

Information on PROSPECT's Additional Investment Assets No.3

Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust (“**PROSPECT**”) is desirous to seek funding in order to invest in the Additional Investment Assets No.3 (the “**Additional Investment Assets**”) by: (a) subleasing parts of the land and leasing parts of the buildings which consist of factory buildings, warehouses, offices and other buildings located on such land, including their component parts totaling 158 units in the Bangkok Free Trade Zone 1 Project for the term of not exceeding 15 years from the commencement date of the lease; (b) subleasing parts of the land and accepting transfer of ownership over parts of the structures of factory buildings, warehouses, offices and other buildings located on such land, including their component parts totaling 3 units in the Bangkok Free Trade Zone 2 Project for the term of not exceeding 26 years from the commencement date of the lease period. When combine such assets with the assets invested by PROSPECT in the Additional Investment Assets No.2 in the Bangkok Free Trade Zone 2 Project, PROSPECT shall be deemed to be the sublessor of the entire Bangkok Free Trade Zone 2 Project; (c) accepting transfer of ownership over parts of the land and structures of factory buildings, warehouses, offices and other buildings located on such land, including their component parts totaling 15 units in the Bangkok Free Trade Zone 3 Project; and (d) purchasing any relevant movable properties used for the business operation within the Bangkok Free Trade Zone 2 Project and the Bangkok Free Trade Zone 3 Project. The details on the investment are as follows:

1. General Information on the Additional Investment Assets No.3

The immovable properties in which PROSPECT will invest are the investment in ownership over the land and sub-leasehold rights over parts of the land, including ownership and leasehold rights over the warehouses and/or factory buildings and/or offices from Chaiyanan-Bangplee Parkland Company Limited (“**Chaiyanan-Bangplee**”) with respect to the Bangkok Free Trade Zone 1 Project and Prospect Development Co., Ltd. (“**Prospect Development**”) with respect to the Bangkok Free Trade Zone 1 Project, the Bangkok Free Trade Zone 2 Project, and the Bangkok Free Trade Zone 3 Project (both Chaiyanan-Bangplee and Prospect Development are collectively or individually referred to as the “**Asset Owner**”), as follows:

1. Sub-leasehold rights over parts of the land and leasehold rights over parts of the factory buildings, warehouses, and offices as follows:
 - 1.1 Sub-leasehold rights over parts of the land and its component parts in the Bangkok Free Trade Zone 1 Project for the term of not exceeding 15 years from the commencement of the lease, with the land area of approximately 163 rai, 1 ngan, 91.53 square wah;
 - 1.2 Leasehold rights over parts of the factory buildings, warehouses, offices, and other structures, including their component parts totaling 158 units in the Bangkok Free Trade Zone 1 Project for the term of not exceeding 15 years from the commencement of the lease, with the total building area of approximately 158,315 square meters;
2. Sub-leasehold rights over parts of the land, and ownership over the factory buildings, warehouses, and offices as follows:

- 2.1 Sub-leasehold rights over parts of the land and its component parts in the Bangkok Free Trade Zone 2 Project for the term of not exceeding 26 years from the commencement of the lease, with the land area of approximately 12 rai, 0 ngan, 49.58 square wah;
 - 2.2 Ownership over parts of the factory buildings, warehouses, offices, and other structures, including their component parts totaling 3 units in the Bangkok Free Trade Zone 2 Project with the total leasable building area of approximately 5,372 square meters, and total leasable external area of approximately 7,109 square meters, totaling 12,481 square meters;
3. Ownership over the land, including parts of the structures of factory buildings, warehouses, offices, and other structures located on such land, including their component parts with total land area of 54 rai 2 ngan 80 square wah, and buildings totaling 15 units in the Bangkok Free Trade Zone 3 Project with total leasable area of approximately 50,882 square meters;
4. Ownership over the movable properties used in the business operation within the Bangkok Free Trade Zone 2 Project and the Bangkok Free Trade Zone 3 Project.

The Summary Table of the Additional Investment Assets¹

Asset Type	Bangkok Free Trade Zone 1 Project	Bangkok Free Trade Zone 2 Project	Bangkok Free Trade Zone 3 Project
Nature of Acquisition of PROSPECT's Asset	Sub-leasehold right of parts of the land and leasehold right of parts of the buildings for the term of not exceeding 15 years from the commencement date of the lease	Sub-leasehold right of parts of the land for the term of not exceeding 26 years from the commencement date of the lease and ownership over parts of the buildings and the relevant movable properties	Ownership over parts of the land and buildings in the project and the relevant properties
Land	Total land area of approximately 163 rai 1 ngan 91.53 square wah	Total land area of approximately 12 rai 0 ngan 49.58 square wah	Total land area of approximately 54 rai 2 ngan 80 square wah
Buildings	Leasehold right over 54 buildings, 158 units	Ownership over 2 buildings, 3 units	Ownership over 4 buildings, 15 units
Leasable area	approximately 158,315 square meters	internal leasable building area of approximately 5,372 square meters and external leasable building area of approximately 7,109 square meters, totaling of approximately 12,481 square meters	approximately 50,882 square meters
Average Building Age²	5.92 years	0.97 year	1.99 years

*Remarks:*¹ Information as of 24 July 2024² Average building age as of the prospective investment date by PROSPECT on 1 March 2025

Remarks:

1. For this investment in the Additional Investment Assets, PROSPECT will invest by entering into:
 - 1.1 Land Sublease and Building Lease Agreement, Sublease Agreement for Secondary Common Road, Sublease Agreement for Assets and Roads in the Project, and Amendment to Sublease Agreement for Assets and Roads in the Project;
 - 1.2 Service Agreement for Secondary Common Road, Service Agreement for Public Utilities and Roads in the Project, and Termination Agreement to Service Agreement for Public Utilities and Roads in the Project;
 - 1.3 Agreement to Sell and Purchase Immovable Property;
 - 1.4 Movable Property Sales and Purchase Agreement; and
 - 1.5 Any other relevant agreement, e.g., Property Manager Appointment Agreement, Undertaking Agreement, Servitude Agreement with respect to Roads in the Project, etc.

Additional details on the assets in which PROSPECT will invest, and/or their value are in accordance with the Registration Statement, and/or the Prospectus for the Offer for Sale of Trust Units for the capital increase of PROSPECT.

2. Details of Additional Investment Assets

2.1 Details of Additional Investment Assets

PROSPECT will invest in the Additional Investment Assets at the total value of no more than THB 3,350 million (to be paid on PROSPECT's investment date in the additional investment assets no. 3), which comprise: (a) sublease fee for parts of the land and rental fee for parts of the buildings, including component parts of the land and buildings for the Bangkok Free Trade Zone 1 Project; (b) sublease fee for parts of the land and ownership purchase fee for parts of the buildings, including component parts of the land and buildings and sublease fee for road in the project for the Bangkok Free Trade Zone 2 Project (excluding the sublease fee with respect to the parts of land which PROSPECT is obligated to make yearly payment to the Asset Owner after the date on which PROSPECT enters into the investment as specified under the asset sublease agreement made with the Asset Owner, whereas the total fee of which amounts to not exceeding THB 79 million); (c) ownership purchase fee for parts of the land and buildings for the Bangkok Free Trade Zone 3 Project; (d) purchase price of relevant movable properties used for the business operation within the Bangkok Free Trade Zone 2 Project and the Bangkok Free Trade Zone 3 Project; and (e) sublease fee for secondary common roads in the Bangkok Free Trade Zone 1 Project (exclusive of value added tax, registration fee, transfer fee, and other relevant fees and expenses which shall be borne by PROSPECT). The details of the assets as of 24 July 2024 are as follows:

Bangkok Free Trade Zone 1 Project

Type of Investment: Investment in Sub-Leasehold Rights over Parts of the Land and Leasehold Rights over Buildings

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
1.	DF01	999,82, 999,83	2,607	2,556	1 one-storey reinforced concrete building with mezzanine floor	4494	2	3	15.95	5.04	Free Zone
2.	DF02	999,112, 999,114	1,748	1,696	1 one-storey reinforced concrete	4494	1	3	77.24	4.23	Free Zone

¹ Average building age as of the prospective investment date by PROSPECT on 1 March 2025

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
					building with mezzanine floor						
3.	DF03	999/124, 999/125	1,890	1,824	1 one-storey reinforced concrete building with mezzanine floor	4494	2	0	32.8	3.74	Free Zone
4.	DF04	999/122, 999/123	1,887	1,824	1 one-storey reinforced concrete building with mezzanine floor	4494	2	0	15.59	3.85	Free Zone
5.	DG01	999/120, 999/121	2,146	2,080	1 one-storey reinforced concrete building with mezzanine floor	4494	2	1	24.06	3.85	General Zone
6.	FA09	999/61, 999/62, 999/63, 999/64, 999/65, 999/66, 999/67, 999/68	8,192	8,232	1 one-storey reinforced concrete building with mezzanine floor	4494	7	0	60.97	5.05	Free Zone
7.	FA10	999/69, 999/70, 999/71,	8,071	8,232	1 one-storey reinforced concrete building with mezzanine floor	4494	7	0	60.97	3.87	Free Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
		999/72, 999/73, 999/74, 999/75, 999/76									
8.	FA16	999/140, 999/141, 999/142, 999/143, 999/144, 999/145	5,399	5,352	1 one-storey reinforced concrete building with mezzanine floor	4494	5	2	55.74	3.67	Free Zone
9.	FA17	999/146, 999/147, 999/148, 999/149, 999/150, 999/151, 999/152, 999/153	9,908	9,848	1 one-storey reinforced concrete building with mezzanine floor	4494	8	1	67.21	2.92	Free Zone
10.	FA18	999/99, 999/119	5,032	4,905	1 one-storey reinforced concrete building with mezzanine floor	4494	5	0	78.79	3.87	Free Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
11.	FB04	999/19, 999/20, 999/21, 999/22, 999/23, 999/24, 999/25, 999/26, 999/27	5,589	5,589	1 one-storey reinforced concrete building with mezzanine floor	4494	5	0	7.38	10.68	Free Zone
12.	FC06	999/18	4,932	4,920	1 one-storey reinforced concrete building with mezzanine floor	4494	5	2	32.08	11.32	Free Zone
13.	FC16	999/34	1,450	1,416	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	97.55	6.26	Free Zone
14.	FC17	999/35	1,450	1,416	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	96.55	3.85	Free Zone
15.	FC18	999/44	1,152	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	8.60	6.01	Free Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
16.	FC19	999/43	1,152	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	8.60	5.95	Free Zone
17.	FC24	999/88	1,138	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	9.60	5.15	Free Zone
18.	FC25	999/89	1,138	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	8.60	5.15	Free Zone
19.	FC26	999/90	1,134	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	9.60	5.15	Free Zone
20.	FC27	999/91	1,133	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	7.59	5.15	Free Zone
21.	FC28	999/92	1,144	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	34.09	4.10	Free Zone
22.	FC29	999/93	1,144	1,108	1 one-storey reinforced concrete	4494	1	2	8.60	4.26	Free Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
					building with mezzanine floor						
23.	FC30	999.94	1,143	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	34.09	4.15	Free Zone
24.	FC31	999.95	1,142	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	8.60	4.15	Free Zone
25.	FC32	999.96	1,140	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	33.48	4.19	Free Zone
26.	FC33	999.97	1,143	1,108	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	7.59	4.19	Free Zone
27.	FC36	999.98	1,064	1,337	1 one-storey reinforced concrete building	4494	1	2	3.90	4.41	Free Zone
28.	FC37	999.139	1,108	1,084	1 one-storey reinforced concrete building with mezzanine floor	4494	1	1	81.71	4.19	Free Zone
29.	FM02	999.28, 999.29,	4,190	4,164	1 one-storey reinforced concrete	4494	4	1	55.56	7.04	Free Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
		999/30, 999/31, 999/32, 999/33			building with mezzanine floor						
30.	FM06	999/36, 999/37, 999/38, 999/39, 999/40	3,519	3,470	1 one-storey reinforced concrete building with mezzanine floor	4494	3	2	86.24	6.73	Free Zone
31.	FM07	999/77, 999/78, 999/79, 999/80, 999/81	3,568	3,470	1 one-storey reinforced concrete building with mezzanine floor	4494	3	2	86.24	5.25	Free Zone
32.	FM08	999/115, 999/116, 999/117, 999/118	3,365	3,280	1 one-storey reinforced concrete building with mezzanine floor	4494	3	2	15.69	4.23	Free Zone
33.	FM09	999/134, 999/135, 999/136, 999/137, 999/138	3,753	3,635	1 one-storey reinforced concrete building with mezzanine floor	4494	3	2	96.38	3.68	Free Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
34.	FM10	999/107, 999/108, 999/109, 999/110, 999/111	3,490	3,360	1 one-storey reinforced concrete building with mezzanine floor	4494	3	2	40.41	4.32	Free Zone
35.	FM11	999/126, 999/127, 999/128	2,274	2,181	1 one-storey reinforced concrete building with mezzanine floor	4494	2	1	71.26	3.85	Free Zone
36.	FM12	999/129, 999/130, 999/131, 999/132, 999/133	3,780	3,635	1 one-storey reinforced concrete building with mezzanine floor	4494	3	3	31.97	3.85	Free Zone
37.	GA05	999/52, 999/53, 999/54, 999/55, 999/56, 999/57, 999/58, 999/59, 999/60	9,730	9,864	1 one-storey reinforced concrete building with mezzanine floor	4494	9	0	20.17	5.05	General Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
38.	GA06	999/84, 999/85, 999/86, 999/87	4,803	4,772	1 one-storey reinforced concrete building with mezzanine floor	4494	4	2	54.38	5.25	General Zone
39.	GA07	999/154, 999/155, 999/156, 999/157	4,554	4,432	1 one-storey reinforced concrete building with mezzanine floor	4494	4	0	3.00	2.00	General Zone
40.	GC16	999/47	1,151	1,110	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	26.76	6.16	General Zone
41.	GC17	999/46	1,151	1,110	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	26.76	6.16	General Zone
42.	GC18	999/45	1,151	1,110	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	26.76	6.16	General Zone
43.	GC19	999/51, 999/161, 999/162	5,205	5,352	1 one-storey reinforced concrete building	4494	6	0	29.37	6.26	General Zone
44.	GC20	999/100	1,038	1,068	1 one-storey reinforced concrete	4494	1	2	5.45	4.72	General Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
					building with mezzanine floor						
45.	GC21	999/106	1,090	1,068	1 one-storey reinforced concrete building with mezzanine floor	4494	1	2	5.45	4.37	General Zone
46.	GC22	999/158	1,025	972	1 one-storey reinforced concrete building with mezzanine floor	4494	1	1	33.13	2.55	General Zone
47.	GC23	999/159	1,038	984	1 one-storey reinforced concrete building with mezzanine floor	4494	1	1	38.75	2.55	General Zone
48.	GC24	999/160	1,025	972	1 one-storey reinforced concrete building with mezzanine floor	4494	1	1	33.13	2.55	General Zone
49.	GM08	999/48, 999/49, 999/50	2,140	2,082	1 one-storey reinforced concrete building with mezzanine floor	4494	2	1	88.75	6.26	General Zone
50.	GM09	999/101, 999/102, 999/103, 999/104,	2,865	3,360	1 one-storey reinforced concrete building with mezzanine floor	4494	3	2	40.42	4.62	General Zone

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximate Land Area			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
		999/105									
51.	WH01	999/1, 999/2, 999/3, 999/4	18,433	4,327	4 steel structure reinforced concrete buildings	4494	3	0	72.00	16.20	Free Zone
52.	WH02	999/14, 999/15, 999/16, 999/17		4,310		4494	3	0	72.00	16.20	Free Zone
53.	WH03	999/9, 999/10, 999/11, 999/12		4,310		4494	3	0	72.00	11.92	Free Zone
54.	WH04	999/5, 999/6, 999/7, 999/8		4,310		4494	3	0	72.00	11.92	Free Zone

Source: Asset Owner

Bangkok Free Trade Zone 2 ProjectType of Investment: Investment in Sub-Leasehold Rights over Land and Ownership over Buildings

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximately Land Area			Average age of building (years) ²	Type of Area
							Rai	Ngan	Square Wah		
1.	2-GB02	98/33	4,930	total leasable building area is approximately 4,980 sq.m. total external leasable area is approximately 7,109 sq.m.	1 one-storey reinforced concrete building	33613	10	3	42.75	1.70	General Zone
2.	MHW1, 2	98/31, 98/32	392	392	1 one-storey steel structure	23425	1	1	6.83	0.60	General Zone

Source: Asset Owner

² Average building age as of the prospective investment date by PROSPECT on 1 March 2025

Bangkok Free Trade Zone 3 ProjectType of Investment: Investment in Ownership over Land and Buildings

No.	Building No.	House Registration No.	Approximate building area (sq.m.)	Approximate leasable area (sq.m.)	Building Details	Title Deed No.	Approximately Land Area			Average age of building (years) ³	Type of Area
							Rai	Ngan	Square Wah		
1.	3-FDG01-1 3-FDG01-2 3-FDG01-3	998/114-116	6,625	4,047	1 one-storey reinforced concrete building	191633	4	3	5.20	2.18	Free Zone
2.	3-GDG01-1 3-GDG01-2	998/117-118		2,698			2	3	61.24	2.18	General Zone
3.	3-FDG02-1 3-FDG02-2 3-FDG02-3	998/119-121	6,625	4,047	1 one-storey reinforced concrete building	191633	4	1	72.02	2.18	Free Zone
4.	3-GDG02-1 3-GDG02-2	998/122-123		2,698			2	3	11.51	2.18	General Zone
5.	3-GA01-1 3-GA01-2	998/130-131	25,614	25,614	1 two-storey reinforced concrete building	191636	26	0	16.70	1.62	General Zone
6.	3-GA02-1 3-GA02-2 3-GA02-3	998/127-129	11,868	11,778	1 two-storey steel structure	191636	12	1	36.71	1.62	General Zone

Source: Asset Owner³ Average building age as of the prospective investment date by PROSPECT on 1 March 2025

2.2 Projected Income of PROSPECT in the first year

Projected income receivable by PROSPECT during the first year after the Additional Investment will consist of income from rent and service fee. The details of projected income approximately from 1 March 2025 – 28 February 2026 are as follows:

	Existing Assets¹	Assets after Additional Investment No.3²
	<i>(THB Million)</i>	
Income		
Rental and service income	591.0	1,031.3
Interest income	1.5	2.1
Other income	17.0	30.0
Total Income	609.5	1,063.4
Expenses		
Administrative expenses	64.5	108.7
Property management fee	59.2	93.6
REIT management fee	16.7	27.2
Trustee fee	9.7	13.9
Registrar fee	1.2	1.9
Other expenses	5.0	6.1
Issuance and offering cost relating to the offering of trust units for acquisition of Additional Investment Assets No.3	-	3.2
Financial costs	91.3	156.0
Total Expenses	247.7	410.6
Net profit	361.8	652.8
<u>Adjust:</u> The difference between interest expense calculated from effective interest rate and actual interest paid	(0.2)	(1.5)
The difference between amortized commission fee and actual commission fee paid	0.6	(1.2)
Non-cash rental and service income	(1.4)	(4.8)
The difference between financial cost of lease liabilities and actual rent paid	(0.5)	(0.6)
Net cash available for distribution	360.3	644.8
<u>Adjust:</u> Excess liquidity from issuance and offering costs relating to the offering of trust units for acquisition of Additional Investment Assets No. 3	-	3.2
Refundable value added tax	-	28.6
Principal loan repayment	(58.0)	(58.0)
Capital expenditure reserve	(16.0)	(24.4)

	Existing Assets¹	Assets after Additional Investment No.3²
	<i>(THB Million)</i>	
Net cash available for distribution and capital reduction	286.3	594.3
Projected distribution and capital reduction rate (%)	98.0	98.0
Projected distribution and capital reduction	280.6	582.4
Number of trust units ³ (million units)	375.0	656.0
Distribution and capital reduction per trust unit³ (THB)	0.75	0.89

- Remarks:
- ¹ Existing assets referred to the main assets in which PROSPECT currently invest.
 - ² Assets after Additional Investment No. 3 referred to the main assets in which PROSPECT currently invest, and on 1 March 2025, PROSPECT will invest in the main assets in Additional Investment No. 3.
 - ³ Number of the trust units are used for calculation purposes only. The number of trust units to be additionally offered for sale will be approximately 281 million units, calculated based on the assumption that the issuance and offering for sale of trust units is made at THB 8.3 per unit, and the loan amounting approximately THB 1,200 million. However, the amount of loan, number of trust units to be offered for sale, and the final offering price may differ from this estimation.

Summary of Details of the Investment in Property and PROSPECT's Highest Value for Investment in Immovable Properties

Assets in which PROSPECT will additionally invest	
Land area in which PROSPECT will invest	230 Rai 1 Ngan 21.11 Square Wah
Characteristics of PROSPECT's investment	
Bangkok Free Trade Zone 1 Project	<ul style="list-style-type: none"> • Sublease parts of the land and component parts of the land in the Bangkok Free Trade Zone 1 Project • Lease factory buildings, warehouses, and offices, and other structures, including the partial component parts of the buildings
Bangkok Free Trade Zone 2 Project	<ul style="list-style-type: none"> • Sublease parts of the land and component parts of the land in the Bangkok Free Trade Zone 2 Project • Ownership over the factory buildings, warehouses, and offices, and other structures, including the partial component parts of the buildings in the Bangkok Free Trade Zone 2 Project

Assets in which PROSPECT will additionally invest	
Bangkok Free Trade Zone 3 Project	Ownership over the land, warehouse buildings, and offices, and other structures, including the partial component parts of the land and buildings in the Bangkok Free Trade Zone 3 Project
Approximate total (rental) area which PROSPECT will invest (square meter)	
Building area	221,678.0
Appraisal value of assets in which PROSPECT will invest¹ (million THB)	
Appraisal value made by Siam City Appraisal Co., Ltd.	3,619.94
Appraisal value made by Grand Asset Advisory Co., Ltd.	3,572.35
Highest value in which PROSPECT will invest in immovable properties (exclusive of value added tax, registration fee, special business tax, and other relevant fees and expenses, as well as the sublease fee with respect to the parts of land which PROSPECT is obligated to make yearly payment to the Asset Owner after the date on which PROSPECT enters into the investment as specified under the asset sublease agreement made with the Asset Owner, whereas the total fee of which amounts to not exceeding THB 79 million)	3,350.0

¹ Appraised value as of 1 March 2025

3. Summary of details on the existing investment assets, and the Additional Investment Assets of PROSPECT

	Project	Type of Immovable Properties	Characteristics of Investment	Approximate Total Area	Leasable Area
				(rai-ngan-sq.wah)	(sq.m.)
Existing Investment Assets	Bangkok Free Trade Zone 1 Project	Warehouses, factories, and offices	<p>Sub-leasehold right over parts of the land and buildings in the BFTZ1 Project, located on Bangna-Trad Road Km. 23, Bang Sao Thong District, Samut Prakan Province, having a total of 63 buildings which can be divided into 185 units, and located in the Free Zone and General Zone, comprising:</p> <ol style="list-style-type: none"> 1. Warehouse: 21 buildings, divided into 102 units; 2. Stand-alone factory: 30 buildings, divided into 30 units; 3. Mini factory: 10 buildings, divided into 51 units; and 4. Build-to-suit building: 2 buildings, divided into 2 units 	<p>214-1-88.8 divided into:</p> <ol style="list-style-type: none"> 1) Land area in the Free Zone: 127-2-63.8 2) Land area in the General Zone: 86-3-25.0 	<p>219,116.00 divided into:</p> <ol style="list-style-type: none"> 1) Leasable land area in the Free Zone: 134,417.00 2) Leasable land area in the General Zone: 84,699.00
	X44 Project Bang Na Km. 18	Factory buildings and offices	Ownership over the land and structures in the X44 Project which is located on Bangna-Trad Road Km. 18, Bang Chalong Subdistrict, Bang Phli District, Samut Prakan Province, with 1 built-to-suit building	2-3-0.0	3,087.00
	Bangkok Free Trade Zone 2 Project (Theparak Road)	Warehouses, factories, and offices	Sub-leasehold right over parts of the land and ownership over parts of the buildings in the Bangkok Free Trade Zone 2 Project which is located on Theparak Road, Bang Sao Thong District, Samut Prakan Province, having a total of 7 buildings which can be divided into 12 units, and located in the General Zone, comprising:	23-0-95.3	20,996.00

	Project	Type of Immovable Properties	Characteristics of Investment	Approximate Total Area	Leasable Area
				(rai-ngan-sq.wah)	(sq.m.)
			<ol style="list-style-type: none"> 1. Warehouse: 1 building, divided into 3 units; 2. Stand alone factory: 5 buildings, divided into 5 units; and 3. Mini factory: 1 building, divided into 4 units 		
	Bangkok Free Trade Zone 3 Project (Bangna-Trad, Km. 19)	Warehouses, factories, and offices	Ownership over parts of the land and buildings in the Bangkok Free Trade Zone 3 Project, which is located on Bangna-Trad Road Km. 19, Bang Phli District, Samut Prakan Province, having a total of 6 buildings which can be divided into 23 units, and located in the Free Zone, and is comprise of warehouse buildings	53-3-91.2	49,133.00
Additional Investment Assets No.3	Bangkok Free Trade Zone 1 Project	Warehouses, factories, and offices	<p>Sub-leasehold right over parts of the land and component parts of the land in the Bangkok Free Trade Zone 1 Project, which is located on Bangna-Trad Road Km.23, Bang Sao Thong District, Samut Prakan Province, having a total of 54 buildings which can be divided into 158 units located in the Free Zone and General Zone, comprising:</p> <ol style="list-style-type: none"> 1. Warehouse: 13 buildings, divided into 74 units; 2. Stand-alone factory: 30 buildings, divided into 37 units; 3. Mini factory: 10 buildings, divided into 46 units; and 4. Built-to-suit building: 1 building, divided into 1 unit 	<p>163-1-91.53 divided into:</p> <ol style="list-style-type: none"> 1) Land area in the Free Zone: 119-2-35.22 2) Land area in the General Zone: 43-3-56.31 	<p>158,315 divided into:</p> <ol style="list-style-type: none"> 1) Leasable land area in the Free Zone: 117,979.00 2) Leasable land area in the General Zone: 40,336.00

	Project	Type of Immovable Properties	Characteristics of Investment	Approximate Total Area	Leasable Area
				(rai-ngan-sq.wah)	(sq.m.)
	Bangkok Free Trade Zone 2 Project (Theparak Road)	Warehouses, factories, and offices	Sub-leasehold right over parts of the land and ownership over parts of the buildings in the Bangkok Free Trade Zone 2 Project, which is located on Theparak Road, Bang Sao Thong District, Samut Prakan Province, having a total of 2 buildings which can be divided into 3 units located in the General Zone, comprising: Zone, comprising: 1. Warehouse: 1 building, divided into 1 unit; 2. Mini warehouse: 1 building, divided into 2 units	12-0-49.58	12,481.00
	Bangkok Free Trade Zone 3 Project (Bangna-Trad, Km. 19)	Warehouses, factories, and offices	Ownership over parts of the land and building in the Bangkok Free Trade Zone 3 Project, which is located on Bangna-Trad Road Km. 19, Bang Phli District, Samut Prakan Province, having a total of 4 buildings which can be divided into 15 units, located in the Free Zone and General Zone, comprising: 1. Warehouse: 4 buildings, divided into 15 units	54-2-80 divided into: 1) Land area in the Free Zone: 10-0-22.89 2) Land area in the General Zone: 44-2-57.11	50,882.00 divided into: 1) Leasable land area in the Free Zone: 8,094.00 2) Leasable land area in the General Zone: 42,788.00

3.1 Information of the Lessees Classified by Business Type

PROSPECT's Existing Main Investment Assets		Total Main Assets after Additional Investment	
Type of Business	Ratio of rental area to total leasable area (percent) ^{1,2}	Type of Business	Ratio of rental area to total leasable area (percent) ^{1,2}
Consumer goods (personal goods and medical products)	14.7	Logistics service	17.5
Plastic and metal manufacturing	12.6	Food and agriculture	14.8
Food and agriculture	12.3	Consumer goods (personal goods and medical products)	10.9
Electronics and electronic components	10.7	Electronics and electronic components	9.2
Automotive and auto parts	8.9	Plastic and metal manufacturing	8.9
Others	40.8	Others	38.6
Total		100.0	100.0

Source: REIT Manager and Asset Owner

Remarks: ¹ Information as of 30 June 2024

² Accumulated with the executed Lease Agreement under which the lease term will start after 30 June 2024

3.2 Remaining Lease Terms

Year of lease expiration	Ratio of rental area per total leasable area (percent) ^{1,2}	
	PROSPECT's Current Investment Assets ¹	Total Properties after the Additional Investment
Less than 1 year	17.5	17.5
More than 1 - 3 years	67.6	63.4
More than 3 - 5 years	9.7	8.3
More than 5 years	5.2	10.9
Total	100.0	100.0

Source: REIT Manager and Asset Owner

Remarks: ¹ Information as of 30 June 2024

² Accumulated with the executed lease agreements under which the lease term will start after 30 June 2024.

3.3 Top 5 tenants by lease area

No.	Tenants ^{1,2}	
	Property Currently Invested in by PROSPECT ¹	Total Properties after Invested
1.	Thai Haso Co., Ltd.	RT Plus Logistics Co., Ltd.
2.	Perfect Companion Group Co., Ltd.	Thai Haso Co., Ltd.
3.	Union J.Plus (Thailand) Co., Ltd.	Perfect Companion Group Co., Ltd.
4.	LEC Industry (Thailand) Co., Ltd.	Union J.Plus (Thailand) Co., Ltd.
5.	Ocean Energy Co., Ltd.	LEC Industry (Thailand) Co., Ltd.
Total leased area of top 5 tenants as percentage of total area	25.0 percent	18.6 percent

Source: Asset Owner

Remarks: ¹ Information as of 30 June 2024

² Accumulated with the executed Lease Agreement under which the lease term will start after 30 June 2024