

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

Prospect REIT Management Company Limited

No. 345, 345 Surawong Building, 5th Floor
Surawong Road, Suriyawong, Bangrak,
Bangkok 10500

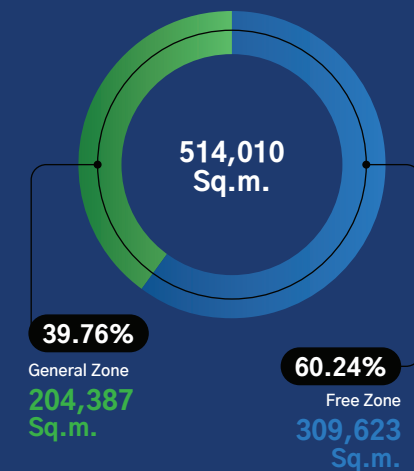
Telephone: +66 (0) 2697 3788
Fax: +66 (0) 2697 3794
Email: info@prospectrm.com
Line Official: @ProspectRM

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

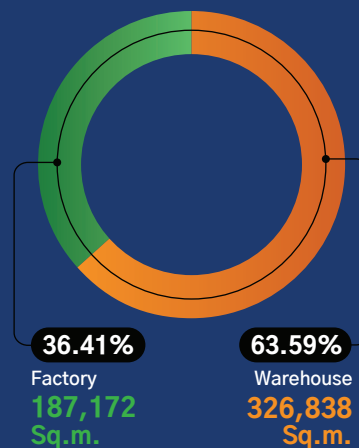
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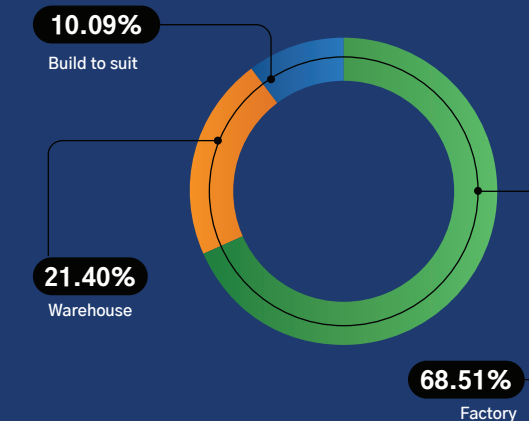
LEASABLE AREA



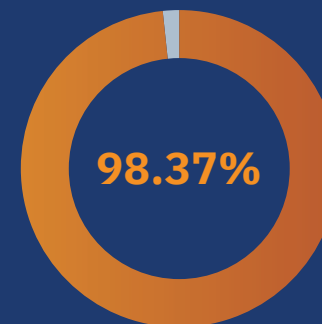
BUILDING TYPE



AREA BY TENANTS USAGE



OCCUPANCY RATE



OVERVIEW OF THE PERFORMANCE Q3/2025

The operating results for the third quarter ended September 30, 2025, PROSPECT REIT had total revenue of 266.23 million Baht, which increased 114.54 million Baht or 75.51% from the same period of previous year. The increase in total revenue was primarily driven by rental and service from both existing assets and new assets acquired from the third additional investment (invested in second quarter on June 4, 2025), which contributed revenue for the full quarter.

PROSPECT REIT has consistently maintained a high Occupancy Rate above 90%, as of September 30, 2025, the Occupancy Rate stood at 98.37% from 5 investment projects with combined leasable area of 514,010 sq.m.

PROSPECT REIT had a total expense of 110.85 million Baht, which increased 46.29 million Baht or 71.70% from the same period of previous year. 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 155.38 million Baht, which increased 68.26 million Baht or 78.34% from the same period of previous year and has a total net gain on investments of 1.44 million Baht.

The third quarter ended September 30, 2025, PROSPECT REIT had increased in net assets from operations of 156.82 million Baht, which increased 68.45 million Baht or 77.45% from the same period of previous year.

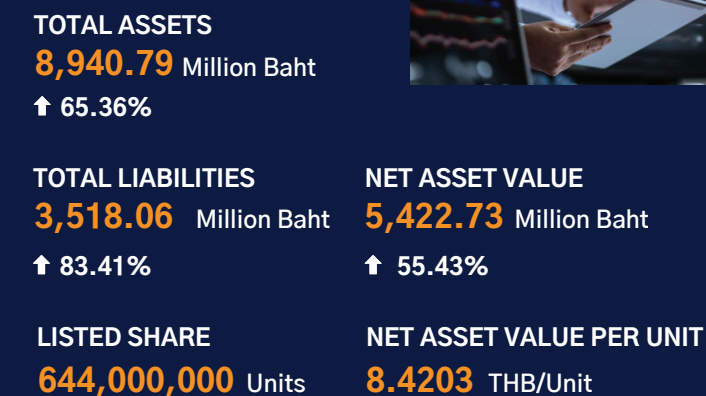
FINANCIAL HIGHLIGHTS

(As of 30 June 2025)

STATEMENT OF COMPREHENSIVE INCOME FOR THE THREE-MONTH PERIOD ENDED 30 September 2025

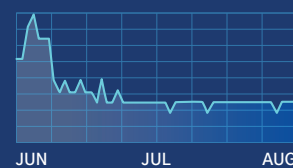


STATEMENT OF FINANCIAL POSITION at 30 September 2025



STOCK INFORMATION

(As of Aug 15, 2025)



SYMBOL
PROSPECT

PAR VALUE
9.3765 Baht

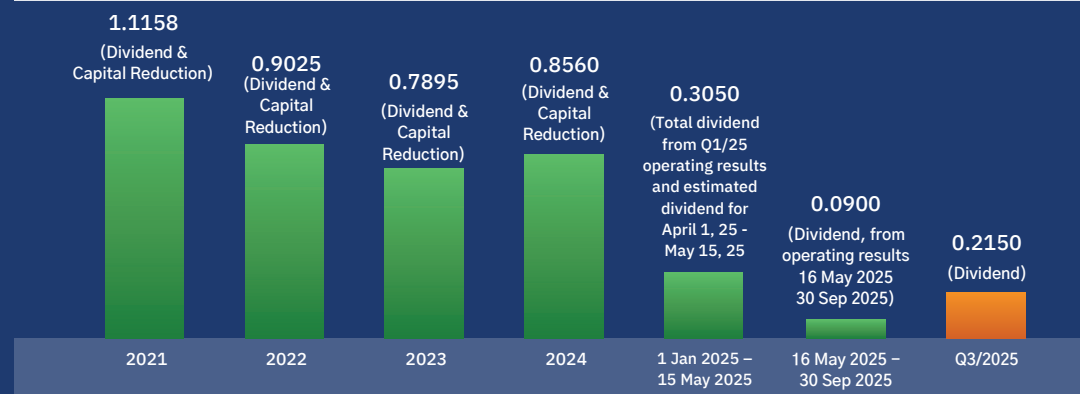
MARKET CAP
4,540.20 Million Baht
(As of Aug 15, 2025)

UNIT PRICE
7.05 THB/Unit
(As of Nov 14, 2025)

PAID-UP CAPITAL
6,038.47 Million Baht

FINANCIAL YEAR-END
December 31st

CASH DISTRIBUTION PAYMENT



MAJOR UNITHOLDERS (TOP 5)

(As of Oct 06 2025)

