

Information on PROSPECT's Additional Investment Assets No. 4

Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust (“**PROSPECT**”) is desirous to additionally invest in immovable properties for the fourth time, by: (a) sub-leasing parts of the land and accepting transfer of ownership over the buildings which are consist of factory buildings, warehouses, offices and other structures located on such land, including their component parts, totaling 1 building, 6 units (Building 6-GA01) located in the Bangkok Free Trade Zone 6 Project for the term of not exceeding 28 years from the commencement date of the sub-lease; (b) sub-leasing the land and accepting transfer of ownership over the buildings which are consist of factory buildings, warehouses, offices and other structures located on such land, including their component parts, totaling 1 building, 4 units (Building 6-GA03) located in the Bangkok Free Trade Zone 6 Project for the term of not exceeding 29 years from the commencement date of the sub-lease, when combining with the assets that PROSPECT has been invested for the additional investment assets no. 2 in the Bangkok Free Trade Zone 2 Project, PROSPECT will be considered as the sole sub-lessee of the whole of the Bangkok Free Trade Zone 2 Project; and (c) purchasing any relevant movable properties used for the business operation within the Bangkok Free Trade Zone 6 Project (collectively referred to as the “**Additional Investment Assets**”). The details on the additional investment are as follows:

1. General Information of the Additional Investment Assets No. 4

The immovable properties in which PROSPECT will invest are the investment in sub-leasehold rights over the land, including ownership over the warehouses and/or factory buildings and/ or offices from Prospect Development Co., Ltd. (“**Prospect Development**” or the “**Asset Owner**”), as follows:

1. Sub-leasehold rights over parts of the land and ownership over of the factory buildings, warehouses, and offices, totaling 1 building, 6 units (Building 6-GA01) located in the Bangkok Free Trade Zone 6 Project for the term of not exceeding 28 years from the commencement date of the sub-lease as follows:
 - 1.1 Sub-leasehold rights over parts of the land and its component parts, with the land area of approximately 33 rai 3 ngan 24.11 square wah;
 - 1.2 Ownership over the factory buildings, warehouses, offices, and other structures including their component parts, totaling 1 building, 6 units (Building 6-GA01), with total leasable area of approximately 40,932 square meters; and
 - 1.3 Ownership over the movable properties used in the business operation within items 1.1 and 1.2;
2. Sub-leasehold right over the land and ownership over the factory buildings, warehouses, and offices, totaling 1 building, 4 units (Building 6-GA03) in the Bangkok Free Trade Zone 6 Project for the term of not exceeding 29 years from the commencement date of the sub-lease as follows:
 - 2.1 Sub-leasehold rights over the land and its component parts, with the land area of approximately 11 rai 1 ngan 91.00 square wah;
 - 2.2 Ownership over the factory buildings, warehouses, offices, and other structures including their component parts, totaling 1 building, 4 units (Building 6-GA03), with total leasable area of approximately 9,816 square meters; and
 - 2.3 Ownership over the movable properties used in the business operation within items 2.1 and 2.2.

The Summary Table of the Additional Investment Assets^{/1}

	Bangkok Free Trade Zone 6 Project	
	Building 6-GA01	Building 6-GA03
Nature of Acquisition of PROSPECT's Asset	<ul style="list-style-type: none"> ▣ Sub-leasehold right over the parts of the land for the term of not exceeding 28 years from the commencement date of the sub-lease ▣ Ownership over the buildings and the relevant movable properties 	<ul style="list-style-type: none"> ▣ Sub-leasehold right over the land for the term of not exceeding 29 years from the commencement date of the sub-lease ▣ Ownership over the buildings and the relevant movable properties
Land	Total land area of approximately 33 rai 3 ngan 24.11 square wah	Total land area of approximately 11 rai 1 ngan 91.00 square wah
Buildings	Ownership over 1 building, 6 units	Ownership over 1 building, 4 units
Leasable area	approximately 40,932 square meters	approximately 9,816 square meters
Building Age ^{/2}	1.15 year	0.62 year

Remarks:

^{/1} Information as of 1 June 2025

^{/2} Building age as of the prospective investment date by PROSPECT on 30 September 2025

^{/3} PROSPECT will enter into an agreement to obtain the right of use and sub-leasehold right over the common public utilities and roads within the project in form of encumbrance or sub-lease for the purpose of shared use, as there are third parties other than the PROSPECT's sublessees, i.e. tenants of buildings in which PROSPECT did not invest in, who also require access to the said common public utilities and roads.

Remarks:

1. For this investment in the Additional Investment Assets, PROSPECT will invest by entering into:
 - 1.1 Land Sub-lease Agreement, Sub-lease Agreement for Common Public Utilities and Roads in the Project;
 - 1.2. Service Agreement for Common Public Utilities and Roads in the Project;
 - 1.3. Agreement to Sell and Purchase Immovable Properties;
 - 1.4. Movable Properties Sales and Purchase Agreement; and
 - 1.5. Any other relevant agreements, e.g., Property Manager Appointment Agreement, Undertaking Agreement, Memorandum of Encumbrance with respect to Roads in the Project, etc.

2. Details of Additional Investment Assets

PROSPECT will consider to invest in the Additional Investment Assets at a price of not exceeding THB 970 million in total (to be paid on the date of PROSPECT's investment in the Additional Investment Assets No. 4), which comprise of: (a) sub-lease fee for the land and purchase price of ownership over the buildings, including the component parts of the land and the buildings for the Bangkok Free Trade Zone 6 Project; (b) purchase price for ownership over relevant movable properties used in the business operation within the Bangkok Free Trade Zone 6 Project; and (c) sub-lease fee with respect to the common public utilities and roads in the Bangkok Free Trade Zone 6 Project (exclusive of value added tax, registration fee, transfer fee, and other relevant fees and expenses which will be borne by PROSPECT), the details of which as of 30 June 2025 are as follows:

Bangkok Free Trade Zone 6 Project

Type of Investment: Investment in sub-leasehold rights over the land and ownership over the 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 where the buildings are located			Average age of building (years) ¹	Type of Area
							Rai	Ngan	Square Wah		
1.	6-GA01	998/1, 998/2, 998/3, 998/4, 998/5, 998/6	40,336	40,932	1 two-story reinforced concrete building (6 units)	4407	14	2	80.8	1.15	General zone
						187937	19	0	43.3		
2.	6-GA03	998/7, 998/8, 998/9, 998/10	9,816	9,816	1 two-story reinforced concrete building (4 units)	4137	6	1	36.0	0.62	General zone
						5201	1	1	47.0		
						6135	1	2	93.0		
						6136	2	0	0.0		
						115230	0	0	15.0		

Source: Asset Owner

¹ Average building age as of the prospective investment date by PROSPECT on 30 September 2025

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

Assets in which PROSPECT will additionally invest	
Land area in which PROSPECT will invest	45 Rai 1 Ngan 15.11 Square Wah
Characteristics of PROSPECT's investment	
Bangkok Free Trade Zone 6 Project	<ul style="list-style-type: none"> • Sub-leasehold right over the land and component parts of the land in the Bangkok Free Trade Zone 6 Project • Ownership over factory buildings, warehouses, and offices, and other structures, including the component parts of the buildings in the Bangkok Free Trade Zone 6 Project
Approximate total (rental) area which PROSPECT will invest (square meter)	
Building leased area	50,748
Appraisal value of total assets for parts which PROSPECT will invest^{/1} (THB million)	
Appraisal value made by Siam City Appraisal Co., Ltd.	967.88
Appraisal value made by Sims Property Consultant Co., Ltd.	963.00
Highest price 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 sub-lease fee with respect to the parts of land which PROSPECT is obligated to annually pay to the Asset Owner after the date of investment by PROSPECT as specified in the land sub-lease agreement made with the Asset Owner, whereas the total fee of such amount will not exceed THB 259 million)	970.00

^{/1} Assets appraised value as of 1 September 2025

3. Summary of details of PROSPECT's existing investment assets and the Additional Investment Assets

		Project	Type of Immovable Properties	Characteristics of Investment	Approximate Total Land Area	Leasable Area
					(rai-ngan-sq.wah)	(sq.m.)
Existing Investment Assets	Initial Investment Assets	Bangkok Free Trade Zone 1 Project	Warehouses, factories, and offices	Sub-leasehold right over the land and the buildings located 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 63 buildings which can be divided into 185 units, and located in the Free Zone and the General Zone, comprising of: 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	214-1-88.8	219,116.00
	Additional Investment Assets No. 1	X44 Project Bang Na Km. 18	Factories and offices	Ownership over the land and structures located in the X44 Project, which is located on Bangna-Trad Road Km. 18, Bang Chalong Sub-district, Bang Phli District, Samut Prakan Province, with 1 built-to-suit building	2-3-0.0	3,087.00
	Additional Investment Assets No. 2	Bangkok Free Trade Zone 2 Project (Theparak Road)	Warehouses, factories, and offices	Sub-leasehold right over the land and ownership over the buildings located 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 of: 1. Warehouse: 1 building, divided into 3 units;	23-0-95.3	20,996.00

(Translation)

Enclosure 2

		Project	Type of Immovable Properties	Characteristics of Investment	Approximate Total Land Area	Leasable Area
					(rai-ngan-sq.wah)	(sq.m.)
				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 the land and the buildings located 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	Sub-leasehold right over the land and leasehold right over the buildings located in the Bangkok Free Trade Zone 1 Project, comprising of 54 buildings, divided into 158 units, comprising of: 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	163-1-91.53	158,315.00
		Bangkok Free Trade Zone 2 Project (Theparak Road)	Warehouses, factories, and offices	Sub-leasehold right over the land and ownership over the buildings located in the Bangkok Free Trade Zone 2 Project, consisting of 2 buildings which can be divided into 3 units and all are warehouses, located in the General Zone	12-0-49.6	12,481.00

(Translation)

Enclosure 2

		Project	Type of Immovable Properties	Characteristics of Investment	Approximate Total Land Area	Leasable Area
					(rai-ngan-sq.wah)	(sq.m.)
		Bangkok Free Trade Zone 3 Project (Bangna-Trad, Km. 19)	Warehouses, factories, and offices	Ownership over the land and the buildings located in the Bangkok Free Trade Zone 3 Project, consisting of 4 buildings which can be divided into 15 units and all are warehouses.	54-2-80.0	50,882.00
Additional Investment Assets No. 4		Bangkok Free Trade Zone 6 Project	Warehouses, factories, and offices	Sub-leasehold right over the land and ownership over the buildings located in the Bangkok Free Trade Zone 6 Project, which is located on Suvarnabhumi Drainage Canal Road, Bang Pla Sub-district, Bang Phli District, Samut Prakan Province, comprising of 2 warehouses, divided into 10 units	45-1-15.11	50,748

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}
Transportation and logistics	17.3	Transportation and logistics	16.8
Automobile and components	14.9	Automobile and components	15.3
Agriculture and food	11.7	Agriculture and food	10.6
Consumer goods (personal goods and medical products)	11.7	Consumer goods (personal goods and medical products)	10.6
Steel industry and metal products	8.8	Electronics and electronic components	10.2
Others	35.6	Others	36.5
Total	100.0	Total	100.0

Source: REIT Manager and Asset Owner

Remarks: ¹¹ Information as of 30 June 2025

¹² Calculated based on only the lease agreements which have already been executed

3.2 Remaining Lease Terms

Remaining lease terms	Ratio of rental area per total leasable area (percent) ^{1,2}	
	PROSPECT's Existing Main Investment Assets ¹¹	Total Main Assets after the Additional Investment
Less than 1 year	27.7	25.0
More than 1 – 3 years	60.9	62.1
More than 3 – 5 years	0.8	2.1
More than 5 years	10.6	10.8
Total	100.0	100.0

Source: REIT Manager and Asset Owner

Remarks: ¹¹ Information as of 30 June 2025

¹² Calculated based on only the lease agreements which have already been executed

3.3 Top 5 Tenants by Leased Area

No.	Tenants ^{/1,2}	
	PROSPECT's Existing Main Investment Assets	Total Main Assets after the Additional Investment
1.	RT Plus Logistics Co., Ltd.	RT Plus Logistics Co., Ltd.
2.	Thai Haso Co., Ltd.	Thai Haso Co., Ltd.
3.	Union J.Plus (Thailand) Co., Ltd.	Union J.Plus (Thailand) Co., Ltd.
4.	PERI Formwork & Scaffolding (Thailand) Co., Ltd.	PERI Formwork & Scaffolding (Thailand) Co., Ltd.
5.	Avius ULD Co., Ltd.	Avius ULD Co., Ltd.
Total leased area of top 5 tenants in percentage of total leased area	17.3 percent	15.6 percent

Source: Asset Owner

Remarks: ¹¹ Information as of 30 June 2025

¹² Calculated based on only the lease agreements which have already been executed