PROSPECT FACTSHEET Q2/2026

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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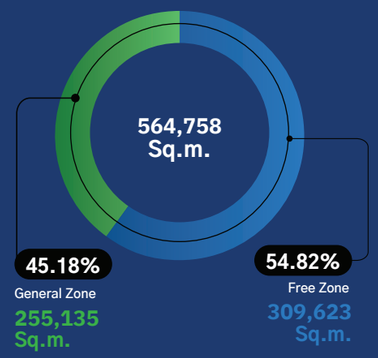
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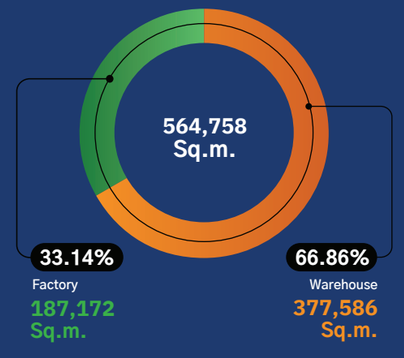


PORTFOLIO

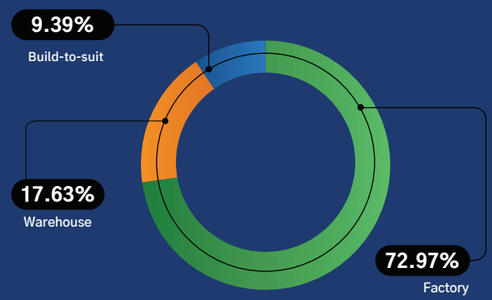
LEASABLE AREA



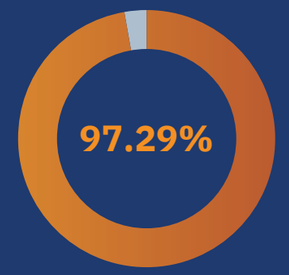
BUILDING TYPE



AREA BY TENANTS USAGE



OCCUPANCY RATE



OVERVIEW OF THE PERFORMANCE Q2/2026

The operating results for the 2nd quarter ended June 30, 2026, PROSPECT REIT reported total revenue of 292.36 million Baht, an increased 112.49 million Baht or 62.54% compared to the 2nd quarter ended June 30, 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 June 30, 2026, the occupancy rate stood at 97.29% across a total net leasable area of 564,758 sq.m. within its 5 invested projects.

For the 2nd quarter ended June 30, 2026, PROSPECT REIT reported total expenses of 124.94 million Baht, an increase of 43.76 million Baht or 53.90% compared to the 2nd quarter ended June 30, 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) 167.42 million Baht, representing an increase of 68.73 million Baht or 69.64% from the 2nd quarter ended June 30, 2025. Additionally, PROSPECT REIT recorded a net gain on investments of 0.60 million Baht.

Consequently, for the 2nd quarter ended June 30, 2026, PROSPECT REIT reported an increase in net assets from operations totaling 168.02 million Baht. This reflects a substantial increase of 68.59 million Baht, or 68.98%, compared to the 2nd quarter ended June 30, 2025.

As of June 30, 2026, PROSPECT REIT reported total assets of 10,038.51 million Baht, an increase of 1,197.20 million Baht or 13.54% from June 30, 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 4,493.09 million Baht, increasing by 975.64 million Baht or 27.74 % from June 30, 2025. This increase was mainly attributed to long-term loans from financial institutions to fund the additional asset acquisitions in 2025. Consequently, PROSPECT REIT's net assets totaled 5,545.42 million Baht, representing an increase of 221.56 million Baht or 4.16% from June 30, 2025.

FINANCIAL HIGHLIGHTS

(As of 30 June 2026)

STATEMENT OF COMPREHENSIVE INCOME

THREE-MONTH PERIOD ENDED
30 June 2026

TOTAL REVENUE
62.54% YoY
292.36 Million Baht

TOTAL EXPENSES
53.90% YoY
124.94 Million Baht

NET PROFIT ON INVESTMENTS
69.64% YoY
167.42 Million Baht

STATEMENT OF FINANCIAL POSITION

as of 30 June 2026



TOTAL ASSETS
10,038.51 Million Baht
⬆ 13.54%

TOTAL LIABILITIES
4,493.09 Million Baht
⬆ 27.74%

NET ASSET VALUE
5,545.42 Million Baht
⬆ 4.16%

LISTED SHARE
644,000,000 Units

NET ASSET VALUE PER UNIT
8.6109 THB/Unit

STOCK INFORMATION

(As of August 10, 2026)



MARKET CAP
6,697.60 Million Baht
(As of August 10, 2026)

SYMBOL
PROSPECT

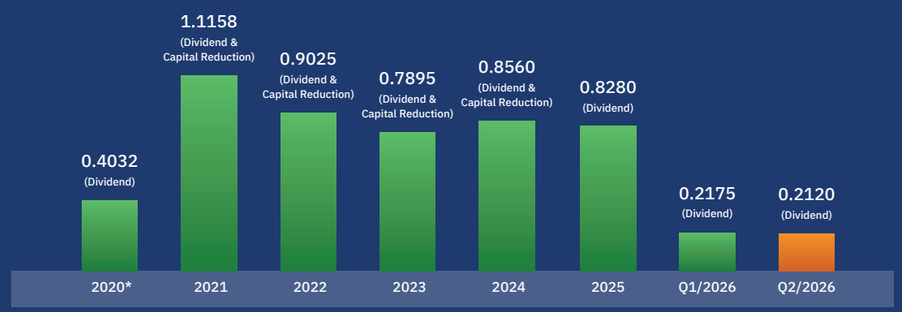
UNIT PRICE
10.40 THB/Unit
(As of August 10, 2026)

PAR VALUE
9.3765 Baht

PAID-UP CAPITAL
6,038.47 Million Baht

FINANCIAL YEAR-END
December 31st

CASH DISTRIBUTION PAYMENT



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

commenced monthly payouts starting from the performance of April 2026;
Apr 2026: 0.0710 THB/unit
May 2026: 0.0705 THB/unit
Jun 2026: 0.0705 THB/unit

MAJOR UNITHOLDERS (TOP 5)

(As of August 6, 2026)

