

## PROSPECT FACTSHEET FY2023

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, 5th Floor  
 Surawong Road, Suriyawong, Bangrak,  
 Bangkok 10500

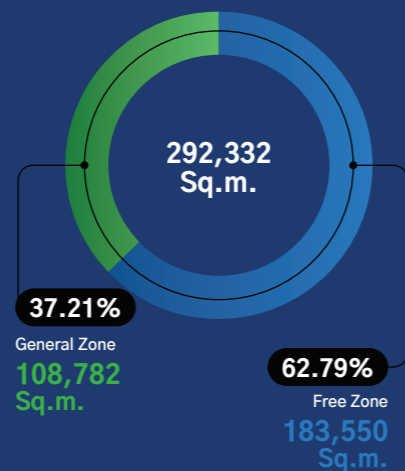
**Telephone:** +66 (0) 2697 3788  
**Fax:** +66 (0) 2697 3794  
**Email:** info@prospectrm.com  
**Line Official:** @ProspectRM

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

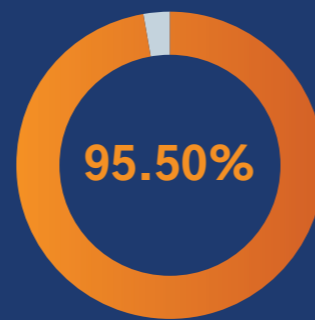
**FACEBOOK:** www.facebook.com/ProspectRM  
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## PORTFOLIO

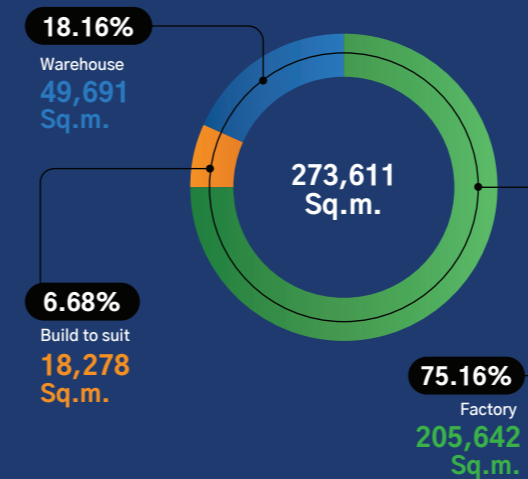
### LEASABLE AREA



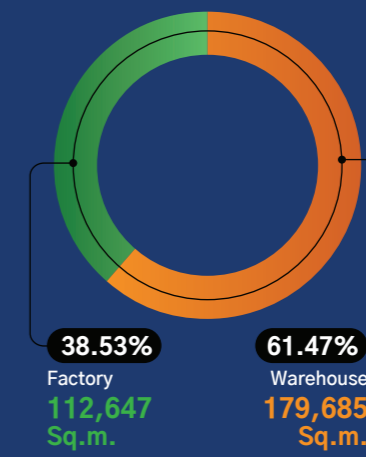
### OCCUPANCY RATE



### AREA BY TENANTS USAGE



### BUILDING TYPE



Consisting of  
77 buildings 221 units



## OVERVIEW OF PROSPECT REIT OPERATING RESULT YEAR 2023

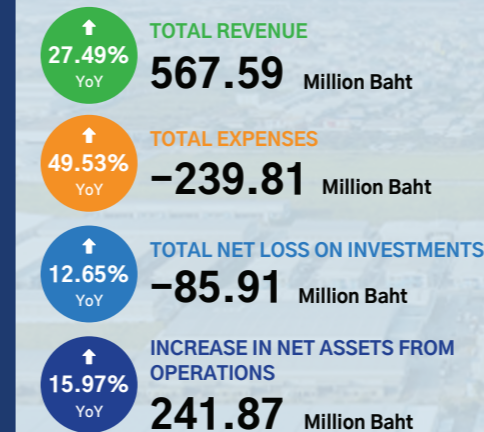
- The operating results for the year ended on December 31, 2023, PROSPECT REIT had total income of 567.59 million Baht, which increased 122.38 million Baht or 27.49% from the year ended on December 31, 2022. The main portion of an increased total income was from the rental and service income of PROSPECT REIT assets due to the income recognition from new assets that PROSPECT REIT had additionally invested No. 2 which are BFTZ2 and BFTZ3
- PROSPECT REIT had total expense of 239.81 million Baht, which increased 79.43 million Baht or 49.53 % from the year ended on December 31, 2022. The main portion of an increased total expenses was from the expense recognition from new assets that PROSPECT REIT had additionally invested No. 2, such as administrative expenses, financial cost, PROSPECT REIT management fees such as Property Manager fee, REIT Manager fee, Trustee fee, and registrar fee.
- However, PROSPECT REIT still had a net profit on investments (operating profit) of 327.78 million Baht, which increased 42.95 million Baht or 15.08% from the year ended on December 31, 2022 and has a total net loss on investments 85.91 million Baht mainly from the loss on changes in fair value of investments in properties.
- For the year ended on December 31, 2023, PROSPECT REIT had increase in net assets from operations of 241.87 million Baht, which increased 33.30 million Baht or 15.97 % from the year ended on December 31, 2022.
- Dividend payouts 0.7895 baht per unit for the year. Despite recognizing income from new assets that PROSPECT REIT had additionally invested No. 2 which are BFTZ2 and BFTZ3, which were not fully invested for the entire year, PROSPECT REIT is capable of distributing dividends at a level that meets expectations.

## FINANCIAL HIGHLIGHTS

(As of 31 December 2023)

### STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED

(As of 31 December 2023)



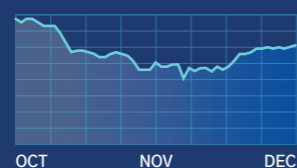
### STATEMENT OF FINANCIAL POSITION

(As of 31 December 2023)



## STOCK INFORMATION

(As of 28 December 2023)



**MARKET CAP**  
**3,187.50**  
 Million Baht  
 (As of 28 December 2023)

**SYMBOL**  
**PROSPECT**

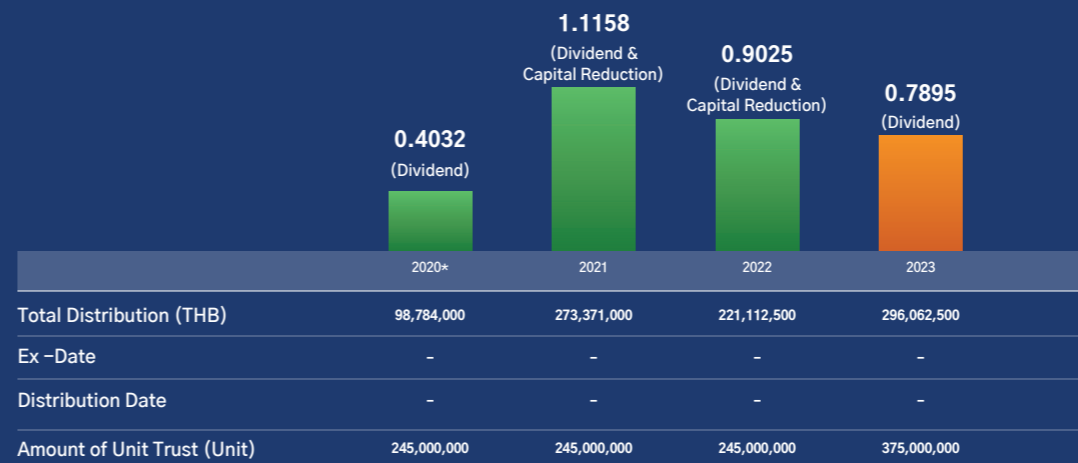
**UNIT PRICE**  
**8.50** THB/Unit  
 (As of 28 December 2023)

**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 August 2020 (incorporation date) - 31 December 2020

## MAJOR UNITHOLDERS (TOP 5)

(As of 04 March 2024)

