2Q26 QUARTERLY HIGHLIGHTS (April 1 - June 30, 2026)

- **Total income** in 2Q26 was THB 260.9mn
- **Net profit on investment** in 2Q26 was THB 125.6mn
- As of June 30, 2026, **Net Asset Value (NAV)** was THB 5,311.7mn, or THB 10.0302 per unit

NOTE: *Due to the rounding, numbers presented throughout this document may not add up precisely to the total*

SIGNIFICANT EVENT

- In 2Q26, FUTURERT proceeded with area renovations according to its annual plan by temporarily closing the fashion zone on the 3rd floor to renovate retail space. Additionally, common area renovation around the Cascata VOID area across all floors commenced in late April 2026. These projects will be carried out progressively throughout 2026 to modernize the shopping center's image, optimize space utilization, and enhance its long-term income-generating potential.

- On June 12, 2026, FUTURERT submitted an information disclosure via the SET portal regarding investment in additional assets, related financing sources, and the scheduling of the Extraordinary General Meeting of Unitholders No. 1/2026 on Friday, July 24, 2026, for unitholders to consider and approve the proposed additional asset acquisition.

AREA & OCCUPANCY RATE

Type	Area (sqm)	Average occupancy rate (%)		QoQ (%)
		2Q26	1Q26	
Mini Anchor & Retail[1]	55,597	95.5%	95.2%	0.3%
Common Area[2]	11,750	83.4%	83.9%	(0.5%)

Remark: *1. NLA of mini anchor and retail tenants, as of June 30, 2026,*

2. Common area exclude display as of June 30, 2026,

Leasing Management

In 2Q26, the average occupancy rate for anchor and retail tenants was 95.5%, remaining close to the previous quarter. Meanwhile, the average occupancy rate for income-generating common areas was 83.4%, representing a slight decrease from the previous quarter.

FINANCIAL PERFORMANCE

Unit (THB mn)	2Q26	2Q25	YoY (%)	1Q26	QoQ (%)
Total Income	**260.9**	**247.2**	**5.6%**	**261.1**	**(0.1%)**
Rental Income	257.7	243.0	6.0%	258.2	(0.2%)
Interest Income	2.4	3.4	(29.6%)	2.7	(9.5%)
Other Incomes	0.9	0.7	16.1%	0.2	292.4%
Total Expense	**135.3**	**133.4**	**1.4%**	**134.9**	**0.3%**
Expenses related to the asset	6.8	10.9	(37.8%)	7.8	(13.1%)
Fee and expenses for property management	27.6	26.5	4.5%	27.9	(0.8%)
Tax and insurance expenses	3.4	3.8	(10.6%)	3.4	0.5%
Other expenses	0.8	0.9	(7.9%)	0.6	44.2%
Finance cost [1]	96.6	91.3	5.8%	95.3	1.4%
Net profit on investment	**125.6**	**113.8**	**10.4%**	**126.2**	**(0.4%)**
Net gain (loss) on investment	42.9	34.3	25.2%	61.1	(29.8%)
Net increase (decrease) in net assets from operations	**168.6**	**148.1**	**13.8%**	**187.3**	**(10.0%)**

Remark: *1. According to the TFRS 16 accounting standard for lease liabilities, lessees must recognize assets and liabilities for lease agreements that last longer than 12 months and record the financial costs of these leases in the profit and loss statement. These expenses are accounting-related and do not involve actual cash outflows.*

2Q2026 OPERATING PERFORMANCE

TOTAL INCOME

Total income for 2Q26 was THB 260.9mn, which increased 5.6% YoY but decreased 0.1% QoQ. The details are as follows:

- The rental income for the period was THB 257.7mn, increasing 6.0% YoY mainly due to the reopening of rental areas that had been closed for renovation in 2025. Rental income decreased 0.2% QoQ, mainly due to the phased closure of the Fashion Zone for renovation starting in April 2026, in accordance with the annual budget plan.
- Interest income was THB 2.4mn, decreasing 29.6% YoY and 9.5% QoQ, consistent with the downward trend of deposit interest rates.
- Other incomes were THB 0.9mn, increasing 16.1% YoY and 292.4% QoQ, mainly due to penalty income from contract breaches and event support income.

TOTAL EXPENSE

Total expense for 2Q26 was THB 135.3mn, which increased 1.4% YoY and 0.3% QoQ. The details are as follows:

- Expenses related to the asset were THB 6.8mn, decreasing 37.8% YoY and 13.1% QoQ. This was primarily due to lower seasonal marketing expenses, as well as ongoing repair and renovation works where expenses have not yet been recognized in this period.
- Fee and expenses for property management were THB 27.6mn, increasing 4.5% YoY but decreasing 0.8% QoQ.
- Tax and insurance expenses were THB 3.4 mn, remaining close to the previous quarter but decreasing 10.6% YoY, mainly due to the recognition of sign tax expenses in the previous year, whereas the current period has not yet reached its billing cycle.
- Other expenses were THB 0.8mn, decreasing 7.9% YoY but increasing 44.2% QoQ
- Finance costs were THB 96.6mn, increasing of 5.8% YoY and 1.4% QoQ. These are non-cash accounting expenses, as per TFRS 16, related to lease liabilities arising from lease agreements with terms exceeding 12 months, for which FUTURERT has future payment obligations and renewal rights for the period from January 1, 2042, to December 31, 2044.
- Finance costs were THB 96.6mn, increasing 5.8% YoY and 1.4% QoQ. These are non-cash accounting expenses under TFRS 16 (Leases) with no actual cash outflow, calculated from lease liabilities with terms exceeding 12 months, reflecting upcoming payment obligations for the lease period from 2027 to 2041, as well as the optional lease extension period from 2042 to 2044.

NET PROFIT ON INVESTMENT

Net profit on investment was THB 125.6mn, representing an increase of 10.4% YoY and a decrease of 0.4% QoQ. The YoY increase was primarily attributable to the reopening of leased areas that were closed for renovation in 2025, allowing the Trust to recognize additional revenue from those spaces.

Excluding the impact of TFRS16 accounting standard, the adjusted net profit on investment for 2Q26 would be THB 222.2mn.

TOTAL NET GAIN ON INVESTMENT

In this quarter, FUTURERT recognized a total net gain on investments of THB 42.9mn, primarily due to a gain from the change in the fair value of investments in leasehold properties. This gain resulted from the total investment in properties at fair value (the combined fair value determined by an independent appraiser and lease liabilities) after deducting capital expenditure of THB 10.8mn, compared against the fair value of property investments as of March 31, 2026. As of June 30, 2026, the fair value of investments in properties was THB 11,602.2mn, as detailed below:

1. Fair value of investments in properties, by an independent appraiser, amounted to THB 4,698.0mn. This valuation was based on the partial leasehold rights of the Future Park Rangsit Shopping Center project, which expires on December 31, 2041 (approximately 15.5 years remaining), along with the right to extend the lease for an additional three years (January 1, 2042 – December 31, 2044). The appraiser determined the valuation assumptions are based on current market data and relevant factors, applying a discount rate of 10.25% for present value calculations.

2. Lease liabilities amounted to THB 6,904.2mn, which was based on the leasehold rights (partial) of the Future Park Rangsit Shopping Center project, expiring on December 31, 2041 (approximately 15.5 years remaining), and the right to extend the lease for an additional three years (from January 1, 2042, to December 31, 2044).

NET INCREASE IN NET ASSETS FROM OPERATIONS

FUTURERT recognized a net increase in net assets from operations of THB 168.6mn, resulting from a net profit on investment of THB 125.6mn and a net gain from investments of THB 42.9mn .

DIVIDEND AND CAPITAL REDUCTION PAYMENT HISTORY OF FUTUREPF

Before FUTUREPF was converted to FUTURERT on October 1, 2024, FUTUREPF had paid a total distribution of THB 20.87900 per unit to unitholders as follows:

- Dividends paid: 72 times, totaling THB 20.09670 per unit
- Capital reduction paid: 5 times, totaling THB 0.78230 per unit

FUTURERT DIVIDEND POLICY

REIT Manager will distribute dividends of not less than 90% of the adjusted net profit per fiscal year, with at least two distributions annually, comprising a Year-End Distribution and, if applicable, an Interim Distribution.

SCHEDULE FOR DISTRIBUTION PAYMENT

At the meeting of the Real Estate Investment Committee held on August 11, 2026, the Committee passed the following resolutions:

- Approved the 7th distribution payment of THB 0.2656 per unit, totaling THB 140.7mn, derived from the performance between April 1 and June 30, 2026. The book closing date is scheduled for August 25, 2026, and the payment date will be September 8, 2026.

BALANCE SHEET

Unit (THB mn)	30-Jun-26	31-Mar-26
Total Assets	**12,672.5**	**12,639.0**
Investment in leasehold properties at fair value	**11,602.2**	**11,549.6**
Investment in securities and cash at financial institutions	**1,035.3**	**1,051.0**
Receivables on accrued rental income	**28.1**	**29.9**
Other assets	**6.9**	**8.5**
Total Liabilities	**7,360.8**	**7,355.2**
Trade payables and accrued expenses	**59.8**	**153.6**
Deposits from tenants	**365.6**	**367.0**
Lease Liabilities	**6,904.2**	**6,807.6**
Other liabilities	**31.1**	**27.1**
Net asset value	**5,311.7**	**5,283.8**
Capital from unitholders	**5,096.5**	**5,096.5**
Retained earnings	**215.2**	**187.3**
Net asset value	**5,311.7**	**5,283.8**
Net asset value per unit (THB)	**10.0302**	**9.9775**

As of June 30, 2026, the total assets of FUTURERT were THB 12,672.5mn. These consist of investment in leasehold properties at fair value of THB 11,602.2mn (including lease liabilities of THB 6,904.2mn), investment in securities and cash at financial institutions of THB 1,035.3mn, receivables on accrued rental income of THB 28.1mn, and other assets of THB 6.9mn.

Total liabilities were THB 7,360.8mn. These consist of account payables and accrued expenses of THB 59.8mn, deposits from rental of THB 365.6mn, lease liabilities of THB 6,904.2mn, and other liabilities of THB 31.1mn.

As a result, the net asset value (NAV) was THB 5,311.7mn, or THB 10.0302 per unit.