September 4, 2025

Subject   Amendment to the Enclosure of the Invitation to the Unitholders' Meeting of Prospect Logistics and Industrial Real Estate Investment Trust No. 1/2025, Enclosure 5: Independent Financial Advisor's Opinion

Attention   Trust Unitholders of Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust

PROSPECT REIT Management Company Limited (the "**Company**", the "**REIT Manager**") as the REIT Manager of Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust ("**PROSPECT**", "**the REIT**"), would like to inform that the invitation for the Trust Unitholders' Meeting No. 1/2025 of PROSPECT, along with the meeting documents (the "**Invitation Package**") has been published on the PROSPECT website and the Company has also sent the Invitation Package to the trust unitholders, who are entitled to attend the Trust Unitholders' Meeting on the Record Date on 22 August 2025, via Thailand Post on 3 September 2025.

The company would like to announce a correction of a typographical error in the document, "Enclosure 5: Opinion Report of the Independent Financial Advisor regarding the Acquisition of Additional Main Assets of the REIT and the Transaction between the REIT and the Related Person of the REIT Manager". The correction is located in Part 3, Section 3.1.1, under the heading "Compare the Price for Entering into the Transaction with the Appraisal Value by the Independent Appraisers" specifically in the table Summary of Key Assumptions of Independent Appraisers for the BFTZ 6 Project ("Enclosure 5").

This amendment to Enclosure 5 is solely a correction of a typographical error and <u>does not affect the appraised value or any material substance of the report.</u> The details are as follows

Original Version

Key Assumptions of Independent Appraisers for the BFTZ 6 Project		
Assumption	**Siam City Appraisal Company Limited**	**Sims Property Consultants Co., Ltd.**
Projection period	Commencement Date as of 1 January 2023 Contract End Date as of 31 December 2052 Valuation Date as of 1 September 2025 Remaining Terms Group 1: 26 years 4 months Group 2: 28 years 4 months The valuation shall be calculated based on the remaining lease term (considered in full calendar years from January to December), with the value determined as of 1 September 2025, contract end date as of 31 July 2051 and group 2 contract ended as of 28 February 2054.	Commencement Date as of 1 September 2025 Contract End Date as of 31 December 2052 Valuation Date as of 1 September 2025 Remaining Terms Group 1: 27 years 4 months Group 2: 28 years 6 months Estimated according to lease term the value as of 1 September 2025.

Key Assumptions of Independent Appraisers for the BFTZ 6 Project		
Assumption	**Siam City Appraisal Company Limited**	**Sims Property Consultants Co., Ltd.**

Projection period	Commencement Date as of 1 January 2023
	
	Contract End Date as of 31 December 2052
	
	Valuation Date as of 1 September 2025
	
	Remaining Terms Group 1: 27 years 4 months
	
	                    Group 2: 28 years 6 months
	
	The valuation shall be calculated based on the remaining lease term (considered in full calendar years from January to December), with the value determined as of 1 September 2025, contract end date as of 31 December 2052 and group 2 contract ended as of 28 February 2054.
		Commencement Date as of 1 September 2025
		
		Contract End Date as of 31 December 2052
		
		Valuation Date as of 1 September 2025
		
		Remaining Terms Group 1: 27 years 4 months
		
		                    Group 2: 28 years 6 months
		
		Estimated according to lease term the value as of 1 September 2025.

The company has published the amended version of Enclosure 5 on the PROSPECT REIT website. Unitholders can download the document at the following URL: https://www.prospectreit.com/en/investor-relations/document/unitholder-meetings

Please be informed accordingly

Yours faithfully,

(Miss Aon-Anong Chaithong)

Authorized person

Prospect REIT Management Company Limited

REIT Manager