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These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements and were authorised for issue by the authorised director of the REIT manager on 26 February 2026.

1. **General information**

Axtra Future City Freehold and Leasehold Real Estate Investment Trust (“the Trust”) was established as a specific closed-end Real Estate Investment Trust with an indefinite term. The Trust was registered on 10 September 2024. The Trust was established from the conversion of Lotus’s Retail Growth Freehold and Leasehold Property Fund (“the Fund”) and received the assets and obligations from the Property Fund on 26 November 2024, according to the Rights and Duties Transfer agreement under the Undertaking agreements, consisting of 23 Lotus’s shopping malls. On 23 December 2025, the Trust invested in the assets of the Life Xpress Chiang Mai project (see in Note 6).

The Trust is managed by Axtra Future City Property REIT Co., Ltd. (“the REIT Manager”), Krung Thai Asset Management Public Company Limited acts as the Trustee and CP Axtra Public Company Limited and CP Future City Development Corporation Limited acts as the Property Manager.

The Trust’s major unitholders during the financial year were CP Axtra Public Company Limited (25.00 % of trust unitholding) which incorporated in Thailand.

The Trust’s dividend payment policy is in accordance with condition and procedures as specified in prospectus. The Trust has distribution policy as follows:

The REIT Manager will distribute benefits to trust unit holders of not less than 90% of the adjusted net profit for the fiscal year. The benefits to be distributed to trust unit holders are divided into Year-End Distribution and Interim Distribution, unless there are events specified in the trust deed.

In the event that the trust has adjusted net profit for the fiscal year or has excess liquidity and sufficient retained earnings, the REIT Manager will distribute benefits to trust unit holders.

The REIT Manager expects to be able to distribute benefits at least 4 times per fiscal year depending on the trust's performance, starting from the first fiscal period if the trust has sufficient profit to distribute benefits in that period.

1. **Basis of preparation of the financial statements**

The financial statements are prepared in accordance with the accounting guidance for Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust, issued by the Association of Investment Management Companies (“AIMC”) as approved by The Securities and Exchange Commission. In case this accounting guidance does not specifically state the practical guidance for a transaction, the Trust shall apply Thai Financial Reporting Standard (“TFRS”) as announced by Federation of Accounting Professions (“Accounting Guidance”). The financial statements are presented in Thai Baht, which is the Trust’s functional currency.

The preparation of financial statements in conformity with an accounting guidance requires REIT manager to make judgments, estimates and assumptions that affect the application of the Trust’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions that are described in each note are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

1. **Significant accounting policies**

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

1. ***Investments in freehold and leasehold properties at fair value***

Investments in freehold and leasehold properties at fair value are measured at cost, including transaction costs, on initial recognition and subsequently at fair value, with any change recognised in profit or loss and presented as “net gain (loss) on changes in fair value of investments in freehold and leasehold properties”.

Cost includes expenditure that is directly attributable to the acquisition of the investments in freehold and leasehold properties. The fair value is based on appraisal value assessed by independent valuers approved pursuant to the notification of the Securities and Exchange Commission. The Trust will conduct appraisal of properties at least every 2 years, commencing from the date of appraisal the acquired properties or the latest date of appraisal properties or the date of disposal properties or there is any indication of impairment and conduct a review of appraisal at least every year after the date of the latest appraisal. The Trust will not appoint any valuers to appraise the properties for more than 2 consecutive times.

Differences between the proceeds from disposal and the carrying amount of investments in properties are recognised in profit or loss and presented as “net gain (loss) on investments”.

1. ***Investments measured at fair value through profit or loss***

Investment are initially recognised at fair value through profit or loss when the Trust becomes a party to the contractual provisions of the instrument. Transaction costs that are directly attributable to acquire investments are recognised in profit or loss.

Gains and losses on measurement, including any interest or dividend income, are recognised in profit or loss.

The Trust derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Trust neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Trust currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

1. ***Cash and cash equivalents***

Cash and cash equivalents comprise call deposits.

Restricted deposit is presented separately in the account “financial asset pledged as collateral” in the statement of financial position.

1. ***Rental and service receivables***

Rental and service receivables are measured at transaction price less allowance for expected credit loss.

The Trust estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the rent receivable based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and   
an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date.

The Trust derecognises the rent receivable when the contractual rights to the cash flows from the rent receivable expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the rent receivable are transferred or in which the Trust neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the rent receivable.

The recognised rental and service income which is not yet due under the operating lease agreements has been presented as “accrued income under operating lease” under the caption of “rental and service receivables” at the end of reporting period.

1. ***Deferred expenses***

Deferred expenses comprise of the deferred contract costs and other directly related expenses as incurred. Deferred expenses are amortised as an expense over the contract period.

1. ***Leases***

At inception of a contract, the Trust assesses whether a contract is, or contains, a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

*As a lessee*

At commencement or on modification of a contract, the Trust allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. For the leases of property, the Trust has elected not to separate non-lease components and accounted for the lease and non-lease components wholly as a single lease component.

The Trust recognises a right-of-use asset and a lease liability at the lease commencement date, except for leases of low-value assets and short-term leases which is recognised as an expense on a straight line basis over the lease term.

Right-of-use assets are initial measured at cost and classify as investments in freehold and leasehold properties as described in note 3 (a). The cost of right-of-use asset includes the initial amount of the lease liabilities adjusted for any prepaid lease payments, plus any initial direct costs incurred and an estimate of restoration costs, less any lease incentives received except right-of-use assets of solar cell rooftop are measured at cost, less any accumulated depreciation. Depreciation is charged to profit or loss on a straight-line method from the commencement date to the end of the lease term.

The lease liability is initially measured at the present value of all lease payments that shall be paid under the lease. The Trust uses the Trust’s incremental borrowing rate to discount the lease payments to the present value. The Trust determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a lease modification, or a change in the assessment of options specified in the lease.   
When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

*As a lessor*

The accounting policy for lessor is described in note 3 (l).

1. ***Other payables***

Other payables are stated at cost.

1. ***Rental and service received in advance***

Rental and service received in advance represents the amount of billings rendered to customers in excess of income recognised, as well as the amount of advance billing for customers’ work, for which the Trust had not rendered the service under the conditions stipulated in the contracts. Rental and service income received in advance is stated at cost.

1. ***Provisions***

A provision is recognised if, as a result of a past event, the Trust has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by the best estimate method.

1. ***Interest-bearing liability***

Interest-bearing liabilities are measured at amortised cost.

1. ***Fair value measurement***

“Fair value” is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Trust has access at that date. The fair value of a liability reflects its non-performance risk.

When measuring the fair value of an asset or a liability, the Trust uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or   
liability, either directly or indirectly.

Level 3: inputs for the asset or liability that are based on unobservable input.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Trust measures assets and assets positions at a bid price and liabilities and liabilities positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received. If the Trust determines that the fair value on initial recognition differs from the transaction price, the financial instrument is initially measured at fair value adjusted for the difference between the fair value on initial recognition and the transaction price and the difference is recognised in profit or loss immediately. However, for the fair value categorised as level 3, such difference is deferred and will be recognised in profit or loss   
on an appropriate basis over the life of the instrument or until the fair value level is transferred or the transaction is closed out.

1. ***Income***

## *Rental income*

At inception or on modification of a contract, the Trust allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Trust considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

When the Trust is an intermediate lessor, the Trust classifies the sub-lease either as an operating lease with reference to the right-of-use asset arising from the head lease. Those right-of-use assets are presented as investments in properties.

The Trust recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of “rental and service income”. Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as income in the accounting period in which they are earned. Accrued rental income is presented as part of rental and service receivables.

## *Service income*

Revenue is recognised when a customer obtains control of the services in an amount that reflects the consideration to which the Trust expects to be entitled, excluding those amounts collected on behalf of third parties, value added tax or other sales taxes and is after deduction of any trade discounts.

## *Other income*

Other income is recognised in profit or loss on accrual basis.

1. ***Interest***

Interest income and expense is recognised in profit or loss using the effective interest method. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability.

1. ***Expenses***

Expenses are recognised on accrual basis.

1. ***Income tax***

The Trust is not a juristic person, so that corporate income tax is not recorded in the financial statements.

1. ***Distributions to unitholders***

The Trust recognises a reduction in retained earnings at the date a distribution is declared.

1. ***Related parties***

A related party is a person or entity that has direct or indirect control or joint control, or has significant influence over the financial and managerial decision-making of the Trust; a person or entity that are under common control or under the same significant influence as the Trust; or the Trust has direct or indirect control or joint control or has significant influence over the financial and managerial decision-making of a person or entity.

1. ***Segment information***

Segment results that are reported to the Trust’s management (the chief operating decision maker) include items directly attributable to a segment.

1. **Financial risks**

***Credit risk***

Credit risk is the risk of financial loss to the Trust if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Trust’s receivables from customers and investments in debt securities. However, the related financial assets have short-term maturity, therefore, the Trust does not anticipate material losses from its debt collection.

Trust’s management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. At the reporting date there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position.

*Rental and service receivables*

The Trust’s exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

The Trust limits its exposure to credit risk from receivables by establishing a payment period and outstanding trade receivables are regularly monitored by the Trust. An impairment analysis is performed by the Trust at each reporting date. The provision rates of expected credit loss are based on days past due for individual trade receivables/groupings of various customer segments with similar credit risks to reflect differences between economic conditions in the past, current conditions and the Trust’s view of economic conditions over the expected lives of the receivables.

The following table provides information about the exposure to credit risk and ECLs for rental and service receivables.

|  |  |  |  |
| --- | --- | --- | --- |
| ***Rental and service receivables at 31 December*** | 2025 |  | 2024 |
|  | *(in thousand Baht)* | | |
| Within credit terms | 465,221 |  | 343,569 |
| Over due: |  |  |  |
| Less than 3 months | 17,177 |  | 29,543 |
| 3 - 6 months | 1,217 |  | 851 |
| 6 - 12 months | 342 |  | 361 |
| More than 12 months | 19,872 |  | 9,604 |
| **Total** | **503,829** |  | **383,928** |
| *Less* allowance for expected credit loss | (19,930) |  | (10,122) |
| **Net** | **483,899** |  | **373,806** |

|  |  |  |  |
| --- | --- | --- | --- |
| ***Allowance for expected credit loss*** |  |  | For the period from |
|  |  |  | 10 September 2024 |
|  | For the year ended |  | (date of incorporation) |
|  | 31 December 2025 |  | to 31 December 2024 |
|  | *(in thousand Baht)* | | |
| At the beginning of the year/period | 10,122 |  | - |
| Transfer from the Fund as a result of conversion | - |  | 9,996 |
| Increased | 9,808 |  | 126 |
| **At the end of the year/period** | **19,930** |  | **10,122** |

***Currency risk***

The Trust has no financial assets or financial liabilities denominated in foreign currency, therefore, there is no exposure to currency risk.

***Interest rate risk***

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Trust’s operations and its cash flows because cash and cash equivalents (see in Note 8) and long-term borrowing from financial institution are mainly variable. So the Trust is primarily exposed to interest rate risk.

|  |  |  |  |
| --- | --- | --- | --- |
| ***At 31 December*** | 2025 |  | 2024 |
|  | *(in thousand Baht)* | | |
| ***Financial instruments with variable interest rates*** |  |  |  |
| Financial asset | 167,586 |  | 896,455 |
| Financial liability | (2,450,000) |  | (2,450,000) |
| **Net statement of financial position exposure** | **(2,282,414)** |  | **(1,553,545)** |
| Interest rate swaps | - |  | - |
| **Net exposure** | **(2,282,414)** |  | **(1,553,545)** |

1. **Related parties**

Other related parties which have material changes in relationships and that the Trust had significant transactions during the year/period with were as follows:

|  | **Country of** |  |  |
| --- | --- | --- | --- |
| **Name of parties.** | **incorporation** | **Nature of relationships** | **Nature of transactions** |
| CP Axtra Public Company  Limited | Thailand | Property manager and  major unitholder  holding 25.0% of  trust units issued and  paid-up | Receive property  management fees and accounting service fees from the Trust  Make rental and service agreement  Dividend paid |
| CP Future City Development  Corporation Limited | Thailand | Property manager | Receive property management  fees from the Trust |
| Axtra Future City   Property REIT Co., Ltd. | Thailand | REIT manager | Receive management fees  from the Trust |
| Krungthai Asset Management  Public Company Limited | Thailand | Trustee of the Trust | Receive trustee fees from  the Trust |
| Krung Thai Bank Public Company  Limited | Thailand | Ultimate parent company  of Krungthai Asset  Management Public  Company Limited. | Receive deposit  Make rental and service agreement |
| BFKT (Thailand) Company   Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| Chester’s Food Company  Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| CP All Public Company Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| CP Retailink Company Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| CPF Restaurant and Food Chain  Company Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| Egg Digital Company Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| International Pet Food Company  Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| Kasikornbank Public Company  Limited | Thailand | Company under  CPG Group | Make rental and service agreement |
| True Digital Group Co., Ltd | Thailand | Company under  CPG Group | Make rental and service agreement |
| True Distribution & Sales Co., Ltd | Thailand | Company under  CPG Group | Make rental and service agreement |
| True Internet Corporation   Co., Ltd | Thailand | Company under  CPG Group | Make rental and service agreement |
| True Lifestyle Retail Co., Ltd | Thailand | Company under  CPG Group | Make rental and service agreement |
| True Move H Universal   Communication Co., Ltd | Thailand | Company under  CPG Group | Make rental and service agreement |
| Wire & Wireless Co., Ltd | Thailand | Company under  CPG Group | Make rental and service agreement |

| ***Significant transactions with related parties*** |  | |  | For the period |
| --- | --- | --- | --- | --- |
|  |  | |  | from 10 September 2024 |
|  | For the year ended | |  | (date of incorporation) |
|  | 31 December 2025 | |  | to 31 December 2024 |
|  | *(in thousand Baht)* | | | |
| ***Income*** |  | |  |  |
| Rental and service income |  | |  |  |
| CP Axtra Public Company Limited | 958,598 | |  | 92,925 |
| Krung Thai Bank Public Company Limited | 38,039 | |  | 3,304 |
| Kasikornbank Public Company Limited | 28,751 | |  | 3,167 |
| True Move H Universal Communication Co., Ltd | 32,807 | |  | 2,728 |
| Other related parties | 11,269 | |  | 1,215 |
| **Total** | **1,069,464** | |  | **103,339** |
|  |  | |  |  |
| Interest income |  | |  |  |
| Krung Thai Bank Public Company Limited | **1,620** | |  | **279** |
|  |  | |  |  |
| Other income |  | |  |  |
| CP Axtra Public Company Limited | 37,230 | |  | 865 |
| Lotus’s Retail Growth Freehold and Leasehold Property Fund | 28,254 | |  | - |
| Krung Thai Bank Public Company Limited | 1,407 | |  | 118 |
| Kasikornbank Public Company Limited | 1,099 | |  | 126 |
| Other related parties | 1,334 | |  | 117 |
| **Total** | **69,324** | |  | **1,226** |
|  |  | |  |  |
| ***Expenses*** |  | |  |  |
| Management fees |  | |  |  |
| Axtra Future City Property REIT Co., Ltd. | **43,837** | |  | **4,225** |
|  |  | |  |  |
| Trustee fees |  | |  |  |
| Krungthai Asset Management Public Company Limited | **19,932** | |  | **1,954** |
|  |  | |  |  |
| Property management fees |  | |  |  |
| CP Axtra Public Company Limited | 248,162 | |  | 22,915 |
| CP Future City Development Corporation Limited | 15 | |  | - |
| **Total** | **248,177** | |  | **22,915** |
|  |  | |  |  |
| Operating expenses |  | |  |  |
| CP Axtra Public Company Limited | 132,469 | |  | 8,266 |
| True Move H Universal Communication Co., Ltd | 1,242 | |  | - |
| True Digital Group Co., Ltd | 104 | |  | - |
| Krung Thai Bank Public Company Limited | 3 | |  | - |
| **Total** | **133,818** | |  | **8,266** |
|  |  | |  |  |
| Dividend paid |  | |  |  |
| CP Axtra Public Company Limited | **424,042** | |  | **-** |
|  |  | |  |  |
| Purchases of investments in freehold and leasehold properties | |  |  |  |
| CP Future City Development Corporation Limited | **96,000** | |  | **-** |

| ***Balances with related parties as at 31 December*** | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| ***Cash and cash equivalents*** |  |  |  |
| Krung Thai Bank Public Company Limited | **162,585** |  | **896,454** |
|  |  |  |  |
| ***Rental and service receivables*** |  |  |  |
| CP Axtra Public Company Limited | 422,857 |  | 304,035 |
| True Move H Universal Communication Co., Ltd. | 4,628 |  | 3,227 |
| Egg Digital Company Limited | 587 |  | 267 |
| CP Future City Development Corporation Limited | 305 |  | - |
| Krung Thai Bank Public Company Limited | 205 |  | - |
| Other related parties | 146 |  | 864 |
| **Total** | **428,728** |  | **308,393** |
|  |  |  |  |
| ***Other receivables*** |  |  |  |
| Lotus’s Retail Growth Freehold and Leasehold Property Fund | **-** |  | **54,481** |
|  |  |  |  |
| ***Other payables and accrued expenses*** |  |  |  |
| CP Axtra Public Company Limited | 70,749 |  | 47,655 |
| Axtra Future City Property REIT Co., Ltd. | 7,653 |  | 5,453 |
| Krungthai Asset Management Public Company Limited | 3,450 |  | 2,226 |
| Other related parties | 379 |  | - |
| **Total** | **82,231** |  | **55,334** |
|  |  |  |  |
| ***Rental and service received in advance*** |  |  |  |
| True Move H Universal Communication Co., Ltd | 3,346 |  | 3,459 |
| Krung Thai Bank Public Company Limited | 154 |  | 200 |
| Other related parties | 400 |  | 581 |
| **Total** | **3,900** |  | **4,240** |
|  |  |  |  |
| ***Deposits received from tenants*** |  |  |  |
| Kasikornbank Public Company Limited | - |  | 9,079 |
| Krung Thai Bank Public Company Limited | 6,541 |  | 7,105 |
| True Distribution & Sales Co., Ltd | 3,127 |  | 3,559 |
| CP Axtra Public Company Limited | 68 |  | 68 |
| Other related parties | 5,667 |  | 3,305 |
| **Total** | **15,403** |  | **23,116** |

***Significant agreements with related parties***

*Transfer of rights and duties agreement with Lease agreement and Property management agreement*

On 26 November 2024, the Trust entered into an agreement to transfer the rights and duties under the Lease agreement and Property management agreement with CP Axtra Public Company Limited, which was appointed to manage Lotus’s 23 shopping malls and Krung Thai Asset Management Public Company Limited acts as the Trustee. The Trust has been transferred all rights, benefits, duties, responsibilities, and obligations of the Fund.

On 23 December 2025, the Trust invested in the assets of the Life Xpress Chiang Mai project, concurrently appointing CP Future City Development Corporation Limited as the Property Manager for the project.

1. **Investments in freehold and leasehold properties at fair value**

|  |  |  |  | For the period |
| --- | --- | --- | --- | --- |
|  |  |  |  | from 10 September 2024 |
|  |  | For the year ended |  | (date of incorporation) |
|  | *Note* | 31 December 2025 |  | to 31 December 2024 |
|  |  | *(in thousand Baht)* | | |
| At the beginning of the year/period |  | 30,164,994 |  | - |
| Transfer from the Fund as a result of conversion |  | - |  | 29,904,929 |
| *Add* Investment in freehold and leasehold   properties during the year/period | *13* | 122,129 |  | - |
| *Add* renovation cost during the year/period | *13* | 183,846 |  | 64,608 |
| *Less* write-off of assets during the year/period |  | (12,265) |  | - |
| *Less* changes inlease contract during   the year/period |  | (4,036) |  | 237 |
| Net gain on changes in fair value of investments  in freehold and leasehold properties | *10* | 440,509 |  | 195,220 |
| **At the end of the year/period** |  | **30,895,177** |  | **30,164,994** |

The fair value of the investments in freehold and leasehold properties was determined by independent professional valuers, using the income approach by using discounted future cash flows, according to the independent professional valuers’ report in November 2025, and was categorised as a Level 3 fair value.

| **Significant unobservable inputs** |  | **Inter-relationship between key unobservable inputs and fair value measurement** |
| --- | --- | --- |
| * Expected market rental growth  2025: 3.0% *(2024: 3.0%)* * Average occupancy rate  2025: 89.6% - 99.2% *(2024: 82.7% - 99.9%)* * Risk-adjusted discount rate  2025: 9.5% - 10.5% *(2024: 10.0% - 11.0%)* |  | The estimated fair value increase (decrease) if:   * Expected market rental growth were higher (lower) or * Average occupancy rate were higher (lower) or * Risk-adjusted discount rate were lower (higher) |

***Additional investment in freehold property during the year***

*Life Xpress Chiang Mai Project*

On 23 December 2025, the Trust has completed the investment in the Life Xpress Chiang Mai Project amounting to Baht 122.1 million. The details of the additional assets to be invested in are as follows:

(a) Leasehold rights over 3 land title deeds for a lease term of approximately 29 years, commencing from the date on which the trust invested in the additional assets, covering a total area of about 3 ngan 50 square wah;

(b) Ownership of 1 commercial building with a total building area of approximately 1,727 square meters, including all constructions and other assets located on the aforementioned land;

(c) Ownership of chattle belonging CP Future City Development Corporation Limited to utilized in the operation of the Life Xpress Chiang Mai Project.

***Leases***

*As a lessee*

The Trust leases lands for some projects that the Trust invested for the periods of 22 years to 30 years, The rental is payable base on monthly, quarterly and annually basis as specified fixed rate in the contract.

In 2025, additions to the right-of-use assets of the Trust were Baht 24.6 million *(2024: Baht 304.1 million).*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  | For the period |
|  |  |  |  | from 10 September 2024 |
|  |  | For the year ended |  | (date of incorporation) |
|  |  | 31 December 2025 |  | to 31 December 2024 |
|  |  | *(in thousand Baht)* | | |
| ***Amounts recognised in profit or loss*** |  |  |  |  |
| Interest on lease liabilities relating to investments  in freehold and leasehold properties. |  | 6,987 |  | 702 |

In 2025, total cash outflow for leases relating to the Trust was Baht 20.9 million *(2024: Baht 328.2 million).*

*As a lessor*

The leases with tenants contain an initial non-cancellable periods of 1 year to 18 years. Subsequent renewals are negotiated with the lessee. These leases are identified as the fixed and variable rental income.

|  |  |  |  |
| --- | --- | --- | --- |
|  |  |  | For the period |
|  |  |  | from 10 September 2024 |
|  | For the year ended |  | (date of incorporation) |
|  | 31 December 2025 |  | to 31 December 2024 |
|  | *(in thousand Baht)* | | |
| Variable rental income based on sales | 371,074 |  | 42,201 |

|  |  |  |  |
| --- | --- | --- | --- |
| ***Lease payments to be received from operating leases   at 31 December*** | 2025 |  | 2024 |
|  | *(in thousand Baht)* | | |
| 1st year | 1,764,920 |  | 1,853,481 |
| 2nd year | 1,408,014 |  | 1,685,456 |
| 3rd year | 1,171,358 |  | 1,337,322 |
| 4th year | 1,014,968 |  | 1,147,297 |
| 5th year | 1,053,976 |  | 1,015,163 |
| After 5th year | 1,636,853 |  | 2,690,829 |

1. **Investments in securities measured at fair value through profit or loss**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  | For the period |
|  |  |  |  | from 10 September 2024 |
|  |  | For the year ended |  | (date of incorporation) |
|  |  | 31 December 2025 |  | to 31 December 2024 |
|  | *Note* | *(in thousand Baht)* | | |
| At the beginning of the year/period |  | - |  | - |
| Additions | *13* | 2,755,000 |  | - |
| Disposal | *13* | (1,600,531) |  | - |
| Net gain on measurement of investments | *10* | 3,575 |  | - |
| **At the end of the year/period** |  | **1,158,044** |  | **-** |

1. **Cash and cash equivalents**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| *As at 31 December* | 2025 | | |  | 2024 | | | |
|  | Amount |  | Interest rate |  | Amount |  | Interest rate |
|  | *(in thousand Baht)* |  | *(% per annum)* |  | *(in thousand Baht)* |  | *(% per annum)* |
| Cash at banks | 213,972 |  | 0.1 - 0.2 |  | 1,042,797 |  | 0.4 |
| **Total** | **213,972** |  |  |  | **1,042,797** |  |  |

1. **Right-of-use assets / Lease liabilities**

|  |  |  | For the period |
| --- | --- | --- | --- |
|  |  |  | from 10 September 2024 |
|  | For the year ended |  | (date of incorporation) |
|  | 31 December 2025 |  | to 31 December 2024 |
|  | *(in thousand Baht)* | | |
| At the beginning of the year/period | 239,774 |  | - |
| Transfer from the Fund as a result of conversion | - |  | 241,224 |
| Depreciation expense | (14,704) |  | (1,450) |
| **At the end of the year/period** | **225,070** |  | **239,774** |

As at 31 December 2025 and 2024, maturity of lease liabilities under lease agreement are as follows:

|  | Solar cell rooftop |  | Land |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| ***At 31 December 2025*** |  |  |  |
| Within 1 year | 20,817 |  | 25,557 |
| Later than 1 year but not later than 5 years | 81,847 |  | 108,954 |
| Later than 5 years | 207,117 |  | 199,009 |
| **Total** | **309,781** |  | **333,520** |
| *Less* Future finance charges on lease agreement | (72,268) |  | (57,884) |
| **Present value of liabilities under lease agreement** | **237,513** |  | **275,636** |
|  |  |  |  |
| ***At 31 December 2024*** |  |  |  |
| Within 1 year | 28,940 |  | 23,589 |
| Later than 1 year but not later than 5 years | 82,388 |  | 103,935 |
| Later than 5 years | 226,091 |  | 182,984 |
| **Total** | **337,419** |  | **310,508** |
| *Less* Future finance charges on lease agreement | (80,825) |  | (45,514) |
| **Present value of liabilities under lease agreement** | **256,594** |  | **264,994** |

1. **Retained earnings**

|  |  |  |  | For the period |
| --- | --- | --- | --- | --- |
|  |  |  |  | from 10 September 2024 |
|  |  | For the year ended |  | (date of incorporation) |
|  | *Note* | 31 December 2025 |  | to 31 December 2024 |
|  |  | *(in thousand Baht)* | | |
| At the beginning of the year/period |  | 377,081 |  | - |
| Net profit on investments |  | 2,205,961 |  | 181,861 |
| Net gain on disposals of investments |  | 8,470 |  | - |
| Net gain on changes in fair value of investments |  |  |  |  |
| in freehold and leasehold properties | *6* | 440,509 |  | 195,220 |
| Net gain on changes in fair value of investments |  |  |  |  |
| in securities measured at fair value through  profit or loss | *7* | 3,575 |  | - |
| Distributions to trust unitholders | *12* | (1,696,081) |  | - |
| **At the end of the year/period** |  | **1,339,515** |  | **377,081** |

1. **Expenses**
2. ***Management fees***

The REIT manager will receive a monthly REIT management fee at a rate does not exceed 0.18% per annum of total assets value (excluded value added tax, specific business tax or any other similar tax) with a minimum rate of not less than Baht 10.0 million per year.

1. ***Trustee fees***

The trustee of the Trust will receive a monthly trustee fee at a rate does not exceed 0.18% per annum of total assets value (excluded value added tax, specific business tax or any other similar tax) with a minimum rate of not less than Baht 5.0 million per year.

1. ***Registrar fees***

The registrar fees are calculated annually at a rate does not exceed 0.035% per annum of the Trust’s registered capital or other rate that set by the Trust’s registrar.

1. ***Property management fees***

The Property manager will receive remuneration under the Property Management Agreements which is summarised as follows:

1. Rental and Service Collection Fee

At a rate does not exceed 2.4% - 3.0% *(2024: 3.0%)* of the net property revenue.

1. Property Management Fee

At a rate does not exceed 0.3% *(2024: 0.3%)* per year of the net asset value.

1. Incentive fee

At a rate does not exceed 1.80% - 2.35% *(2024: 2.35%)* of the net property income.

1. Commission for Tenant Procurement and Management

Calculated from the monthly rental rate of the tenant at a rate of 0.5 - 1.5 *(2024: 0.5 - 1.5)* times the monthly rental amount for new or renewed leases.

1. **Distributions to trust unitholders**

During the year 2025, the Trust has distributed dividends to trust unitholders as follows:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Date of announcement |  | For the period |  | Amount  per unit |  | Amount |
|  |  |  |  | *(in Baht)* |  | *(in thousand Baht)* |
|  |  |  |  |  |  |  |
| 9 May 2025 |  | 1 January 2025 - 31 March 2025 and retained earnings from the operating  performance for the year 2024 (from 10 September 2024 - 31 December 2024) |  | 0.2903 |  | 678,474 |
| 7 August 2025 |  | 1 April 2025 - 30 June 2025 |  | 0.2169 |  | 506,935 |
| 9 November 2025 |  | 1 July 2025 - 30 September 2025 |  | 0.2185 |  | 510,672 |
|  |  |  |  |  |  | **1,696,081** |

1. **Information on investment purchase and sale transactions**

The Trust’s investment purchase and sale transactions for the year ended 31 December 2025, excluding investments in cash at banks, amounting to Baht 3,061.0 million and Baht 1,600.5 million, respectively, which was 16.1% of the average net assets values during the year *(2024: nil).*

1. **Segment information**

The one main reportable operating segment of the Trust is lease of property investments and the single geographical area of its operations is Thailand. Segment performance is measured based on operating profit or loss. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain exclusively to the aforementioned reportable operating segment and geographical area.

1. **Information on fair value level and fair value measurement of investment**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Fair value categorised by measurement***  ***approach*** | Level 1 |  | Level 2 |  | Level 3 |  | Total |
|  | *(in thousand Baht)* | | | | | | |
| **At 31 December 2025** |  |  |  |  |  |  |  |
| Investments in freehold and leasehold   properties at fair value | - |  | - |  | 30,895,177 |  | 30,895,177 |
| Investments in securities measured at fair value   through profit or loss | - |  | 1,158,044 |  | - |  | 1,158,044 |
|  |  |  |  |  |  |  |  |
| **At 31 December 2024** |  |  |  |  |  |  |  |
| Investments in freehold and leasehold properties at fair value | - |  | - |  | 30,164,994 |  | 30,164,994 |

The financial instruments traded in non-active markets and measured at obviously quoted market prices, buying and selling prices offered by traders or optional price references with supporting observable data will be categorised as level 2. These financial instruments comprised fixed income mutual fund.

Investments categorised in level 3 have significant unobservable data as they are not actively traded. Methods and assumptions used in the measurement are disclosed in note 6.

1. **Commitments with non-related parties**

|  | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| ***Capital commitments*** |  |  |  |
| Renovation agreements of freehold and leasehold properties | 2,055 |  | 7,916 |
|  |  |  |  |
| ***Other commitments*** |  |  |  |
| Letter of guarantee from bank | 65,196 |  | 65,196 |
| **Total** | **67,251** |  | **73,112** |

On 26 November 2024, the Trust pledged its deposit with a financial institution as collateral for issuing the letter of guarantee from the bank in order to collateralise a lease agreement in the amount to   
Baht 65.2 million, and is presented separately in the account as “financial asset pledged as collateral” in the statement of financial position as at 31 December 2024. Subsequently, the Trust converted the letter of guarantee from a secured guarantee to an unsecured guarantee in February 2025.

***Service agreement commitments***

The Trust was committed to pay fees to counterparties under the terms and conditions (see in Note 11).

1. **Event after the reporting period**

On 26 February 2026, the Board of Directors of Axtra Future City Property REIT Co., Ltd., in its capacity as the REIT Manager of Axtra Future City Freehold and Leasehold Real Estate Investment Trust, resolved to approve the distribution to unitholders based on the operating performance for the period as from 1 October 2025 to 31 December 2025 at the rate of Baht 0.2194 per trust unit, totaling Baht 512.80 million. The payment is scheduled to be made to unitholders on 27 March 2026.