

No. PROSPECT_F 2569/043

Date 26 August 2026

Re: Notification of Subscription Right for Newly Issued Trust Units of the Third Capital Increase of Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust

To: Trust unitholders of Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust

- Enclosures
1. Subscription Notification for Newly Issued Trust Units of the Third Capital Increase (issued by Thailand Securities Depository Co., Ltd. as the trust's Registrar)
 2. Details regarding the Trust Unit Subscription Method for the Third Capital Increase
 3. Executive Summary of Registration Statement for the Trust Unit Offering for the Third Capital Increase (Fact Sheet)
 4. Subscription Form for Newly Issued Trust Units for the Third Capital Increase
 5. Bill Payment Form in respect of subscription payment through Krungthai XSpring Securities Company Limited
 6. FATCA/CRS Self-Certification Form for Individual Customer applicable for subscriber wishing to deposit securities into Issuer Account
 7. FATCA/CRS Self-Certification Form for Entity/Juristic Person applicable for juristic person subscribers wishing to deposit securities into Issuer Account
 8. Suitability Test for Individual Investor in respect of subscription payment through Siam Commercial Bank Public Company Limited
 9. Suitability test for Juristic Investor in respect of subscription payment through Siam Commercial Bank Public Company Limited
 10. Know Your Customer & Customer Due Diligence (KYC/CDD) in respect of subscription payment through Siam Commercial Bank Public Company Limited
 11. Power of Attorney (POA)
 - 11.1 Power of Attorney (POA) in respect of subscription payment through Siam Commercial Bank Public Company Limited
 - 11.2 Power of Attorney (POA) in respect of subscription payment through Krungthai XSpring Securities Company Limited
 12. Privacy Notice (for the Subscription of Newly Issued Trust Units)
 13. List of non-Thai nationalities of the existing trust unitholders which the REIT Manager may consider not to allocate the trust units

As the Office of the Securities and Exchange Commission (the “**SEC**”) has approved Prospect REIT Management Co., Ltd. (the “**REIT Manager**”) in its capacity as the REIT Manager of Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust (“**PROSPECT**”) to offer newly issued trust units of the third capital increase of PROSPECT and the Registration Statements and Prospectus of the third capital increase of PROSPECT are effective on 31 July 2026 , the summary of such Registration Statements and Prospectus are provided in **Enclosure 3** Executive Summary of Registration Statement for the Trust Unit Offering for the Third Capital Increase (“Fact Sheet”).

The Company would like to announce the information regarding the offering of additional trust units for the third capital increase of PROSPECT as follows:

1. The total number of additional trust units of the Third capital increase shall not exceed 450,000,000 units. The offer for sale of all additional trust units issued and offered for sale shall be divided into 3 portions as follows:

Portion 1: To offer for sale to the existing trust unitholders whose names are listed in the Register Book of Trust Unitholders at the number based on their respective trust unitholding percentage

To offer for sale not less than 360,000,000 trust units to be issued and offered for sale in this capital increase to the existing trust unitholders whose names appear in the register book of the trust unitholders as at the date set to determine the list of trust unitholders who are entitled to subscribe to the trust units (Record Date) on 6 August 2026 in proportion to their unit holdings, with no trust units being allocated to the existing trust unitholders which may result in violation of laws, regulations or rules in relation to the offering and allocation of trust units of foreign countries, or cause PROSPECT to incur any burden or expenses for carrying out any operation beyond those required by Thai laws.

List of the non-Thai nationalities of trust unitholders which the REIT Manager may consider not to allocate the trust units pursuant to the abovementioned eligibility are as indicated in **Enclosure 13**.

In the event that the allocation of trust units based on the percentage so specified results in the existing trust unitholders with the right to subscribe for the trust units being granted of the right to subscribe for the additional trust units so offered for sale for a number with a fraction that cannot be allocated as a whole trust unit, such fraction shall be rounded down to the closest whole number. The existing trust unitholders may express their intentions in order to subscribe for additional trust units offered for sale in this regard at the number based on or more than, or less than their allocation entitlement, or may waive the right to subscribe for additional trust units offered for sale in this regard.

After the allocation of the trust units in Portion 1 to the existing trust unitholders based on their allocation entitlement, the REIT Manager reserves the right to decide, as it deems appropriate, whether or not to allocate the additional trust units remaining therefrom to the existing trust unitholders who have expressed the intention to subscribe for additional trust units at the number more than their allocation entitlement, with or after the allocation of the trust units in the Portion 3.

Portion 2 To offer for sale to M.K. Real Estate and/or Prospect Development and/or connected persons of such companies and/or Sansiri

To allocate the trust units to M.K. Real Estate Development Public Company Limited ("M.K. Real Estate") and/or Prospect Development Co., Ltd. ("Prospect Development") and/or their associated persons and/or Sansiri Public Company Limited ("Sansiri"). When the number of the trust units allocated to M.K. Real Estate Development and/or Prospect Development and/or their associated persons and/or Sansiri are combined with the number of trust units allocated to these persons as the existing trust unitholders in Portion 1, the total number of trust units will not exceed 35 percent of all trust units to be issued and offered for sale in this capital increase.

Portion 3 To offer for sale the additional trust units remaining from the offer for sale in Portion 1 and Portion 2 in: (1) a private placement; and/or (2) a public offering

To allocate the remaining trust units after the offering for sale in the Portion 1 and Portion 2 to: (1) persons on a private placement basis and/or (2) public offering, as the Company deems appropriate, according to the Notification of the Capital Market Supervisory Board No. TorThor. 27/2559 Re: Rules, Conditions, and Procedures for Securities Underwriting (as amended), and other related notifications, in the same offering price with the offering of additional trust units in Portion 1 and Portion 2.

In the event that there are outstanding trust units after the offering for sale through private placement and/or public offering, the Company reserves the right, as it deems appropriate, to allocate the remaining trust units to subscribers in Portion 1 who have declared their intention to subscribe for the trust units in excess of their right, concurrently or after the allocation in Portion 3.

2. The allocation ratio of additional trust units issued and offered for sale to the existing trust unitholders entitled to the allocation of additional trust units based on their respective trust unitholding percentage is **1 existing trust unit to 0.3822 additional trust unit to be issued and offered for sale**. A fraction of a trust unit resulted from the calculation shall be rounded down to the closest whole number.
3. The REIT Manager will announce final maximum offering price through the website of the Stock Exchange of Thailand within 4 September 2026 and the maximum offering price of the trust unit shall **not exceed THB 10.50 per trust unit**. The REIT Manager will announce the final offering price on 17 September 2026 through the website of the Stock Exchange of Thailand. The following subscribers shall make subscription payment at the final maximum offering price:
 - 3.1 subscribers for the trust units offered for sale to the existing trust unitholders of individual natural persons and juristic persons categories;
 - 3.2 subscribers for the trust units offered for sale to the existing trust unitholders of institutional investors and juristic persons participating in the book building process categories who have not submitted the bookbuilding form;
 - 3.3 persons selected at the Underwriter's discretion.

In the case where the final offering price is lower than the maximum offering price, the Lead Underwriter who accepts the subscription of trust units from the subscribers will make a refund to the subscribers for the difference of subscription price between the final offering price and the maximum offering price, without any interest and/or damages incur to the subscribers. The refund will be made in accordance with the methods specified in the Prospectus.

4. The details on the places of acceptance and submission of subscription forms, and the subscription period for the additional trust units issued and offered for sale are:

Type of Investors	Subscription Price per Trust Unit	Subscription of Trust Units and Subscription Period
Portion 1: To offer for sale to the existing trust unitholders whose names are listed in the Register Book of Trust Unitholders at the number based on their respective trust unitholding percentage		
Individuals and juristic persons	Maximum offering price which will announce through the website of the Stock Exchange of Thailand within 4 September 2026	Subscription through - <u>The Siam Commercial Bank Public Company Limited:</u> (1) offices or sales units or branches between 9 – 11, 14 – 16 September 2026 during the business hours and 17 September 2026 from the beginning of the business hours to 15.30 hrs. (2) SCB EASY application (only for individuals) from 8.30 hrs. on 9 September 2026 to 15.30 hrs. on 17 September 2026.
Institutional investors and juristic persons participating in the book building process who have not submitted the bookbuilding form	Maximum offering price which will announce through the website of the Stock Exchange of Thailand within 4 September 2026	Subscription through - <u>Krungthai XSpring Securities Co., Ltd.:</u> Business Operations Department, 15th Floor, Liberty Square Building, 287 Silom Road, Bang Rak District, Bangkok 10500 between 9 – 11, 14 – 16 September 2026 from 08.30 – 16.00 hrs. and 17 September 2026 from 08.30 – 15.30 hrs. - <u>The Siam Commercial Bank Public Company Limited:</u> Investment and Payment Services Team, No. 9 Siam Commercial Bank (Head Office), 17th Floor, Ratchadapisek Road, Chatuchak Subdistrict, Chatuchak District, Bangkok 10900 between 9 – 11, 14 – 16 September 2026 during the business hours and 17 September 2026 from the beginning of the business hours to 15.30 hrs.
Institutional investors and juristic persons participating in the book building process, who have submitted the bookbuilding form	Final offering price which will announce through the website of the Stock Exchange of Thailand on 17 September 2026	Subscription through - <u>Krungthai XSpring Securities Co., Ltd.:</u> Business Operations Department, 15th Floor, Liberty Square Building, 287 Silom Road, Bang Rak District, Bangkok 10500 between 21 – 22 September 2026 from 08.30 – 16.00 hrs. and 23 September 2026 from 08.30 – 15.30 hrs. - <u>The Siam Commercial Bank Public Company Limited:</u> Investment and Payment Services Team, No. 9 Siam Commercial Bank (Head Office), 17th Floor, Ratchadapisek Road, Chatuchak Subdistrict, Chatuchak District, Bangkok 10900 between 21 – 22 September 2026 during the business hours and 23 September 2026 from the beginning of the business hours to 15.30 hrs.

Type of Investors	Subscription Price per Trust Unit	Subscription of Trust Units and Subscription Period
Portion 2: To offer for sale to M.K. Real Estate and/or Prospect Development and/or connected persons of such companies and/or Sansiri		
M.K. Real Estate and/or Prospect Development and/or connected persons of such companies and/or Sansiri	Final offering price which will announce through the website of the Stock Exchange of Thailand on 17 September 2026	Subscription through - <u>The Siam Commercial Bank Public Company Limited:</u> through any of its offices, sales units, or branches. between 21 – 22 September 2026 during the business hours and 23 September 2026 from the beginning of the business hours to 15.30 hrs.
Portion 3: To offer for sale the additional trust units remaining from the offer for sale in Portion1 and Portion 2 in: (1) a private placement; and/or (2) a public offering		
Institutional investors and juristic persons participating in the book building process, who have submitted the bookbuilding form	Final offering price which will announce through the website of the Stock Exchange of Thailand on 17 September 2026	Subscription through - <u>Krungthai XSpring Securities Co., Ltd.:</u> Business Operations Department, 15 th Floor, Liberty Square Building, 287 Silom Road, Bang Rak District, Bangkok 10500 between 21 – 22 September 2026 from 08.30 – 16.00 hrs. and 23 September 2026 from 08.30 – 15.30 hrs. - <u>The Siam Commercial Bank Public Company Limited:</u> Investment and Payment Services Team, No. 9 Siam Commercial Bank (Head Office), 17 th Floor, Ratchadapisek Road, Chatuchak Subdistrict, Chatuchak District, Bangkok 10900 between 21 – 22 September 2026 during the business hours and 23 September 2026 from the beginning of the business hours to 15.30 hrs.
Persons selected at the Underwriter's discretion	Maximum offering price which will announce through the website of the Stock Exchange of Thailand within 4 September 2026	Subscription through - <u>Krungthai XSpring Securities Co., Ltd.:</u> Business Operations Department, 15 th Floor, Liberty Square Building, 287 Silom Road, Bang Rak District, Bangkok 10500 between 9 – 11, 14 – 16 September 2026 from 08.30 – 16.00 hrs. and 17 September 2026 from 08.30-15.30 hrs. - <u>The Siam Commercial Bank Public Company Limited:</u> (1) offices or sales units or branches between 9 – 11, 14 – 16 September 2026 during the business hours and 17 September 2026 from the beginning of the business hours to 15.30 hrs. (2) SCB EASY application (only for individuals) from 8.30 hrs. on 9 September 2026 to 15.30 hrs. on 17 September 2026. Including subscription through the channels of the co-underwriters and selling agents as specified in the Prospectus.



Details and subscription method or other conditions are as specified in **Enclosure 2** Details regarding the Trust Unit Subscription Method for the Third Capital Increase and the Prospectus of the Third Capital Increase of PROSPECT, Part 3: Details regarding the offering of trust units.

The REIT Manager will not offer for allocation to the trust unitholders provided such allocation would result in PROSPECT being subject to any obligations in addition to those required by Thai law including the event that the subscriber holds non-Thai nationalities which the REIT Manager may consider not to allocate the trust units (please see further details of such nationalities in **Enclosure 13**).

In this regard, the investor can study additional information from the effective Prospectus. Such document is available for download at the website of the Office of the SEC (www.sec.or.th).

Please be informed accordingly.

Yours sincerely,

(Miss Aon-Anong Chaithong)

Authorized Signatory

Prospect REIT Management Co., Ltd.

REIT Manager of

Prospect Logistics and Industrial Freehold and Leasehold

Real Estate Investment Trust