PROSPECT
Logistics and Industrial REIT

PROSPECT FACTSHEET Q3/2026

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 Sub - leasehold right of the land and ownership over the buildings in BFTZ 6 Project, located at Bangna-Trad Road Km. 19, leasable area of 50,748 sq.m.
- September 25, 2026 (5th Additional Investment): PROSPECT REIT has been invested in Leasehold right over parts of the lands and the buildings in BFTZ 4 Project, located at Bang Pakong, Chachoengsao, leasable area of 187,949 sq.m.

CONTACT US

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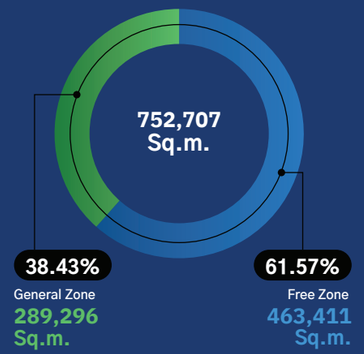
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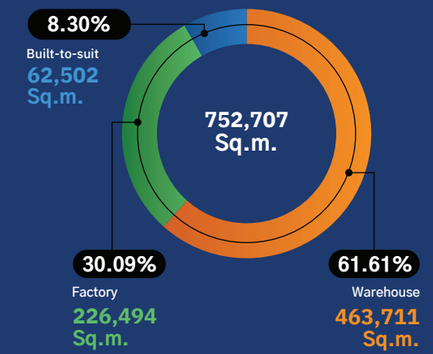


PORTFOLIO

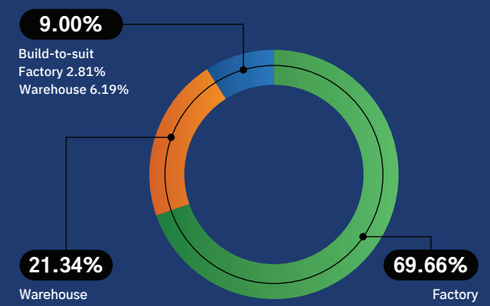
LEASABLE AREA



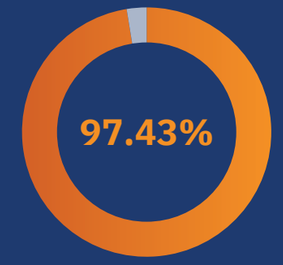
BUILDING TYPE



BUILDING TYPE BY TENANTS USAGE



OCCUPANCY RATE



OVERVIEW OF THE PERFORMANCE Q3/2026

PROSPECT REIT reported total revenue of 295.94 million Baht, an increased 29.71 million Baht or 11.16% YoY. The increase in revenue was mainly driven by the recognition of rental and service income from the 4th additional invested properties acquired on October 31, 2025, and the 5th additional invested properties acquired on September 25, 2026. Regarding the 5th additional invested properties on September 25, 2026, revenue was recognized for only 6 days during the quarter, with a full-quarter revenue recognition scheduled for the fourth quarter of 2026. Furthermore, PROSPECT REIT has consistently maintained a high occupancy rate exceeding 90%. As of September 30, 2026, the occupancy rate stood at 97.43% across a total net leasable area of 752,707 sq.m. within its 6 invested projects.

For the 3rd quarter ended September 30, 2026, PROSPECT REIT reported total expenses of 132.48 million Baht, an increase of 21.63 million Baht or 19.51% YoY. This increase was primarily due to finance costs, professional fees including property manager fees, REIT manager fees, Trustee fees, Registrar fees, administrative expenses (property management expenses), and other expenses. The rise in expenses aligned with the revenue growth following the 4th and 5th additional invested properties.

Despite the rise in expenses, PROSPECT REIT achieved a net profit on investments (operating profit) 163.46 million Baht, representing an increase of 8.08 million Baht or 5.20% YoY. In addition, PROSPECT recognized total net loss on investments of 173.52 million Baht, which primarily resulted from loss on changes in fair value of investments in properties.

Consequently, for the 3rd quarter ended September 30, 2026, PROSPECT REIT reported decrease in net assets from operations totaling 10.06 million Baht, representing a decrease of 166.88 million Baht or 106.41% YoY.

FINANCIAL HIGHLIGHTS

(As of 30 September 2026)

STATEMENT OF COMPREHENSIVE INCOME

THREE-MONTH PERIOD ENDED
30 September 2026

TOTAL REVENUE
11.16% YoY
295.94 Million Baht

TOTAL EXPENSES
19.51% YoY
132.48 Million Baht

NET PROFIT ON INVESTMENTS
5.20% YoY
163.46 Million Baht

STATEMENT OF FINANCIAL POSITION

as of 30 September 2026



TOTAL ASSETS
15,440.68 Million Baht
⬆ 72.70%

TOTAL LIABILITIES
6,943.18 Million Baht
⬆ 97.36%

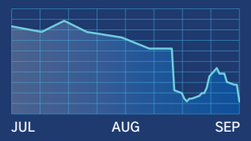
NET ASSET VALUE
8,497.50 Million Baht
⬆ 56.70%

LISTED SHARE
1,003,000,000 Units

NET ASSET VALUE PER UNIT
8.4720 THB/Unit

STOCK INFORMATION

(As of November 12, 2026)



MARKET CAP
9,077.15
Million Baht
(As of November 12, 2026)

SYMBOL
PROSPECT

UNIT PRICE
9.05 THB/Unit
(As of November 12, 2026)

PAR VALUE
9.3765 Baht

PAID-UP CAPITAL
9,404.63 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
- Jul – Aug 2026: 0.1400 THB/unit
- Sep 2026: 0.0400 THB/unit

MAJOR UNITHOLDERS (TOP 5)

(As of September 28, 2026, RD)

The info reflects existing unitholders totaling 644 million units, excluding 359 million new units issued from the capital increase.

