PROSPECT
Logistics and Industrial REIT

PROSPECT FACTSHEET Q2/2025

Prospect Logistics and Industrial Leasehold Real Estate Investment Trust (PROSPECT REIT). PROSPECT was established on August 14, 2020 and was listed on the Securities Exchange of Thailand (SET) on 20 August 2020.

- August, 18 2020 (IPO): PROSPECT REIT has been investing in the sub-leasehold rights of parts of land and buildings in the BFTZ1 Project, located at Bangna-Trad Road Km. 23, leasable area 219,116 sq.m.
- March 21, 2022, (1st Additional Investment): PROSPECT REIT has been investing in the X44 Project, located at Bangna-Trad Road Km. 18. This involved the freehold (ownership) of land and a built-to-suit factory/office building, leasable are 3,087 sq.m.
- March 22, 2023 (2nd Additional Investment): PROSPECT REIT has been investing in 2 Projects with a combined leasable area of 70,129 sq.m. These included: 1) Sub-leasehold right of parts of the land and ownership over parts of the buildings in BFTZ 2 Project, located at Theparak Road, leasable area of 20,996 sq.m. 2) Ownership over parts of the land and buildings in BFTZ 3 Project, located at Bangna-Trad Road Km. 19, leasable area of 49,133 sq.m.
- June 4, 2025 (3rd Additional Investment): PROSPECT REIT has been investing in 3 Projects, which are the same as the PROSPECT's existing investments, with a combined leasable area of 221,678 sq.m. These included: 1) Sub-leasehold rights of parts of land and buildings in the BFTZ1 Project, leasable area of 158,315 sq.m, 2) Sub-leasehold right of parts of the land and ownership over parts of the buildings in BFTZ 2 Project, leasable area of 12,481 sq.m. 3) Ownership over parts of the land and buildings in BFTZ 3 Project, leasable area of 50,882 sq.m.

CONTACT US

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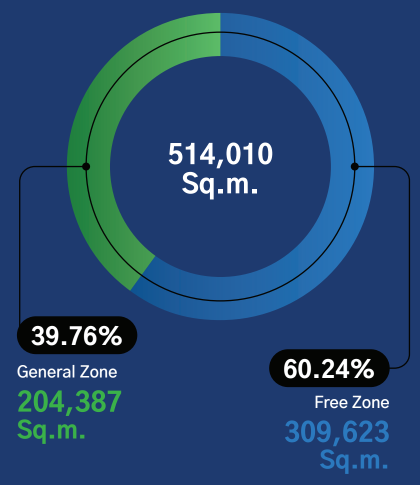
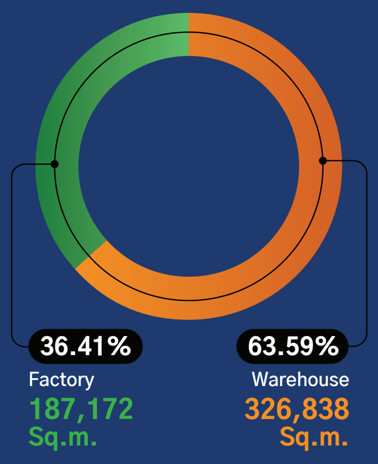
BLOCKDIT: www.blockdit.com/prospectrm

PORTFOLIO

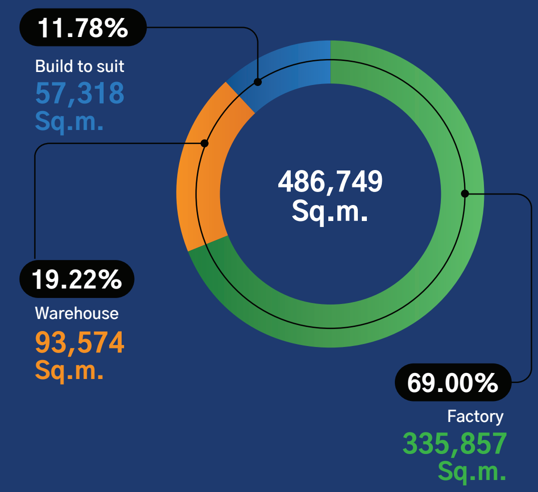
LEASABLE AREA



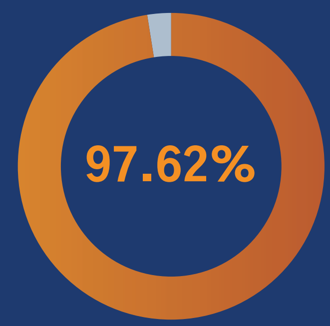
BUILDING TYPE



AREA BY TENANTS USAGE



OCCUPANCY RATE



OVERVIEW OF THE PERFORMANCE Q2/2025

The operating results for the 2nd quarter ended June 30, 2025, PROSPECT REIT had total revenue of 179.87 million Baht, which increased 29.66 million Baht or 19.75% from the 2nd quarter ended June 30, 2025. The increase in total revenue was primarily driven by rental and service from both existing assets and new assets acquired in the third additional investment.

PROSPECT REIT had a total expense of 81.18 million Baht, which increased 14.41 million Baht or 21.58% from the 2nd quarter ended June 30, 2024. The main portion of the increased total expenses was from the financial cost, administrative expenses, property manager fee, REIT manager fee, trustee fee, registrar fee, and other expenses which rose in line with the revenue growth. Despite this, PROSPECT REIT still had a net profit on investments (operating profit) of 98.69 million Baht, which increased 15.25 million Baht or 18.28% from the 2nd quarter ended June 30, 2024, and has a total net gain on investments of 0.74 million Baht.

PROSPECT REIT had increased in net assets from operations of 99.43 million Baht, which increased 14.89 million Baht or 17.61% from the 2nd quarter ended June 30, 2024.

PROSPECT REIT has maintained a high occupancy rate at above 90% since establishment, as of June 30, 2025, the Occupancy Rate was 97.62%

FINANCIAL HIGHLIGHTS

(As of 30 June 2025)

STATEMENT OF COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIOD ENDED 31 March 2025

TOTAL REVENUE: **179.87** Million Baht (↑ 19.75% YoY)

TOTAL EXPENSES: **81.18** Million Baht (↑ 21.58 YoY)

NET PROFIT ON INVESTMENTS: **98.69** Million Baht (↑ 18.28% YoY)

STATEMENT OF FINANCIAL POSITION
at 31 March 2025

TOTAL ASSETS: **8,841.31** Million Baht ↑ 63.75%

TOTAL LIABILITIES: **3,517.45** Million Baht ↑ 83.35%

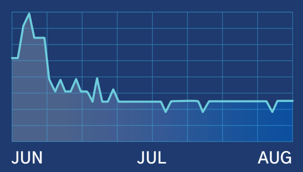
NET ASSET VALUE: **5,323.86** Million Baht ↑ 52.94%

LISTED SHARE: **644,000,000** Units

NET ASSET VALUE PER UNIT: **8.2668** THB/Unit

STOCK INFORMATION

(As of Aug 15, 2025)



MARKET CAP
4,636.80 Million Baht
(As of Aug 15, 2025)

SYMBOL
PROSPECT

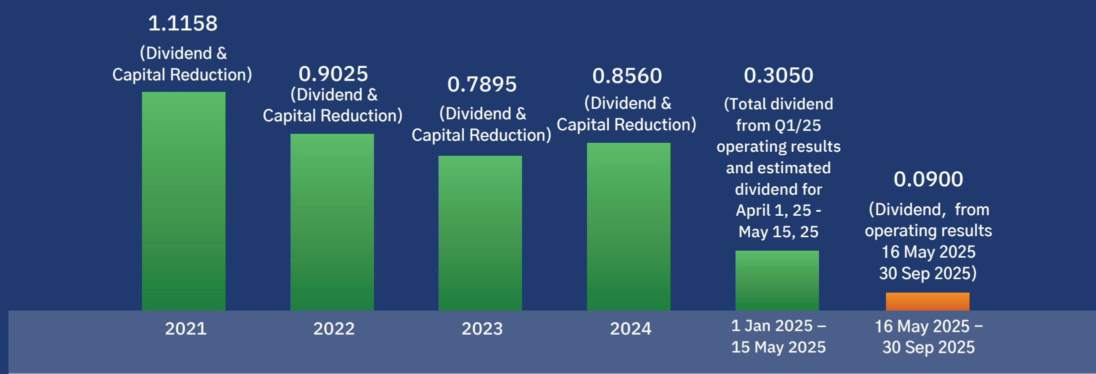
UNIT PRICE
7.20 THB/Unit
(As of Aug 15, 2025)

PAR VALUE
9.3765 Baht

PAID-UP CAPITAL
6,038.47 Million Baht

FINANCIAL YEAR-END
December 31st

CASH DISTRIBUTION PAYMENT



MAJOR UNITHOLDERS (TOP 5)

(As of 22 2025)