

PROSPECT FACTSHEET

Performance Q2/2022

Prospect Logistics and Industrial Leasehold Real Estate Investment Trust (“PROSPECT REIT”). 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.

On 21 March 2022, PROSPECT REIT approved the investment in the additional assets No. 1 (“X44 Bangna KM.18”) by accepting transfer of the ownership over the land, factory and office building (built-to-suit 1 building) located within Bang Chalong Subdistrict, Bang Phli District, Samut Prakan Province. Leasable are 3,087.00 sq.m.

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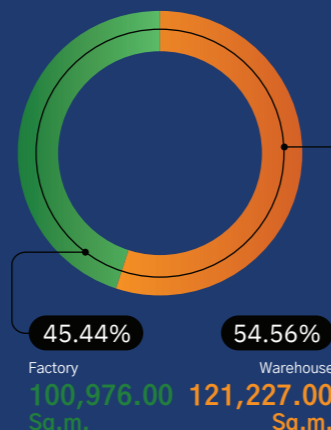
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PORTFOLIO : BANGKOK FREE TRADE ZONE “BFTZ” AND X44 BANGNA KM.18

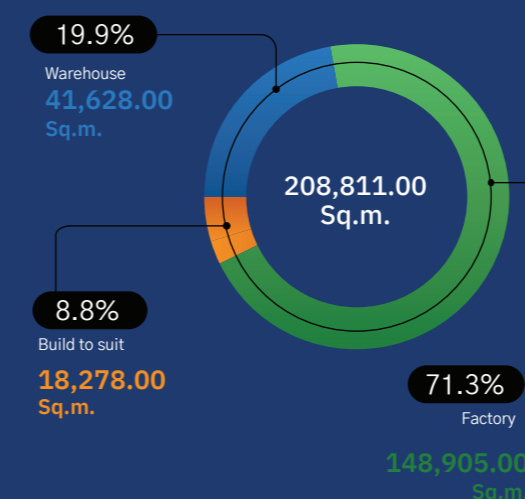
BUILDING TYPE



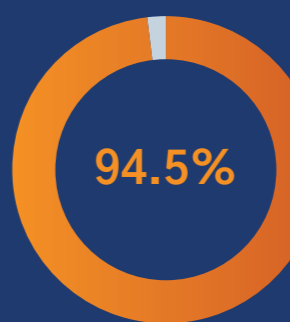
Consisting of 64 buildings 186 units



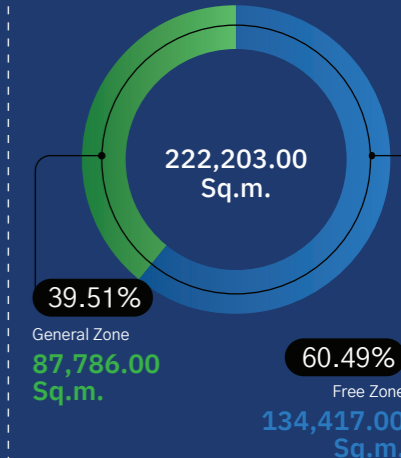
BUILDING TYPE BY TENANTS USAGE



OCCUPANCY RATE



LEASABLE AREA



OVERVIEW OF THE PERFORMANCE FOR THE Q2/2022

Q2/2022 PROSPECT REIT had total income of 111.1 million Baht, which increased 0.3 million Baht or 0.3% YoY, it was mainly from the consistent good rental and service income. PROSPECT REIT had total expense of 40.1 million Baht, which increased 2.6 million Baht or 6.8% YoY. PROSPECT REIT still had a net investment income (Operating Profit) of 71.0 million Baht, which decreased 2.3 million Baht or 3.07% YoY. As of 30 June 2022, the Occupancy Rate was 94.5%.

Major Events in the Q2/2022

On 1 June 2022, The company has announced the resolutions of the Board of Directors on the investment in the additional investment assets. The Board of Directors has resolved to approve the investment in the additional assets in order to generate income and return for the trust unitholders of PROSPECT REIT. Whereby PROSPECT REIT will make an additional investment No. 2 by: (a) subleasing lands and accepting transfer of ownership over parts of the structures of factory buildings, warehouses, offices and other buildings located on such land, including their component parts with respect to the Bangkok Free Trade Zone 2 Project (Theparak Road) for not exceeding 28 years from the commencement date of the lease period. (b) accepting transfer of ownership over parts of the land and structures of factory buildings, warehouses, offices and other buildings located on such land, including their component parts with respect to of the Bangkok Free Trade Zone 3 Project (Bangna-Trad, Km. 19) (c) purchasing any relevant movable properties used for the business operation within the Bangkok Free Trade Zone 2 Project (Theparak Road) and the Bangkok Free Trade Zone 3 Project (Bangna-Trad, Km. 19) from Prospect Development Co., Ltd. at the investment price of not exceeding 1,800 million Baht.

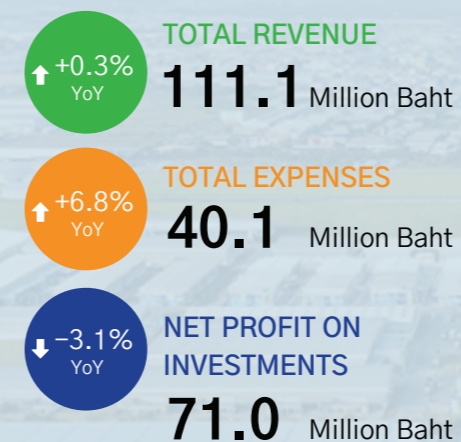
The Company held the Extraordinary General Meeting of Trust Unitholders No. 1/2022 of PROSPECT REIT on 15 July 2022. To consider and approve the investment in the Additional Investment Assets No.2 of PROSPECT REIT. The Trust Unitholders resolved to approve PROSPECT REIT investment in the Additional Investment Assets No. 2 as detailed above.

FINANCIAL HIGHLIGHTS

(As of June 30th, 2022)

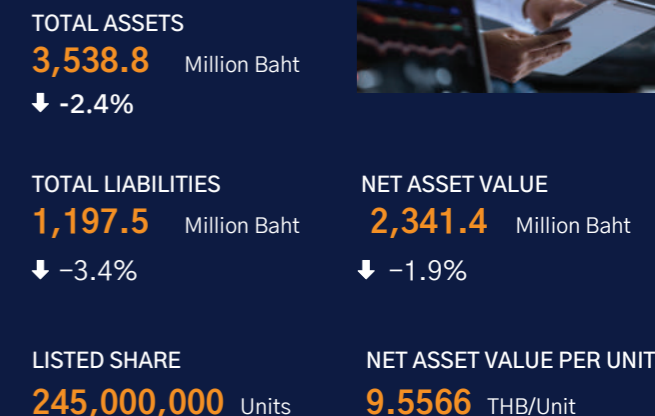
STATEMENT OF COMPREHENSIVE INCOME

(As of June 30th, 2022)



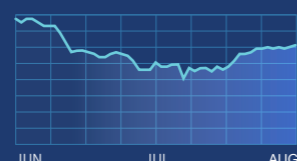
STATEMENT OF FINANCIAL POSITION

(As of June 30th, 2022)



STOCK INFORMATION

(As of August 15th, 2022)



MARKET CAP

2,339.8

Million Baht

(As of 15th Aug 2022)

Unit Price 9.55 THB/Unit

SYMBOL

PROSPECT

PAR VALUE

9.4697 Baht

UNIT PRICE

9.55

THB/Unit

(As of 15th Aug 2022)

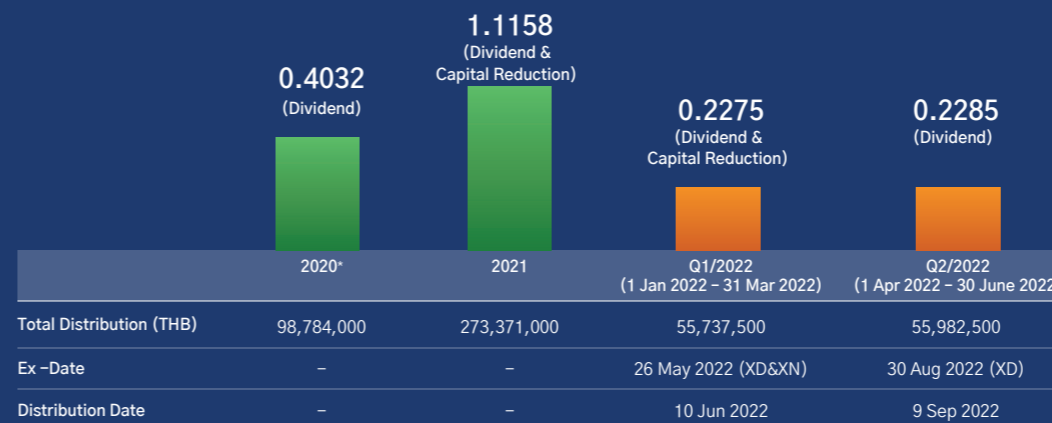
PAID-UP CAPITAL

2,320.8 Million Baht

FINANCIAL YEAR-END

December 31st

CASH DISTRIBUTION PAYMENT



Total Distribution (THB)

Ex -Date

Distribution Date

* 14 Aug 2020 (incorporation date) - 31 Dec 2020

MAJOR UNITHOLDERS (TOP 5)

(As of June 15, 2022)

