

**Information Memorandum on the REIT's Acquisition of Assets and the Related Party Transactions
between the REIT and the Related Persons of the REIT Manager**

1. Fifth Additional Investment in Main Assets

- 1.1 Transaction date : The transaction date will be subject to the following conditions:
1. PROSPECT has obtained approval from the Trust Unitholders' Meeting.
 2. PROSPECT has obtained approval from the Office of the Securities and Exchange Commission (the "**SEC Office**") for the relevant matters.
 3. PROSPECT has completed the issuance and offering for sale of the additional trust units.
 4. The parties have completely complied with the conditions precedent stipulated in the agreements relating to the acquisition of the assets of PROSPECT.

- 1.2 Counterparty and relationship with PROSPECT : 1. BFTZ Bangpakong Co., Ltd. (the "**Asset Owner**" or "**BFTZ Bangpakong**")
2. A subsidiary of BFTZ Bangpakong, which is in the process of establishment, which will hold joint ownership of the lands in the Bangkok Free Trade Zone 4 Project together with BFTZ Bangpakong (the "**BFTZ Bangpakong's Subsidiary**")
3. Prospect Development Co., Ltd. ("**Prospect Development**")
- BFTZ Bangpakong, who currently owns the assets in which PROSPECT will additionally invest for the fifth time (the "**Additional Investment Assets No. 5**"), has a relationship with PROSPECT because Prospect Development is one of a major shareholders of the Asset Owner, holding a 50.00 percent stake, and Prospect Development is the major shareholder of PROSPECT's REIT Manager, holding a 99.99 percent stake, as well as being the current property manager of the existing assets of PROSPECT.

In addition, BFTZ Bangpakong plans to establish the Asset Owner's Subsidiary, in which it will hold 99.99 percent of the total issued shares. BFTZ Bangpakong's Subsidiary will hold ownership of the parts of land which are common public utilities and roads in the Bangkok Free Trade Zone 4 Project, and will appoint the Asset Owner to be the property manager of the Bangkok Free Trade Zone 4 Project, as well as the services provider of such common public utilities and roads to PROSPECT. Accordingly, BFTZ Bangpakong will have a relationship with PROSPECT because its major shareholder is Prospect Development, who is the major shareholder of

PROSPECT's REIT Manager, holding a 99.99 percent stake, as well as being the current property manager of the existing assets of PROSPECT.

- 1.3 Nature of interest of the related persons of the REIT Manager : Prospect Development is one of the major trust unitholders of PROSPECT and is the major shareholder of PROSPECT's REIT Manager, holding 99.99 percent of the shares.

Also, the Asset Owner, who owns the Additional Investment Assets No. 5 and whom PROSPECT intends to appoint as the property manager of the Additional Investment Assets No. 5 after the acquisition of such assets, is a subsidiary of Prospect Development

- 1.4 General characteristics of the transaction : 1. PROSPECT will use the proceeds derived from either the capital increase, or the loan, or the working capital of PROSPECT which comprises security deposit, or a combination of all those, for the investment in the Additional Investment Assets No. 5, by:

(a) leasing parts of the lands and the factory buildings, warehouses, offices, and other structures located on such land, including their component parts, totaling 101 units, located at the Bangkok Free Trade Zone 4 Project for 30 years from the commencement date of the lease term, with the right to renew the lease term for another 30 years; and

(b) purchasing relevant movable properties used in the business operations of the Bangkok Free Trade Zone 4 Project,

with the value of not exceeding THB 5,040 million (to be paid on PROSPECT's investment date for the Additional Investment Assets No. 5) (exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT), and PROSPECT will have the right to renew the lease term for another 30 years, which the rental fee for the renewed lease term will not exceed THB 250,000,000 in total (which will be paid on the renewal date and will be exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT). Details of the Additional Investment Assets No. 5 are as set out in section 1.5 below.

2. PROSPECT will request the Asset Owner and Prospect Development, which is one of the major shareholders of the Asset Owner, to guarantee the rental income for parts of the

Additional Investment Assets No. 5 which have no sub-lessees as of PROSPECT's investment date ("**Assets without Sub-lessees**") for two years from PROSPECT's investment date. PROSPECT will be compensated for the rental income from the Assets without Sub-lessees, calculated based on the total vacant spaces of the Assets without Sub-lessees as of PROSPECT's investment date multiplied by the minimum rental rate which PROSPECT expects to receive. In this regard, other conditions will be pursuant to the undertaking agreement to be entered into between PROSPECT, the Asset Owner, and Prospect Development.

3. PROSPECT will appoint the Asset Owner to be the property manager of the Additional Investment Assets No. 5.
4. For the investment in the Additional Investment Assets No. 5, PROSPECT will proceed by entering into the following agreements.
 - 4.1 Land and Buildings Lease Agreement
 - 4.2 Service Agreement for Common Public Utilities and Roads in the Project
 - 4.3 Mortgage Agreement (to accept the mortgage over the assets)
 - 4.4 Movable Properties Sales and Purchase Agreement
 - 4.5 any other relevant agreements, e.g., Property Manager Appointment Agreement, Undertaking Agreement, etc.

- 1.5 Details of the Additional Investment Assets : The Additional Investment Assets No. 5 consist of:
1. leasehold right over parts of the lands and the buildings located at the Bangkok Free Trade Zone 4 Project, as follows:
 - (1) the land area of approximately 202 rai 1 ngan 43.2 square wah; and
 - (2) the factory buildings, warehouses and offices, totaling 31 buildings, 101 units, with the total leasable area of approximately 187,949 square meters; and
 2. ownership of movable properties used in the business operations of the Bangkok Free Trade Zone 4 Project.
- 1.6 Transaction size and total value of consideration : 1. Transaction price for investment in the main Additional Investment Assets No. 5 will not exceed THB 5,040 million in total or approximately 56.37 percent of the total asset value of PROSPECT, according to the reviewed financial statements

ending as at 30 September 2025 (to be paid on PROSPECT's investment date for the Additional Investment Assets No. 5), which consists of the following:

- (a) rental fee for parts of the lands and the buildings, including their component parts, located at the Bangkok Free Trade Zone 4 Project for term of 30 years from the commencement date of the lease term; and
- (b) purchase price for the relevant movable properties used in the business operations of the Bangkok Free Trade Zone 4 Project,

(exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT) and PROSPECT will have the right to renew the lease term for another 30 years, which the rental fee for the renewed lease term will not exceed THB 250,000,000 in total (which will be paid on the renewal date and will be exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT).

- 2. With respect to the consideration payable to the property manager, the Asset Owner will charge a property management fee (exclusive of value added tax) from PROSPECT, which consists of the following:

- (1) Management fee at the rate of 2 percent of the rental income and service fees;
- (2) Incentive fee at the rate of 4 percent of the results of the property management;
- (3) Lessee procurement fee (in case the property manager recommends or procures any sub-lessees):

- a. For new sub-lessees: in the case where the sub-lease period is equal to or more than 3 years, but does not exceed 3 years and 1 month, the property manager is entitled to a fee equivalent to 1 month's rental income that PROSPECT will receive; in the case where the sub-lease period is less than 3 years, the property manager is entitled to a fee equivalent to 1 month's rental income that PROSPECT will receive times by the actual rental period to the standard sub-lease period of 36 months; in the case where the sub-lease period is more than 3 years and 1 month, but does not exceed 9 years, the property manager is entitled to a fee equivalent to 1.5 months' rental income that PROSPECT will receive; in the case where the sub-lease period exceeds 9 years, the

property manager is entitled to a fee equivalent to 2 months' rental income that PROSPECT will receive;

- b. For current sub-lessees who will renew the sub-lease agreement and the service agreement with PROSPECT; in the case where the sub-lease period is equal to or more than 3 years, but does not exceed 3 years and 1 month, the property manager is entitled to a fee equivalent to 0.5 month's rental income that PROSPECT will receive; in the case where the sub-lease period is less than 3 years, the property manager is entitled to a fee equivalent to 0.5 month's rental income that PROSPECT will receive times by the actual rental period to the standard sub-lease period of 36 months; in the case where the sub-lease period is more than 3 years and 1 month, but does not exceed 9 years, the property manager is entitled to a fee equivalent to 0.75 month's rental income that PROSPECT will receive; in the case where the sub-lease period exceeds 9 years, the property manager is entitled to a fee equivalent to 1 month's rental income that PROSPECT will receive.

In this regard, the conditions will be in accordance with the property manager appointment agreement to be entered into between PROSPECT and the Asset Owner.

3. PROSPECT will enter into the undertaking agreement with the Asset Owner and Prospect Development, who is the major shareholder of the Asset Owner, for the Additional Investment Assets No. 5 to guarantee the rental income for the Assets without Sub-lessees for two years from PROSPECT's investment date. PROSPECT will be compensated for the rental income from the Assets without Sub-lessees, calculated based on the total vacant spaces of the Assets without Sub-lessees as of PROSPECT's investment date multiplied by the minimum rental rate which PROSPECT expects to receive at the rate of THB 170 per square meter per month. In this regard, other conditions will be in accordance with the undertaking agreement to be entered into between PROSPECT, the Asset Owner, and Prospect Development.
4. PROSPECT will enter into the service agreement for the common public utilities and roads in the project with the Asset Owner and BFTZ Bangpakong's Subsidiary. In this regard, the Asset Owner will charge the service fees at the rate starting at THB 3.28 per square meter per month. In this regard, other conditions are subject to the service agreement for common

public utilities and roads in the project to be entered into by PROSPECT.

1.7 Value of assets to be invested : The total value of the main Additional Investment Assets No. 5 will not exceed THB 5,040 million in total (to be paid on PROSPECT's investment date for the Additional Investment Assets No. 5), which consists of;

- (a) rental fee for parts of the lands and the buildings, including their component parts, located in the Bangkok Free Trade Zone 4 Project for the term of 30 years from the commencement date of the lease term; and
- (b) purchase price for the relevant movable properties used in the business operations of the Bangkok Free Trade Zone 4 Project,

(exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT) and PROSPECT will have the right to renew the lease term for another 30 years, which the rental fee for the renewed lease term will not exceed THB 250,000,000 in total (which will be paid on the renewal date and will be exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT).

The two independent appraisers, which are Siam City Appraisal Co., Ltd. and Sims Property Consultant Co., Ltd., have appraised the value of the main Additional Investment Assets No. 5 by using the Income Approach. In this regard, the investment price is higher than the lowest appraisal price of the immovable properties which is obtained from the asset appraisers by approximately 5.41 percent.

1.8 Criteria for determining total value of consideration : 1. The value of the main Additional Investment Assets No. 5 to be paid to the Asset Owner on PROSPECT's investment date will be determined based on the return rate from the lease and the appraised values obtained from the appraisal reports of the two independent appraisers.

2. As for the property management fee rate, which will be specified in the property manager appointment agreement, will be in accordance with the agreed rates between PROSPECT and the Asset Owner, and after considering the financial estimates of PROSPECT prepared by using the property management fee rate as will be specified in the property manager appointment agreement, such property management fee calculation does not lose the benefits of PROSPECT and

PROSPECT will still have a reasonable operating margin. In addition, the said rate of consideration payable to the property manager will be comparable to the rate of property management fee of other property funds and real estate investment trusts that have similar property management scope of service as PROSPECT's and the current consideration payable to the property manager for management of PROSPECT's properties.

3. The service fees for common public utilities and roads in the project will be at the rate as agreed between PROSPECT and the Asset Owner. After considering the financial estimates of PROSPECT prepared based on the rate of service fees determined in the service agreement for the common public utilities and roads, such service fees calculation does not lose the benefits of PROSPECT and PROSPECT will still have a reasonable operating margin.

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| 1.9 Benefits received from the leasing of the main Additional Investment Assets No. 5 | : | The investment will increase the stability of rental income and performance of PROSPECT, and will also diversify the risk of the procurement of benefits from immovable properties, as well as lessening the reliance on the sources of income of PROSPECT. |
| 1.10 Source of funds used for the investment in additional assets | : | From either (1) the proceeds from the issuance and the offering for sale of the additional trust units at the amount of not exceeding 450,000,000 units, or (2) the additional loan at the amount of not exceeding THB 2,000 million, or (3) working capital of PROSPECT which comprises security deposit, or a combination of all three sources. The details of the issuance and the offering for sale of the additional trust units and the loan for approval of the transaction will be in as set out in the Invitation to the Trust Unitholders' Meeting for approval of the transaction. and/or the Registration Statement for Offer for Sale of trust units, and/or the Prospectus in this third capital increase of PROSPECT. |
| 1.11 Approval of transaction | : | The aforesaid transactions are considered as the acquisition of assets by the REIT with the value exceeding 30 percent of the total asset value of the REIT (the total asset value of PROSPECT as at 30 September 2025 is equal to approximately THB 8,841.31). Therefore, such transactions must be approved at the Trust Unitholders' Meeting by an affirmative vote of not less than three-fourths of the total trust units held by the trust unitholders attending the meeting and entitled to vote. Also, the aforesaid transactions are considered as related party transactions between PROSPECT |

and the related persons of the Company, in its capacity of the REIT Manager, of a value equivalent to or more than THB 20,000,000 or exceeding 3 percent of PROSPECT's net asset value, whichever is higher. Therefore, according to the Trust Deed of PROSPECT, such transactions must be approved at the Trust Unitholders' Meeting by an affirmative vote of not less than three-fourths of the total trust units held by the trust unitholders attending the meeting and entitled to vote as well.

The Trust Unitholders' Meeting for such resolution must be attended by at least 25 trust unitholders, or not less than half of all trust unitholders, and the trust unitholders present must collectively hold at least one-third of the total number of sold trust units of PROSPECT to constitute a quorum.

In counting the votes of all trust unitholders who are entitled to vote, the REIT Manager will not count votes of trust unitholders who have a special interest in the matters to be considered for approval. The details of trust unitholders with a special interest in the transactions proposed for approval are as set out in the Invitation to the Trust Unitholders' Meeting.

1.12 Opinion of the Board of Directors regarding the entering into the transaction and the comparison of reasonableness between entering into the transaction with the related persons and the third party

- : 1. PROSPECT will use the funds either from (1) the proceeds from the capital increase, (2) the loan, or (3) working capital of PROSPECT which comprises security deposit, or a combination of all three sources, to invest in the Additional Investment Assets No. 5 in order to create an opportunity to generate reasonable rate of long-term return from the additional investment to PROSPECT's trust unitholders. The Company, therefore, considers that this additional investment is for the best interest of PROSPECT, as it is the investment in properties with a potential to generate income which will increase the benefits to PROSPECT. The investment has a potential to increase the stability of the rental income and the performance of PROSPECT, and will also diversify the risk of the procurement of benefits from immovable properties, as well as the sources of income for PROSPECT. This will bring benefits to PROSPECT and its trust unitholders. The Company is of its opinion that the value of the Additional Investment Assets No. 5, specified at the total amount of not exceeding THB 5,040 million (to be paid on PROSPECT's investment date for the Additional Investment Assets No. 5), which consists of;
- (a) rental fee for parts of the lands and the buildings, including their component parts, located at the Bangkok Free Trade Zone 4 Project; and

- (b) purchase price for the relevant movable properties used in the business operations of the Bangkok Free Trade Zone 4 Project,

(exclusive of value added tax, registration fee, including other relevant fees and expenses which will be borne by PROSPECT), and PROSPECT will have the right to renew the lease term for another 30 years, which the rental fee for the renewed lease term will not exceed THB 250,000,000 in total (which will be paid on the renewal date and will be exclusive of value added tax, registration fee, and other relevant fees and expenses which will be borne by PROSPECT), is fair and reasonable.

2. As for the consideration payable to the property manager, in determining the reasonableness of the rate of the property management fee which the Asset Owner will collect from PROSPECT, the Company has compared the rate of consideration for the property manager which the Asset Owner will collect from PROSPECT to the rate of property management fee of other property funds and real estate investment trusts that have similar property management scope of service as PROSPECT's with the current consideration payable to the property manager for the management of PROSPECT's properties.

The Company considers that the said fee rate is fair and reasonable because the Asset Owner holds the freezone license of the Bangkok Free Trade Zone 4 Project and is therefore suitably qualified to manage the assets within Bangkok Free Trade Zone 4. Although the Asset Owner has entrusted overall development and management of the project to Prospect Development, the Asset Owner's major shareholder, appointing the Asset Owner as the Property Manager remains necessary to ensure that operations within the freezone comply with the requirements of the applicable laws. At the same time Prospect Development, as the Asset Owner's major shareholder, possesses the knowledge, expertise, and experience in developing and managing industrial real estate projects and has a thorough understanding of the permit application processes and operational requirements within a freezone. In addition, the Asset Owner is equipped with management and personnel with expertise in the relevant fields, which could create quality management standard, satisfying the need of the sub-lessee appropriately and in timely manner, resulting in the stability of PROSPECT's assets and achieving to generate secured benefit to the trust unitholders.

Due to the aforementioned reasons, Prospect Development is capable of supporting and supervising the management of the Asset Owner efficiently, in both legal and business aspects, and generating ongoing benefits for PROSPECT and its trust unitholders.

3. The transaction that PROSPECT will request the Asset Owner and Prospect Development to guarantee for the rental income for the Assets without Sub-lessees for two years from PROSPECT's investment date to compensate for the rental income from the Assets without Sub-lessees, calculated based on the total vacant spaces of the Assets without Sub-lessees as of PROSPECT's investment date multiplied by the minimum rental rate which PROSPECT expects to receive, which other conditions will be in accordance with the undertaking agreement to be entered into between PROSPECT, the Asset Owner, and Prospect Development, is at the reasonable price and beneficial to the trust unitholders.
4. For the rate of service fee for the common public utilities and roads in the project which will be at the rate as agreed between PROSPECT and the Asset Owner. After considering the financial estimates of PROSPECT prepared based on the rate of service fee determined in the service agreement for the common public utilities and roads in the project, such service fee rate calculation does not lose the benefits of PROSPECT and PROSPECT will still have a reasonable operating margin.

1.13 Opinion of the Audit : None
Committee and/or the
directors of the Company
which differs from the
opinion of the Board of
Directors of the Company

2. The Allocation of Trust Units to M.K. Real Estate Development Public Company Limited and/or Prospect Development and/or Their Associated Persons

2.1 Transaction date : After obtaining approval from the Trust Unitholders' Meeting of PROSPECT and the SEC Office for the relevant matters and PROSPECT has proceeded for the issuance and offering for sale of the additional trust units.

- 2.2 Counterparty and relationship with PROSPECT : M.K. Real Estate Development Public Company Limited is the major shareholder of Prospect Development, holding a 99.99 percent stake, which Prospect Development is the controlling person of the following companies.
- 1) the Company, holding a 99.99 percent stake
 - 2) BFTZ Bangpakong Co., Ltd., holding a 50.00 percent stake
- Also, Prospect Development is one of the major trust unitholders of PROSPECT.
- 2.3 Nature of interest of the related person of the REIT Manager : M.K. Real Estate Development is the major shareholder of Prospect Development, holding a 99.99 percent stake, who is the controlling person of the Company.
- Prospect Development is the major shareholder of the Company, which is the REIT Manager of PROSPECT, holding a 99.99 percent stake, and is the current property manager of PROSPECT's assets.
- 2.4 General characteristics of the transaction : The trust units will be allocated via private placement to M.K. Real Estate Development Public Company Limited and/or Prospect Development and/or their associated persons. When the number of trust units to be allocated to them via private placement are combined with the number of trust units allocated to them as the existing trust unitholders, 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.
- 2.5 Transaction size : Not exceeding THB 1,134 million (which is calculated based on the case where there will be loans for investment in the main Additional Investment Assets No. 5 at the amount of THB 2,000 million and based on the ratio of 35 percent of funds raised from the trust unitholders in this capital increase, at the total value of not exceeding THB 3,240 million, and the relevant estimation).
- 2.6 Criteria for determining the subscription price of the trust units to be paid : The offering price of the trust units to be offered for sale at this time will be determined with reference to the appraised value of the Additional Investment Assets No. 5 as assessed by

- by M.K. Real Estate Development Public Company Limited and/or Prospect Development and/or their associated persons
- independent appraisers approved by the SEC Office, and taking into account of other relevant factors, including: (1) conditions of the capital and financial markets during the offering for sale of the trust units; (2) the appropriate rate of return for investors; (3) the commerciality of the assets; (4) interest rates, both domestically and on the global market; (5) the rate of return on investments in equity instruments, debt instruments, and other alternative investments; and (6) results from the survey on the demand of the institutional investors (Bookbuilding).
- 2.7 Benefit from the allocation of the trust units to M.K. Real Estate Development Public Company Limited and/or Prospect Development and/or their associated persons : PROSPECT could specifically determine the subscribers of the trust units to comply with the conditions in connection to the number of the trust units to be undertaken by M.K. Real Estate Development Public Company Limited and Prospect Development , which will be given to PROSPECT.
- 2.8 Approval of transaction : The aforesaid transaction is considered as a related party transaction between PROSPECT and the related persons of the Company, in its capacity of the REIT Manager, of a value equivalent to or more than THB 20,000,000 or exceeding 3 percent of PROSPECT's net asset value, whichever is higher. Under the Trust Deed of PROSPECT, such transaction must be approved at the Trust Unitholders' Meeting by an affirmative vote of not less than three-fourths of the total trust units held by the trust unitholders attending the meeting and entitled to vote.
- In addition, the offering for sale of the trust units via private placement to specific trust unitholders must not be objected by trust unitholders holding an aggregate amount of exceeding 10 percent of the total number of votes of the trust unitholders attending the meeting and entitled to vote against the capital increase, pursuant to the Trust Deed and Clause 6 of the Notification of the SEC Office No. SorRor. 26/2555 Re: Provisions relating to Particulars, Terms and Conditions in a Trust Instrument of Real Estate Investment Trust (as amended).
- The Trust Unitholders' Meeting for such resolution must be attended by at least 25 trust unitholders, or not less than half of all trust unitholders, and the trust unitholders present must

collectively hold at least one-third of the total number of sold trust units of PROSPECT to constitute a quorum.

In counting the votes of all trust unitholders who are entitled to vote, the Company will not count votes of trust unitholders who have a special interest in the matter to be considered for approval. The details of trust unitholders with an interest in the transaction proposed for approval are as set out in the Invitation to the Trust Unitholders' Meeting.

2.9 Opinion of the Board of Directors regarding the entering into the transaction and the comparison of reasonableness between entering into the transaction with the related persons and the third party : The ratio of the trust units' allocation to M.K. Real Estate Development and/or Prospect Development and/or their associated persons is reasonable due to the fact that the ratio of allocation will not result in M.K. Real Estate Development and/or Prospect Development and/or their associated persons holding the trust units in the amount that their voting rights can control the votes cast at a trust unitholders' meeting. Also, the criteria for determining the offering price of the trust units are the same for the offering price to the existing shareholders and to public offering.

2.10 Opinion of the Audit Committee and/ or the directors of the Company which differs from the opinion of the Board of Directors of the Company : None

3. Related Information

3.1 Related Party Transactions (from the preceding year to the latest quarter of the current year) : 1. Prospect Development is the owner of assets in which PROSPECT currently invests, which are located at the following project:

- Bangkok Free Trade Zone 1 Project;
- Bangkok Free Trade Zone 2 Project;
- Bangkok Free Trade Zone 3 Project; and
- Bangkok Free Trade Zone 6 Project

(collectively referred to as the “**Current Investment Projects of PROSPECT**”)

2. PROSPECT engages Prospect Development to act as the property manager for the Current Investment Projects of PROSPECT. The fee of the property manager comprises of:

- management fee;
- incentive fee; and
- lessee procurement fee,

provided that the total amount of such fee per annum will not exceed 3 percent of the net asset value (NAV) of PROSPECT, with the exception for the lessee procurement fee which will be charged at actual rate.

3. PROSPECT has entered into the sub-lease agreement and the service agreement for secondary common road with Prospect Development to use the road as internal road connecting to buildings and passage as entrance and exit of the Bangkok Free Trade Zone 1 Project, for the first investment in immovable properties and the investment in additional immovable properties for the second and third time. The consideration thereof comprises of:

- the land sub-lease fee (payable on the commencement date of the sub-lease term); and
- the monthly service fee.

4. PROSPECT has entered into the land sub-lease agreement for PROSPECT’s investment in the additional assets for the second and third time, the land sub-lease agreement for roads in the project, and the service agreement for common public utilities and roads, with Prospect Development, to use as internal road connecting to buildings and passage as entrance and exit of the Bangkok Free Trade Zone 2 Project. The consideration thereof comprises of:

- the land sub-lease fee (payable on the commencement date of the sub-lease term);
- the annual land sub-lease fee until 15 May 2050; and
- the monthly service fee.

5. PROSPECT has entered into the service agreement for common public utilities and roads with Prospect Development for PROSPECT' s second and third investments in additional assets , to enable PROSPECT to utilize common public utilities in the Bangkok Free Trade Zone 3 Project, whereby PROSPECT pays for common public utilities service fee to Prospect Development on a monthly basis.
6. PROSPECT has entered into (i) the land sub- lease agreement (ii) the land sub-lease agreement for the common public utilities and internal roads in the Project and (iii) the service agreement for common public utilities and roads with Prospect Development for PROSPECT' s fourth investment in additional assets, to enable PROSPECT to utilize common public utilities in the Bangkok Free Trade Zone 6 Project, whereby PROSPECT pays for common public utilities. The considerations of which comprise:
 - the land sub-lease fee (payable on the commencement date of the sub-lease term);
 - the annual land sub-lease fee until 31 December 2052 (for the land of 6- GA01 Building) or 28 February 2054 (for the land of 6-GA03 Building); and
 - the monthly service fee.

- 3.2 List of management and top 10 trust unitholders, including trust unitholders who hold trust units at least 0.5 percent of the issued and offered trust units of PROSPECT as of the date for determining the list of trust unitholders who are entitled to attend the trust unitholders' meeting (Record Date)
- : The management of the Company, which is the REIT Manager of PROSPECT, comprises of:
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|-----------------------------|--|
| 1. Miss Aon-Anong Chaithong | Chief Executive Officer, Acting Head of Business Development and Investor Relations Department and Compliance and Risk Management Department |
| 2. Mr. Phongpun Krannasut | Head of Asset Management Department |
| 3. Miss Sunisa Sampao | Head of Operation Support Division |

The list of top 10 trust unitholders, including trust unitholders who hold trust units at least 0.5 percent of the issued and offered trust units of PROSPECT as of the date for determining the list of trust unitholders who are entitled to attend the trust unitholders' meeting (Record Date) on 16 December 2025 are as specified in the List of Trust Unitholders which are set out in Enclosure 12.

- 3.3 Summary Table of Financial Information : Please refer to the details as set out in Attachment 1 below.
- 3.4 Brief asset appraisal reports : Please refer to the details as set out in Attachment 2 below.

Attachment 1

Summary of Financial Information of PROSPECT

Statement of Financial Position (unit: THB million)	As at 31 December			As at 30 September
	2022 (Audited)	2023 (Audited)	2024 (Audited)	2025 (Reviewed)
Assets				
Investments measured at fair value through profit or loss	130.1	200.5	207.8	236.1
Investments in immovable properties at fair value	3,348.7	5,119.6	5,064.3	8,373.4
Cash and cash equivalents	21.7	43.1	23.9	232.2
Interest receivables	0.0	0.0	0.0	0.1
Rental and service receivables	27.7	39.0	26.6	53.0
Prepaid expenses	8.5	14.5	34.4	37.7
Other assets	1.7	2.4	2.3	8.4
Total assets	3,538.4	5,419.1	5,359.3	8,940.8
Liabilities				
Other accounts payable	1.7	6.1	1.4	1.5
Accrued expenses	14.3	21.5	19.1	27.9
Rental received in advance	1.1	4.4	2.8	6.9
Deposits received from tenants	166.7	191.5	203.9	361.5
Withholding tax payable	3.7	5.9	7.9	4.5
Loan	972.7	1,646.2	1,617.9	3,019.7
Liabilities under lease agreement	-	54.2	53.9	93
Other liabilities	5.0	3.4	2.6	3.1
Total liabilities	1,165.3	1,933.2	1,909.5	3,518.1
Net assets	2,373.1	3,485.8	3,449.8	5,422.7
Net assets comprise of:				
Capital received from trust unitholders	2,264.8	3,404.1	3,396.5	5,261.3
Retained earnings	108.3	81.8	53.3	161.4
Net assets	2,373.1	3,485.8	3,449.8	5,422.7
Net asset value per unit (THB)	9.6861	9.2955	9.1995	8.4203
Number of trust units issued at the end of period/year (million units)	245.0	375.0	375.0	644.0

Statement of Comprehensive Income (unit: THB million)	For the year ending 31 December			For 9-month period ending 30 September	
	2022 (Audited)	2023 (Audited)	2024 (Audited)	2024 (Reviewed)	2025 (Reviewed)
Income					
Rental and service income	432.6	508.7	578.1	432.2	564.5
Interest income	0.1	0.3	0.3	0.2	0.2
Compensated income under undertaking agreement	-	26.5	1.0	1.0	-
Other income	12.6	32.1	19.9	15.1	24.7
Total income	445.2	567.6	599.4	448.6	589.4
Expenses					
Property management fee	44.3	55.2	60.4	44.8	57.7
Management fee	11.3	16.0	17.5	13.1	16.5
Trustee fee	7.6	9.8	10.4	7.8	9.1
Registrar fee	1.1	1.1	1.6	1.2	1.7
Administrative expenses	48.4	63.2	64.9	48.6	69.1
Other expenses	1.8	4.7	3.7	2.4	5.5
Professional fee	2.8	3.1	4.2	3.4	3.7
Finance cost	43.0	86.7	100.2	75.5	95.8
Total expenses	160.4	239.8	262.9	196.8	259.1
Net profit on investments	284.8	327.8	336.5	251.8	330.4
Net profit (loss) on investment					
Net gain on investments	1.0	0.9	2.3	1.7	6.0
Gain (loss) on changes in fair value of investments\ measured at fair value through profit or loss	(0.6)	1.9	2.4	1.8	(2.7)
Loss on changes in fair value of investments in immovable properties	(76.6)	(88.7)	(55.3)	(11.4)	-
Total net profit (loss) on investments	(76.2)	(85.9)	(50.6)	(7.9)	3.3
Increase in net assets from operations	208.6	241.9	285.9	243.9	333.6

Statement of Cash Flow (unit : THB million)	For the year ending 31 December			For 9-month period ending 30 September	
	2022 (Audited)	2023 (Audited)	2024 (Audited)	2024 (Reviewed)	2025 (Reviewed)
Cash flow from operating activities					
Increase in net assets from operations	208.6	241.9	285.9	243.9	333.6
Adjustments to reconcile increase in net assets from operations to net cash from (used in) operating activities					
Net gain on investments	(1.0)	(0.9)	(2.3)	(1.7)	(6.0)
Loss (profit) on changes in fair value of investments measured at fair value through profit or loss	0.6	(1.9)	(2.4)	(1.8)	2.7
Loss on changes in fair value of investments in immovable properties	76.6	88.7	55.3	11.4	-
Amortization of loan issuing cost	1.3	1.5	1.6	1.2	1.6
Finance cost	41.7	85.2	98.6	74.3	94.1
Purchases of investments in immovable properties	(81.8)	(1,803.8)	-	-	(3,267.0)
Purchases of investments in securities	(292.9)	(245.7)	(250.4)	(200.4)	(260.0)
Proceed from sale of investments in securities	395.6	178.1	247.9	202.7	235.0
Interest income	(0.1)	(0.3)	(0.3)	(0.2)	(0.2)
Interest received	0.1	0.3	0.3	0.2	0.1
Decrease in rental and service receivables (increase)	(9.6)	(11.3)	12.4	10.0	(26.4)
Increase in prepaid expenses	(3.2)	(5.9)	(19.9)	(13.3)	(3.3)
Decrease in other assets (increase)	(0.1)	(0.7)	0.1	0.2	(6.1)
Increase in other accounts payable (decrease)	(0.4)	4.5	(4.7)	(2.5)	0.1

Statement of Cash Flow (unit : THB million)	For the year ending 31 December			For 9-month period ending 30 September	
	2022 (Audited)	2023 (Audited)	2024 (Audited)	2024 (Reviewed)	2025 (Reviewed)
Increase in other liabilities (decrease)	(1.6)	(1.7)	(0.8)	(0.9)	0.5
Increase in withholding tax payable (decrease)	(0.6)	2.1	2.0	2.4	(3.4)
Increase in accrued expenses (decrease)	(6.8)	7.2	(2.4)	(0.7)	8.8
Increase in rental received in advance (decrease)	0.2	3.3	(1.6)	(1.8)	4.1
Increase in deposits received from tenants	1.1	24.8	12.4	10.4	157.7
Net cash from (used in) operating activities	327.7	(1,434.5)	431.5	333.5	(2,734.1)
<i>Cash flow from financing activities</i>					
Interest paid	(41.7)	(83.5)	(95.9)	(72.3)	(91.46)
Cash received from long- term loans	-	692.0	-	-	1,435.5
Cash repayment of borrowing	(56.4)	(20.0)	(30.0)	(22.5)	(35.3)
Cash received from issuance of trust units	-	1,139.3	-	-	1,892.2
Distribution of capital to trust unitholders	(182.5)	(268.4)	(361.4)	(233.4)	(225.6)
Capital returned to trust unitholders	(48.4)	-	(7.6)	(7.6)	(27.4)
Cash payment for liabilities under lease agreements	-	(3.4)	(2.9)	(2.9)	(5.6)
Net cash received (used) in financing activities	(329.1)	1,456.0	(450.8)	(338.6)	2,942.4
Net increase (decrease) in cash and cash equivalents	(1.3)	21.5	(19.3)	(5.2)	208.3
Cash and cash equivalents as at the beginning of the period	23.0	21.7	43.1	43.1	23.9
Cash and cash equivalents as at the end of the period	21.7	43.1	23.9	38.0	232.2

Statement of Cash Flow (unit : THB million)	For the year ending 31 December			For 9-month period ending 30 September	
	2022 (Audited)	2023 (Audited)	2024 (Audited)	2024 (Reviewed)	2025 (Reviewed)
Non-cash Assets increased from the execution of lease agreements	-	55.8	-	-	42.0

Key Financial Ratios and Material Supporting Information	For the year ending 31 December			For 9-month period ending 30 September
	2022 (Audited)	2023 (Audited)	2024 (Audited)	2025 (Reviewed)
Net assets per unit (THB)	9.6861	9.2955	9.1955	8.2668
Profit ratio from net investments before finance costs to total income (percent)	73.6	73.0	72.9	72.3
Profit ratio from net investments to total income (percent)	64.0	57.7	56.1	56.0

Attachment 2**Summary of Asset Appraisal Reports of the Asset Appraisers**

The two asset appraisers namely: Siam City Appraisal Co., Ltd. and Sims Property Consultant Co., Ltd. conducted an appraisal on the Additional Investment Assets, which are immovable properties located at the Bangkok Free Trade Zone 4 Project, totaling 31 buildings, 101 units, with the total building leasable area of approximately 187,949 square meters, located on the lands according to the land title deeds of totaling approximately 202 rai 1 ngan 43.2 square wah.

The appraisal reports on the assets prepared by the asset appraisers can be summarized as follows:

Project	Building	Land Area (rai-ngan-square wah)	Approximately Leasable Area (sq.m.)	Appraised Value based on Income Approach (THB million)	
				Siam City Appraisal Co., Ltd. ^{/1}	Sims Property Consultant Co., Ltd. ^{/2}
Bangkok Free Trade Zone 4 Project	31	202-1-43.2	187,949.0	4,852.0	4,781.3

^{/1} Appraisal value of the immovable properties prepared by Siam City Appraisal Co., Ltd. in accordance with the Appraisal Report on Immovable Properties Value dated 1 December 2025 (the value as at 1 June 2026)

^{/2} Appraisal value of the immovable properties prepared by Sims Property Consultant Co., Ltd. in accordance with the Appraisal Report on Immovable Properties Value dated 24 November 2025 (the value as at 1 June 2026)