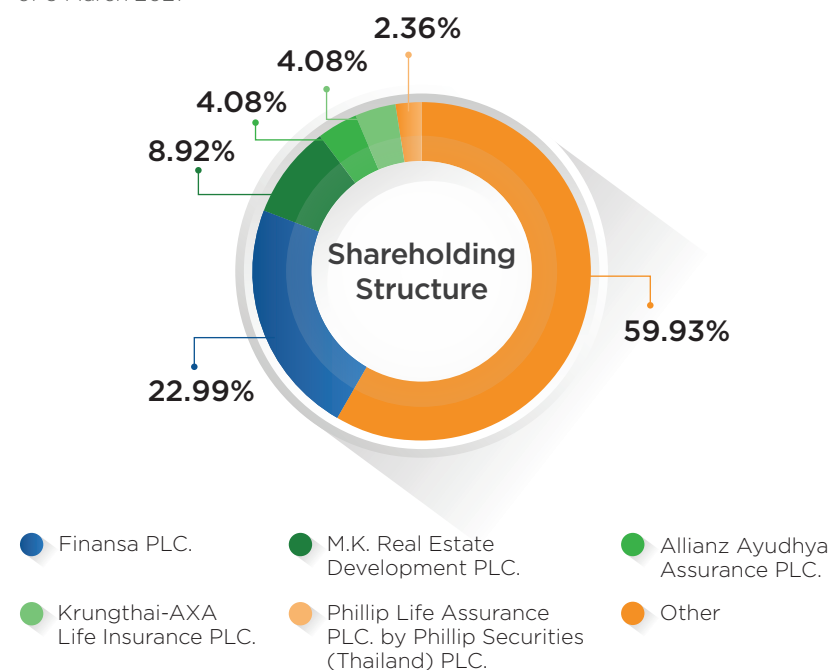
STOCK INFORMATION

Listing Date	20 AUGUST 2020
Symbol	PROSPECT
Unit Price	9.30 THB/Unit
Market Cap	2,278.5 million (Unit Price 9.30 THB/Unit)
Listed Share	245 million units
Paid-up Capital	2,450 million baht
Financial year-end	31 DECEMBER

As of 17 May 2021

MAJOR UNITHOLDERS (TOP 5)

of 3 March 2021



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 (XD)	30 Nov 2020
Q4/2020 (1 Oct - 31 Dec 2020)	0.2805 (Dividend)	THB 68,722,500	3 Mar 2021 (XD)	15 Mar 2021
Q1/2021 (1 Jan - 31 Mar 2021)	0.2808 (Capital Reduction)	THB 68,796,000	24 May 2021 (XN)	10 Jun 2021

CONTACT US

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