

## PROSPECT FACTSHEET

### Performance Q1/2023

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

- 18 August 2020, PROSPECT has been investing in the sub-leasehold rights of parts of land and buildings in the Bangkok Free Trade Zone 1 (BFTZ 1). BFTZ 1 is strategically located on Bangna -Trad Road km.23, operated in both Free Zone and General Zone. Leasable Area 219,116 sq.m.

- 21 March 2022, PROSPECT REIT has been investing 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.

- 22 March 2023, PROSPECT REIT has been investing in additional assets No. 2 by investing in 1) Leasehold right of parts of the land and ownership over parts of the buildings in Bangkok Free Trade Zone 2 (BFTZ 2) (Theparak Road) 2) Ownership over parts of the land and buildings in Bangkok Free Trade Zone 3 (BFTZ 3) (Bangna-Trad, Km. 19 Road).

## CONTACT US

### Prospect REIT Management Company Limited

No. 345, 345 Surawong Building, 5<sup>th</sup> Floor  
Surawong Road, Suriyawong, Bangrak,  
Bangkok 10500

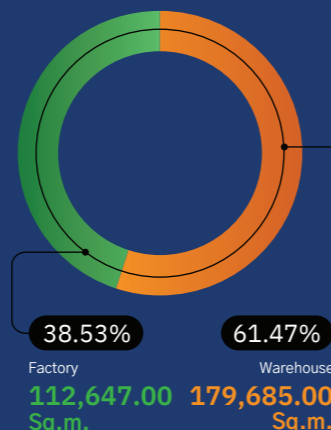
**Telephone:** +66(0) 2697 3788  
**Fax:** +66 (0) 2697 3794  
**Email:** info@prospectrm.com  
**Line Official:** @ProspectRM

**PROSPECT WEBSITE:** www.prospectreit.com  
**REIT MANAGER WEBSITE:** www.prospectrm.com

**FACEBOOK:** www.facebook.com/prospectRM  
**BLOCKDIT:** www.blockdit.com/prospectrm

## PORTFOLIO

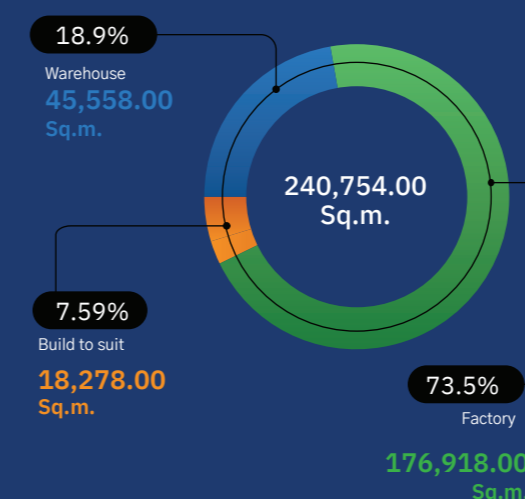
### BUILDING TYPE



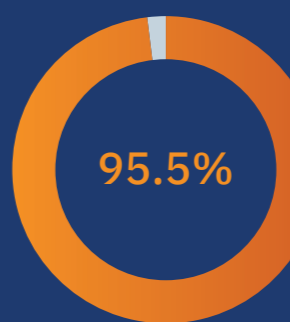
Consisting of  
77 buildings 221 units



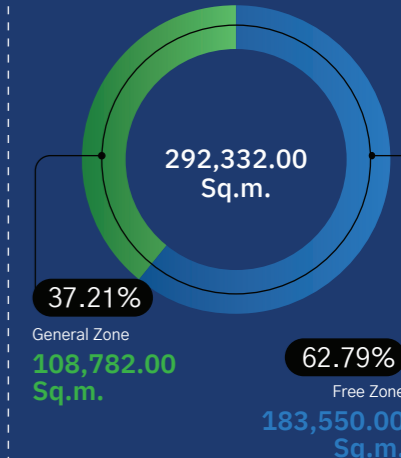
### BUILDING TYPE BY TENANTS USAGE



### OCCUPANCY RATE



### LEASABLE AREA



## OVERVIEW OF THE PERFORMANCE FOR THE Q1/2023

PROSPECT REIT had total income of 115.92 million Baht, which increased 6.34 million Baht or 5.79% from Q1/2022. It was mainly from the rental and service income of PROSPECT REIT current assets. Including the partial income recognition from new assets that PROSPECT REIT additionally invests No. 2 Bangkok Free Trade Zone 2 and the Bangkok Free Trade Zone 3 from March 22, 2023 to March 31, 2023 (duration 10 days). PROSPECT REIT had total expense of 45.82 million Baht, which increased 7.16 million Baht or 18.52% from Q1/2022. However, PROSPECT REIT still had a net investment income (Operating Profit) of 70.10 million Baht, which decreased 0.82 million Baht or 1.16% from Q1/2022.

Also, PROSPECT REIT has maintained high occupancy rate at above 90%, as of 31 March 2023, the Occupancy Rate was 95.5%.

### Major Events in the Q1/2023

On 22 March 2023, PROSPECT REIT has completely invested in additional assets No. 2. The investment value is 1,768.40 million Baht with the following details:

1) Bangkok Free Trade Zone 2 (Theparak Road), sub-leasehold rights over the land and partial component parts of the land with the term of not exceeding 28 years from the commencement of the lease, with the land area of approximately 23 rai, 95.25 square wah and ownership over the factory buildings, warehouses, and offices, and other structures, including the partial component parts of the buildings with the total building area of approximately 20,996 sq.m.

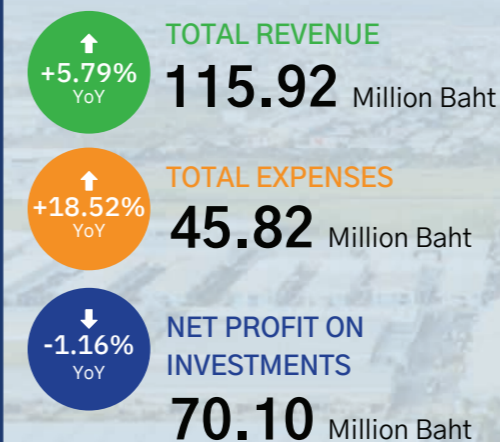
2) Bangkok Free Trade Zone 3 (Bangna-Trad Km. 19), ownership over the land, factories, warehouses, offices and other structures, including the partial component parts of the land and buildings with the land area of approximately 53 rai, 3 ngan, 91.2 square wah, and the total building area of approximately 49,133 sq.m.

## FINANCIAL HIGHLIGHTS

(As of March 31<sup>st</sup>, 2023)

### STATEMENT OF COMPREHENSIVE INCOME

(As of March 31<sup>st</sup>, 2023)



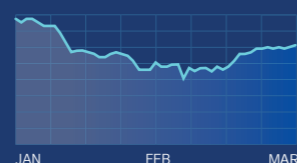
### STATEMENT OF FINANCIAL POSITION

(As of March 31<sup>st</sup>, 2023)



## STOCK INFORMATION

(As of May 23<sup>rd</sup>, 2023)



**MARKET CAP**  
**3,431.00**  
Million Baht  
(As of 23 May 2023)  
**Unit Price 9.15** THB/Unit

**SYMBOL**  
**PROSPECT**

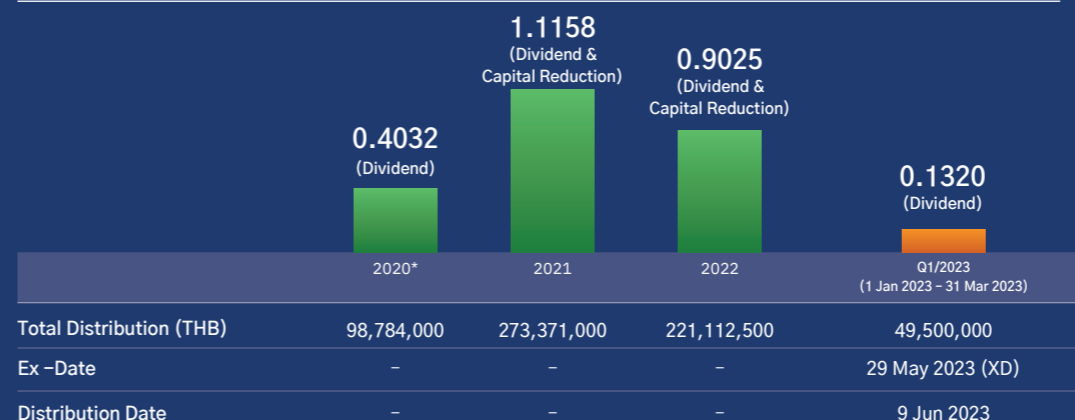
**UNIT PRICE**  
**9.15** THB/Unit  
(As of 23 May 2023)

**PAR VALUE**  
**9.4697** Baht

**PAID-UP CAPITAL**  
**3,551.14** Million Baht

**FINANCIAL YEAR-END**  
**December 31<sup>st</sup>**

## CASH DISTRIBUTION PAYMENT



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

## MAJOR UNITHOLDERS (TOP 5)

(As of March 23, 2023)

