

PROSPECT FACTSHEET Q1/2026

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 invested 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.
- October 31, 2025 (4th Additional Investment): PROSPECT REIT has been invested in BFTZ 6 Project, located at Bangna-Trad Road Km. 19, leasable area of 50,748 sq.m.

CONTACT US

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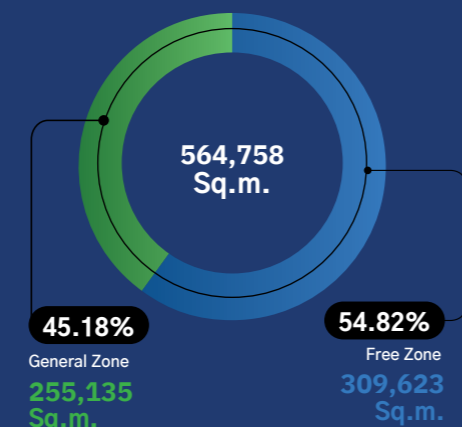
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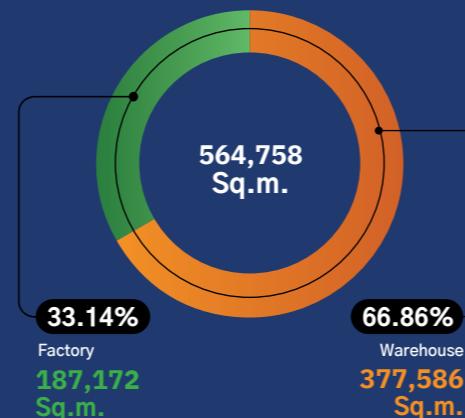
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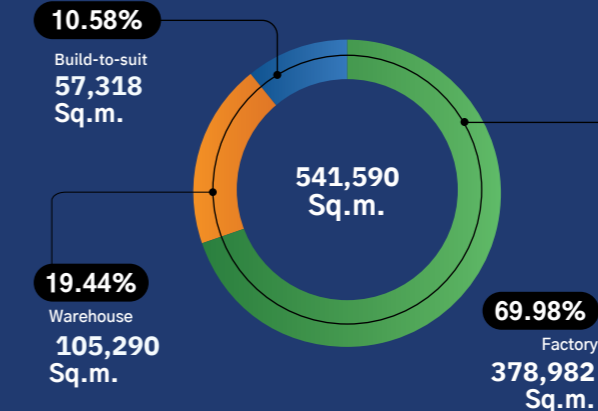
LEASABLE AREA



BUILDING TYPE



AREA BY TENANTS USAGE



OCCUPANCY RATE



OVERVIEW OF THE PERFORMANCE Q1/2026

The operating results for the 1st quarter ended March 31, 2026, PROSPECT REIT reported total revenue of 297.94 million Baht, an increased 154.62 million Baht or 107.88% to the previous year ended March 31, 2025. The increase in revenue compared to the same period of the previous year was primarily due to the recognition of rental and service income from both existing assets and new assets acquired through the 3rd additional investment on June 4, 2025, and the 4th additional investment on October 31, 2025. Furthermore, PROSPECT REIT has consistently maintained a high occupancy rate exceeding 90%. As of March 31, 2026, the occupancy rate stood at 96.52% across a total net leasable area of 564,758 sq.m. within its 5 invested projects.

For the 1st quarter ended March 31, 2026, PROSPECT REIT reported total expenses of 124.10 million Baht, an increase of 57.06 million Baht or 85.11% compared to the 1st quarter ended March 31, 2025. This increase was primarily due to finance costs, administrative expenses (property management expenses), and professional fees including property manager fees, REIT manager fees, Trustee fees, Registrar fees, and other expenses. This rise in costs is consistent with the significant growth in total revenue.

Despite the rise in expenses, PROSPECT REIT achieved a net profit on investments (operating profit) 173.85 million Baht, representing an increase of 97.57 million Baht or 127.91% from the 1st quarter ended March 31, 2025. Additionally, PROSPECT REIT recorded a net gain on investments of 0.94 million Baht.

Consequently, for the 1st quarter ended March 31, 2026, PROSPECT REIT reported an increase in net assets from operations totaling 174.79 million Baht. This reflects a substantial increase of 97.43 million Baht, or 125.94%, compared to the 1st quarter ended March 31, 2025.

As of March 31, 2026, PROSPECT REIT reported total assets of 10,064.53 million Baht, an increase of 4,690.64 million Baht or 87.29% from March 31, 2025. This growth was primarily driven by Investments in properties at fair value, encompassing both existing assets and the additional investments made during 2025. Total liabilities amounted to 4,501.55 million Baht, increasing by 2,574.24 million Baht or 133.57% from March 31, 2025. This increase was mainly attributed to long-term loan from financial institutions to fund the additional asset acquisitions in 2025. Consequently, PROSPECT REIT's net assets totaled 5,562.98 million Baht, representing an increase of 2,116.40 million Baht or 61.41% from March 31, 2025.

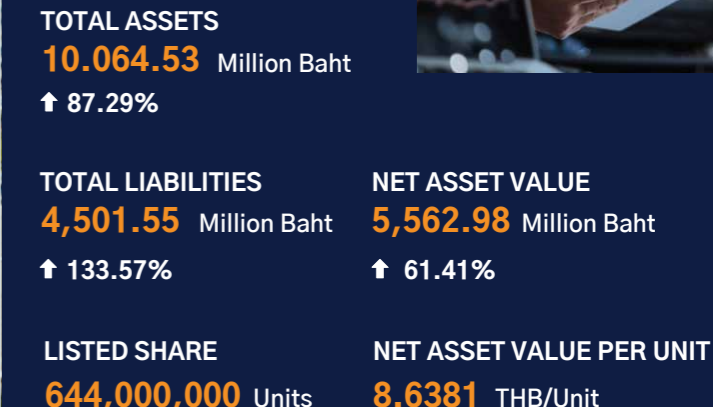
FINANCIAL HIGHLIGHTS

(As of 31 March 2026)

STATEMENT OF COMPREHENSIVE INCOME THREE-MONTH PERIOD ENDED March 31, 2026

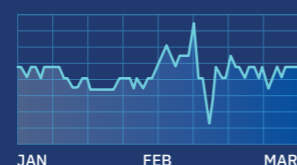


STATEMENT OF FINANCIAL POSITION at 31 March 2026



STOCK INFORMATION

(As of March 16, 2026)



SYMBOL
PROSPECT

PAR VALUE
9.3765 Baht

MARKET CAP
5,506.20
Million Baht
(As of March 16, 2026)

UNIT PRICE
8.55 THB/Unit
(As of March 16, 2026)

PAID-UP CAPITAL
6,038.47 Million Baht

FINANCIAL YEAR-END
December 31st

CASH DISTRIBUTION PAYMENT



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

MAJOR UNITHOLDERS (TOP 5)

(As of March 2, 2026)

