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The accompanying condensed notes form an integral part of the interim financial statements.

The interim financial statements were approved by the authorised director of the REIT manager on   
13 November 2025.

1. **General information**

Bualuang Office Leasehold Real Estate Investment Trust (“the Trust”) is a real estate investment trust established under the Trust for Transaction in Capital Market Act, B.E. 2550 (“the Act”) in   
accordance with the Trust Deed signed on 6 February 2018 between BBL Asset Management   
Company Limited (“The REIT Manager”) as the Trust Settlor and KrungThai Asset Management Public Company Limited as the Trustee. True Properties Company Limited is Property manager. On 6   
February 2018, the Trust was established as a specific closed-end real estate investment trust with an indefinite term. The Trust’s objectives are to raise funds from investors and use funds to invest in the major leasehold properties by lease and/ or sublease under 2 projects including True Tower 1 Project and True Tower 2 Project.

The Trust’s dividend payment policy is in accordance with condition and procedures as specified in the prospectus.

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

*(a) Statement of compliance*

The condensed interim financial statements are presented in the same format as the annual financial statements together with notes to the interim financial statements on a condensed basis (“interim financial statements”) in accordance with Thai Accounting Standard No. 34 *Interim Financial Reporting* and 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 of transactions not covered by this accounting guidance the Trust applied Thai Financial Reporting Standard (“TFRS”) as announced by Federation of Accounting Professions (“Accounting Guidance”).

The interim financial statements do not include all of the financial information required for full annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Trust for the year ended 31 December 2024.

*(b) Use of judgment, estimates and accounting policies*

In preparing these interim financial statements, judgments and estimates are made by the REIT manager in estimating fair value of assets in accordance with the Trust’s accounting policy. Actual results may differ from these estimates. The accounting policies, methods of computation and the key sources of estimation uncertainty were the same as those that described in the financial statements for the year ended 31 December 2024.

1. **Related parties**

Relationships with related parties, pricing policies and significant agreements with related parties have no material changes from the financial statements for the year ended 31 December 2024.

Significant transactions for the three-month and nine-month periods ended 30 September 2025 and 2024 with related parties were as follows:

| ***For the three-month period ended 30 September*** | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| ***Income*** |  |  |  |
| Rental and service income |  |  |  |
| True Move H Universal Communication Co., Ltd. | 50,437 |  | 52,421 |
| True Corporation Public Company Limited | 19,821 |  | 21,199 |
| True Internet Data Center Co., Ltd. | 9,501 |  | 8,606 |
| True Internet Corporation Co., Ltd. | 4,335 |  | 15,472 |
| True GS Co., Ltd. | 4,013 |  | 4,113 |
| Charoen Pokphand Foods Public Company Limited | 4,011 |  | 3,772 |
| Other related parties | 14,620 |  | 17,904 |
| **Total** | **106,738** |  | **123,487** |
|  |  |  |  |
| Interest income |  |  |  |
| Other related parties | **114** |  | **248** |
|  |  |  |  |
| Other income |  |  |  |
| Other related parties | **2,419** |  | **2,242** |
|  |  |  |  |
| ***Expenses*** |  |  |  |
| Management fees |  |  |  |
| BBL Asset Management Company Limited | **2,891** |  | **2,954** |
|  |  |  |  |
| Trustee fees |  |  |  |
| Krung Thai Asset Management Public Company Limited | **1,935** |  | **1,966** |
|  |  |  |  |
| Property management fees |  |  |  |
| True Properties Company Limited | **11,914** |  | **10,118** |
|  |  |  |  |
| Finance costs |  |  |  |
| Bangkok Bank Public Company Limited | **10,265** |  | **12,069** |

| ***For the nine-month period ended 30 September*** | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| ***Income*** |  |  |  |
| Rental and service income |  |  |  |
| True Move H Universal Communication Co., Ltd. | 148,834 |  | 152,395 |
| True Corporation Public Company Limited | 59,617 |  | 65,251 |
| True Internet Data Center Co., Ltd. | 28,549 |  | 29,370 |
| True Internet Corporation Co., Ltd. | 15,088 |  | 51,348 |
| True GS Co., Ltd. | 12,021 |  | 12,311 |
| Charoen Pokphand Group Company Limited | 10,464 |  | 11,177 |
| CPF (Thailand) Public Company Limited | 9,924 |  | 9,595 |
| True Properties Company Limited | 7,951 |  | 8,257 |
| Other related parties | 26,473 |  | 17,827 |
| **Total** | **318,921** |  | **357,531** |
| Interest income |  |  |  |
| Other related parties | **447** |  | **667** |
|  |  |  |  |
| Other income |  |  |  |
| Other related parties | **7,510** |  | **6,751** |
|  |  |  |  |
| ***Expenses*** |  |  |  |
| Management fees |  |  |  |
| BBL Asset Management Company Limited | **8,676** |  | **9,165** |
|  |  |  |  |
| Trustee fees |  |  |  |
| Krung Thai Asset Management Public Company Limited | **5,792** |  | **6,047** |
|  |  |  |  |
| Property management fees |  |  |  |
| True Properties Company Limited | **36,535** |  | **34,868** |
|  |  |  |  |
| Finance costs |  |  |  |
| Bangkok Bank Public Company Limited | **31,975** |  | **36,454** |

Balances as at 30 September 2025 and 31 December 2024 with related parties were as follows:

|  | 30 September |  | 31 December |
| --- | --- | --- | --- |
|  | 2025 |  | 2024 |
|  | *(in thousand Baht)* | | |
| ***Cash at financial institutions*** |  |  |  |
| Bangkok Bank Public Company Limited | 61,982 |  | 143,259 |
| Krung Thai Bank Public Company Limited | 17,132 |  | 30,658 |
| **Total** | **79,114** |  | **173,917** |
|  |  |  |  |
| ***Receivables on accrued rental and service income*** |  |  |  |
| *Rental and service receivables* |  |  |  |
| True Move H Universal Communication Co., Ltd. | 4,454 |  | 5,586 |
| Charoen Pokphand Group Company Limited | 3,364 |  | 1,688 |
| True GS Co., Ltd. | 1,645 |  | 235 |
| True Internet Data Center Co., Ltd. | 1,396 |  | 1,353 |
| True Corporation Public Company Limited | 907 |  | 463 |
| Asia Era One Co., Ltd. | 674 |  | 2,546 |
| Other related parties | 915 |  | 6,083 |
|  | **13,355** |  | **17,954** |
| *Accrued income under operating lease* |  |  |  |
| Other related parties | 11,219 |  | 9,342 |
|  | **11,219** |  | **9,342** |
| **Total** | **24,574** |  | **27,296** |
|  |  |  |  |
| ***Receivables on accrued interest income*** |  |  |  |
| Other related parties | **118** |  | **9** |
|  |  |  |  |
| ***Prepaid expenses*** |  |  |  |
| True Properties Company Limited | **9,664** |  | **16,202** |
|  |  |  |  |
|  |  |  |  |
| ***Trade accounts payable*** |  |  |  |
| Other related parties | **399** |  | **1,688** |
|  |  |  |  |
| ***Other payables and accrued expenses*** |  |  |  |
| BBL Asset Management Company Limited | 6,673 |  | 12,688 |
| True Properties Company Limited | - |  | 6,008 |
| Other related parties | 1,491 |  | 2,070 |
| **Total** | **8,164** |  | **20,766** |
|  |  |  |  |
| ***Rental and service income received in advance*** |  |  |  |
| True Move H Universal Communication Co., Ltd. | 11,976 |  | 12,024 |
| True Corporation Public Company Limited | 6,268 |  | 5,858 |
| True Internet Data Center Co., Ltd. | 2,074 |  | - |
| Charoen Pokphand Group Company Limited | 1,189 |  | - |
| True Internet Corporation Co., Ltd. | 1,050 |  | 1,063 |
| True Properties Company Limited | 1,016 |  | 761 |
| Other related parties | 860 |  | 691 |
| **Total** | **24,433** |  | **20,397** |
|  |  |  |  |
| ***Deposits from rental and services*** |  |  |  |
| True Move H Universal Communication Co., Ltd. | 38,635 |  | 47,012 |
| True Corporation Public Company Limited | 19,794 |  | 19,974 |
| True Internet Data Center Co., Ltd. | 6,688 |  | 6,657 |
| True Properties Company Limited | 5,586 |  | 5,573 |
| Wire & Wireless Company Limited | 3,763 |  | 3,791 |
| True GS Co., Ltd. | 3,425 |  | 3,886 |
| CPF (Thailand) Public Company Limited | 3,178 |  | 3,082 |
| True Internet Corporation Co., Ltd. | 3,049 |  | 6,555 |
| Other related parties | 6,127 |  | 9,845 |
| **Total** | **90,245** |  | **106,375** |
|  |  |  |  |
| ***Long-term borrowings*** |  |  |  |
| Bangkok Bank Public Company Limited | **687,600** |  | **768,200** |

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

Movements of investments in leasehold properties for nine-month periods ended 30 September 2025 and 2024 were as follows:

|  | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| **Investments in leasehold properties - at cost** |  |  |  |
| Investments in leasehold properties at the beginning of the period | 4,592,083 |  | 4,589,152 |
| *Add* Increase in tools, fixtures, equipment and |  |  |  |
| utility systems during the period | 9,050 |  | 268 |
| **Investments in leasehold properties at the end of period** | **4,601,133** |  | **4,589,420** |
| **Investments in leasehold properties**  **as at 31 December 2024 - at cost** |  |  | **4,592,083** |
|  |  |  |  |
| **Net loss on changes in fair value of**  **investments in leasehold properties** |  |  |  |
| Net loss on changes in fair value of investments in   leasehold properties at the beginning of the period | (713,625) |  | (346,983) |
| Net loss on changes in fair value of investments in  leasehold properties during the period | (38,850) |  | (354,637) |
| *Less* Value included in accrued income under  operating lease during the period | (1,877) |  | (7,868) |
|  | (40,727) |  | (362,505) |
| **Net loss on changes in fair value of investments in   leasehold properties at the end of the period** | **(754,352)** |  | **(709,488)** |
|  |  |  |  |
| **Investments in leasehold properties at the end of the period** | **3,846,781** |  | **3,879,932** |
| **Investments in leasehold properties as at 31 December 2024** |  |  | **3,878,458** |

The fair value of investments in leasehold properties was determined by independent professional valuers, at income approach by using discounted future cash flows, according to the independent professional valuers’ report dated 30 June 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   (30 September 2025: 1.00% - 3.25% and  31 December 2024: 0.00% - 3.25%).   * Occupancy rate  (30 September 2025: 82.38% - 99.59%. and 31 December 2024: 67.57% - 99.07%). * Risk-adjusted discount rates  (30 September 2025 and 31 December 2024: 9.75%). | The estimated fair value increase (decrease) if:   * Expected market rental growth were higher (lower); * The occupancy rates were increase (decrease); or * The risk-adjusted discount rate were lower (higher). |

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

Movements of investments measured at fair value through profit or loss for the nine-month periods ended 30 September 2025 and 2024 were as follows:

|  | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
|  |  |  |  |
| At the beginning of the period | 234,285 |  | 184,586 |
| Additions | 520,994 |  | 446,022 |
| Disposals | (506,000) |  | (446,000) |
| Amortisation of discount on investments in bonds | 2,873 |  | 3,561 |
| Net gain on changes in fair value of investments |  |  |  |
| measured at fair value through profit or loss | 9 |  | 11 |
| **At the end of the period** | **252,161** |  | **188,180** |
| **At 31 December 2024** |  |  | **234,285** |

1. **Cash and cash equivalents**

The Trust’s details of cash and cash equivalents are as follows:

|  | 30 September 2025 | | |  | 31 December 2024 | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Amount |  | Interest rate |  | Amount |  | Interest rate |
|  | *(in thousand Baht)* |  | *(% per annum)* |  | *(in thousand Baht)* |  | *(% per annum)* |
| Cash on hand | 60 |  | - |  | 60 |  | - |
| Cash at banks - current accounts | 8,238 |  | - |  | 6,310 |  | - |
| Cash at banks - savings accounts | 79,126 |  | 0.25 - 0.40 |  | 168,619 |  | 0.40 - 0.60 |
| **Total** | **87,424** |  |  |  | **174,989** |  |  |

1. **Receivables on accrued rental and service income**

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

|  | Trade accounts |  | Trade accounts |  |  |
| --- | --- | --- | --- | --- | --- |
|  | receivable |  | receivable |  | Total |
|  | - other parties |  | - related parties |  | carrying amounts |
|  |  |  | *(Note 3)* |  |  |
|  | *(in thousand Baht)* | | | | |
| ***At 30 September 2025*** |  |  |  |  |  |
| Within credit terms | 484 |  | 6,668 |  | 7,152 |
| Overdue: |  |  |  |  |  |
| Less than 3 months | 5,197 |  | 2,996 |  | 8,193 |
| 3 - 6 months | 779 |  | 2,023 |  | 2,802 |
| 6 - 12 months | 573 |  | 866 |  | 1,439 |
| More than 12 months | - |  | 802 |  | 802 |
| **Total** | **7,033** |  | **13,355** |  | **20,388** |
| Accrued income under operating lease | - |  | 11,219 |  | 11,219 |
|  | **7,033** |  | **24,574** |  | **31,607** |
| *Less* allowance for expected credit loss | - |  | - |  | - |
| **Net** | **7,033** |  | **24,574** |  | **31,607** |
|  |  |  |  |  |  |
| ***At 31 December 2024*** |  | | | | |
| Within credit terms | 280 |  | 7,389 |  | 7,669 |
| Overdue: |  |  |  |  |  |
| Less than 3 months | 266 |  | 5,448 |  | 5,714 |
| 3 - 6 months | 344 |  | 1,769 |  | 2,113 |
| 6 - 12 months | - |  | 1,438 |  | 1,438 |
| More than 12 months | - |  | 1,910 |  | 1,910 |
| **Total** | **890** |  | **17,954** |  | **18,844** |
| Accrued income under operating lease | - |  | 9,342 |  | 9,342 |
|  | **890** |  | **27,296** |  | **28,186** |
| *Less* allowance for expected credit loss | - |  | - |  | - |
| **Net** | **890** |  | **27,296** |  | **28,186** |

The normal credit terms granted for receivables on accrued rental and service income of the Trust range from 30 days to 45 days.

1. **Long-term borrowings**

Long-term borrowings as at 30 September 2025 and 31 December 2024 were classified as follows:

|  |  |  |  |
| --- | --- | --- | --- |
|  | 30 September |  | 31 December |
|  | 2025 |  | 2024 |
|  | *(in thousand Baht)* | | |
|  |  |  |  |
| Current portion of long-term borrowings | 50,600 |  | 50,600 |
| Long-term borrowings | 637,000 |  | 717,600 |
| **Total** | **687,600** |  | **768,200** |

Movements of long-term borrowings for the nine-month periods ended 30 September 2025 and 2024 were as follows:

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2025 |  | 2024 |
|  | *(in thousand Baht)* | | |
|  |  |  |  |
| At the beginning of the period | 768,200 |  | 818,800 |
| Decrease | (80,600) |  | (50,600) |
| **At the end of the period** | **687,600** |  | **768,200** |
| **As at 31 December 2024** |  |  | **768,200** |

On 8 February 2018, the Trust borrowed loans of Baht 920.00 million from Bangkok Bank Public Company Limited (“the bank”). The principal is payable due at the term of agreements for a period of 10 years which repayable during 2022 to 2028. The loan bears interest at MLR-2 to MLR-1 per annum *(Interest rate at 30 September 2025: 5.50% per annum and 31 December 2024: 5.90% per annum)*.  
The principal and interest are semi-annually payable. The borrowings were secured by the followings:

1. Leasehold rights of True Tower 1 building.
2. Rights of received all rental income.
3. Insurances including all risk insurances and business interruption insurances in which identified the bank as beneficiary together with the borrower.

Under the borrowing agreement, the Trust must maintain financial conditions which stipulated in the borrowing agreement such as maintenance interest bearing debt to operating profit before interest expenses and financial costs, income tax, depreciation, amortisation adjust by non-cash items (Interest Bearing Debt to EBITDA ratio) to be not more than 4 times etc.

1. **Unitholders’ trust**

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  | 30 September 2025 | | |  |  |  | 31 December 2024 | | |
|  |  | Par Value |  | Number |  | Amount |  | Par Value |  | Number |  | Amount |
|  |  | *(in Baht)* |  | *(in thousand units* | | |  | *(in Baht)* |  | *(in thousand units* | | |
|  |  |  |  | */thousand Baht)* | | |  |  |  | */thousand Baht)* | | |
| ***Trust registered***  ***capital and capital***  ***from unitholders*** |  | **8.9497** |  | **368,800** |  | **3,300,649** |  | **9.2233** |  | **368,800** |  | **3,401,553** |
| Beginning balance  of the period/year |  | 9.2233 |  | 368,800 |  | 3,401,553 |  | 9.7107 |  | 368,800 |  | 3,581,306 |
| 1st Reduction of  Trust unit value |  | (0.1678) |  | - |  | (61,885) |  | (0.3203) |  | - |  | (118,126) |
| 2nd Reduction of  Trust unit value |  | (0.0725) |  | - |  | (26,738) |  | (0.1671) |  | - |  | (61,627) |
| 3rd Reduction of  Trust unit value |  | (0.0333) |  | - |  | (12,281) |  | - |  | - |  | - |
| **Ending balance of**  **the period/year** |  | **8.9497** |  | **368,800** |  | **3,300,649** |  | **9.2233** |  | **368,800** |  | **3,401,553** |

At the Meeting of Real Estate Investment Committee of BBL Asset Management Company Limited, acting as a REIT Manager of Bualuang Office Leasehold Real Estate Investment Trust held on 26 February 2025, the Board of Directors approved the paid-in capital reduction of par value at the rate of Baht 0.1678 per unit totalling Baht 61.89 million. The reduction of paid-in capital was paid to its unitholders in March 2025 which was to comply with the Trust deed.

At the Meeting of Real Estate Investment Committee of BBL Asset Management Company Limited, acting as a REIT Manager of Bualuang Office Leasehold Real Estate Investment Trust held on 15 May 2025, the Board of Directors approved the paid-in capital reduction of par value at the rate of Baht 0.0725 per unit totalling Baht 26.74 million. The reduction of paid-in capital was paid to its unitholders in June 2025 which was to comply with the Trust deed.

At the Meeting of Real Estate Investment Committee of BBL Asset Management Company Limited, acting as a REIT Manager of Bualuang Office Leasehold Real Estate Investment Trust held on 14 August 2025, the Board of Directors approved the paid-in capital reduction of par value at the rate of Baht 0.0333 per unit totalling Baht 12.28 million. The reduction of paid-in capital was paid to its unitholders in September 2025 which was to comply with the Trust deed.

1. **Retained earnings (deficit)**

Movements of retained earnings (deficit) for the nine-month periods ended 30 September 2025 and 2024   
were as follows:

|  | *Note* |  | 2025 |  | 2024 |
| --- | --- | --- | --- | --- | --- |
|  |  |  | *(in thousand baht)* | | |
|  |  |  |  | | |
| At the beginning of the period |  |  | (43,081) |  | 83,890 |
| *Add* Net profit on investments |  |  | 225,595 |  | 237,953 |
| Net loss on changes in fair value of |  |  |  |  |  |
| investments in leasehold properties | *4* |  | (40,727) |  | (362,505) |
| Net gain on changes in fair value of |  |  |  |  |  |
| investments measured at fair value |  |  |  |  |  |
| through profit or loss | *5* |  | 9 |  | 11 |
| *Less* Distribution to trust unitholders | *11* |  | (74,532) |  | (83,889) |
| **At the end of the period** |  |  | **67,264** |  | **(124,540)** |
| **At 31 December 2024** |  |  |  |  | **(43,081)** |

1. **Distribution to trust unitholders**

During 2025 and 2024, the Trust distributed dividends to trust unitholders as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| For the nine-month period ended 30 September 2025 | | | | |
| The operation for the period | Approved date | Payment date | Amount  per unit | Amount |
|  |  |  | *(in Baht)* | *(in thousand Baht)* |
|  |  |  |  |  |
| 1 January 2025 - 31 March 2025 | 15 May 2025 | 12 June 2025 | 0.082485 | 30,420 |
|  | 14 August | 11 September |  |  |
| 1 April 2025 - 30 June 2025 | 2025 | 2025 | 0.119610 | 44,112 |
|  |  |  |  | **74,532** |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| For the nine-month period ended 30 September 2024 | | | | |
| The operation for the period | Approved date | Payment date | Amount  per unit | Amount |
|  |  |  | *(in Baht)* | *(in thousand Baht)* |
|  |  |  |  |  |
|  | 23 February | 22 March |  |  |
| 1 October 2023 - 31 December 2023 | 2024 | 2024 | 0.227466 | 83,889 |
|  |  |  |  | **83,889** |

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

The Trust’s purchase and sale transactions for the nine-month period ended 30 September 2025, excluding investments in cash at financial institutions, amounted to Baht 1,036.04 million which was 30.76% of the average net asset values during the period *(30 September 2024: Baht 812.3 million which was 22.99% of the average net asset values during the period).*

1. **Segment information and disaggregation of revenue**

The Trust’s main operations are derived from rental and service income from investing in properties   
and leasehold rights, seeking the benefits from properties, and properties for rent. The Trust has only one geographical segment because they operate only in Thailand.

Disaggregation of revenues, timing of revenue recognition and results, based on TFRS 15 *Revenue from   
Contracts with Customers*, in the interim financial statements for the three-month and nine-month periods ended 30 September 2025 and 2024 were as follows:

| ***For the three-month period end 30 September*** | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| **Type of revenues** |  |  |  |
| Revenue from rendering of services | 84,574 |  | 89,563 |
| **Total income** | **138,832** |  | **147,825** |
|  |  |  |  |
| **Timing of revenue recognition** |  |  |  |
| Overtime | 84,574 |  | 89,563 |
|  |  |  |  |

| ***For the nine-month period end 30 September*** | 2025 |  | 2024 |
| --- | --- | --- | --- |
|  | *(in thousand Baht)* | | |
| **Type of revenues** |  |  |  |
| Revenue from rendering of services | 252,068 |  | 265,825 |
| **Total income** | **416,749** |  | **436,587** |
|  |  |  |  |
| **Timing of revenue recognition** |  |  |  |
| Overtime | 252,068 |  | 265,825 |

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 million Baht)* | | | | | | |
| **At 30 September 2025** |  |  |  |  |  |  |  |
| Investments in leasehold properties at fair value | - |  | - |  | 3,847 |  | 3,847 |
| Investments measured at fair value  through profit or loss | - |  | 252 |  | - |  | 252 |
|  |  |  |  |  |  |  |  |
| **At 31 December 2024** |  |  |  |  |  |  |  |
| Investments in leasehold properties at fair value | - |  | - |  | 3,878 |  | 3,878 |
| Investments measured at fair value  through profit or loss | - |  | 234 |  | - |  | 234 |

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 worth-investing government debt instruments and fixed deposits.

Investments categorised in level 3 have significant unobservable data as they are not actively traded. Valuation method and significant assumptions were disclosed in note 4.

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

The Trust is committed to pay service charges and fees to counterparties under the terms and conditions as specified in the Trust Deed.

1. **Event after the reporting period**

At the Meeting of Real Estate Investment Committee of BBL Asset Management Company Limited, acting as a REIT Manager of Bualuang Office Leasehold Real Estate Investment Trust held on   
13 November 2025, the Real Estate Investment Committee has approved the appropriation of the retained earnings as at 30 June 2025 and the operating profit for the period from 1 July 2025 to 30 September 2025 of Baht 0.182386 per unit, amounting to Baht 67.26 million, which will be paid to its unitholders in December 2025.