

KTBSTMR was established on 2 November 2021 and was listed on the Stock Exchange of Thailand (SET) on 15 November 2021.

The Trust has invested in ownership rights, long-term leasehold rights, in four types of properties: warehouses and factories, office buildings, Community Mall, and data centers.

On 30 March 2022, KTBSTMR made its first additional investment in the ownership of real estate and related movable assets for the Interlink Data Center project.



KTBSTMR Factsheet Q4/2025



RICH ASSET



Portfolio

Warehouse / Factory
Bang Phli District,
Samut Prakan

Investment Type
Leasehold Right
Approximately 25.85 years
(Ends on 7 November 2051)

Leaseable Area (sq.m.)
40,398.67 sq.m.

Weighted Average Lease
Expiry (years)
1.56 years
Average Occupancy Rate (%)
96%
Average Rent Rate (THB/sq.m/month)
133 THB



ST BANG BO



Portfolio

Warehouse / Factory
Bang Bo District,
Samut Prakan

Investment Type
Leasehold Right
Approximately 25.85 years
(Ends on 7 November 2051)

Leaseable Area (sq.m.)
37,656 sq.m.

Weighted Average Lease
Expiry (years)
1.40 years
Average Occupancy Rate (%)
88%
Average Rent Rate (THB/sq.m/month)
113 THB



ST BANG PA-IN



Portfolio

Warehouse
Bang Pa-in District,
Ayutthaya

Investment Type
Leasehold Right
Approximately 25.85 years
(Ends on 7 November 2051)

Leaseable Area (sq.m.)
43,578 sq.m.

Weighted Average Lease
Expiry (years)
5.00 years
Average Occupancy Rate (%)
100%
Average Rent Rate (THB/sq.m/month)
114 THB



SUMMER HUB



Portfolio

Office Building
Klongtoey District,
Bangkok

Investment Type
Leasehold Right
Approximately 25.85 years
(Ends on 7 November 2051)

Leaseable Area (sq.m.)
5,147.36 sq.m.

Weighted Average Lease
Expiry (years)
2.03 years
Average Occupancy Rate (%)
77%
Average Rent Rate (THB/sq.m/month)
906 THB



SUMMER HILL



Portfolio

Community Mall
Klongtoey District,
Bangkok

Investment Type
Leasehold Right
Approximately 25.85 years
(Ends on 7 November 2051)

Leaseable Area (sq.m.)
5,138.45 sq.m.

Weighted Average Lease
Expiry (years)
1.42 years
Average Occupancy Rate (%)
94%
Average Rent Rate (THB/sq.m/month)
904 THB



INTERLINK DATA CENTER



Portfolio

Data Center
Bang Khen District,
Bangkok

Investment Type
Freehold
Leaseable Area (sq.m.)
2,004 sq.m.

Weighted Average Lease
Expiry (years)
26.24 years
Average Occupancy Rate (%)
100%
Average Rent Rate (THB/sq.m/month)
2,169 THB



KTBST Mixed Freehold and Leasehold
Real Estate Investment Trust

87/2 CRC Tower, 52nd Floor,
All Seasons Place, Wireless Road,
Lumpini, Pathumwan, Bangkok 10330

www.ktbstmr.com
contactcenter@daol.co.th
1538 press 3

* Remark: Data as of 31 December 2025. The REIT has entered into the operating lease agreement with ITEL for the lease term of 3 years (starting from 30 March, 2022), where ITEL thereto agree to be committed to renew the lease agreement 9 times, for 3-year period per renewal (total lease term of 30 years).

COMPETITIVE ADVANTAGES OF KTBSTMR



DIVERSE TENANT BASE

Committed to securing high-quality tenants and managing a well diversified tenant mix.



DIVERSIFIED ASSET PORTFOLIO

KTBSTMR's investments in multiple asset types contribute to diversification of risks associated with the REIT's operating performance.



ASSETS HAVE A LIMITED USEFUL LIFE

The assets, while having relatively short useful lives, are high-quality, high-potential, and well-designed with proper maintenance.



THE PROJECT IS LOCATED IN A HIGH-POTENTIAL AREA

Each invested project possesses unique strengths and is strategically located in high-potential areas.



SUPPORTED BY SECURITY

KTBSTMR holds collateral on the invested assets (leasehold rights) to protect against any default by the lessors under the REIT agreement. The collateral provided by the lessors includes the following:

- ◆ **Community Mall and Office Asset Types**
Mortgage on buildings, registration of land leasehold rights as collateral, and cash (specifically for lease renewal commitments) are provided as security to KTBSTMR.
- ◆ **Warehouse and Industrial Asset Types**
Land and building mortgages are provided as collateral to KTBSTMR.

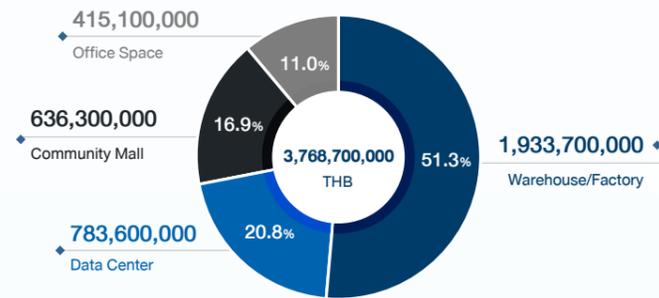
REIT MANAGER

DAOL REIT Management (Thailand) Co., Ltd.

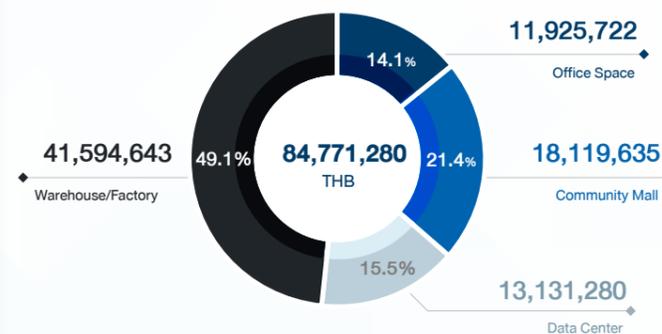
TRUSTEE

Kasikorn Asset Management Co., Ltd.

ASSET VALUATION BY ASSET CLASS



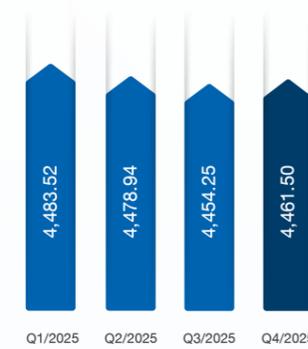
PROPERTY INCOME BY BUSINESS TYPE



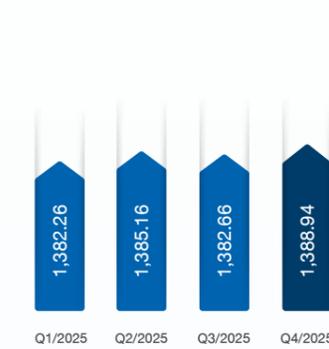
FINANCIAL HIGHLIGHT

Financial Position Statement

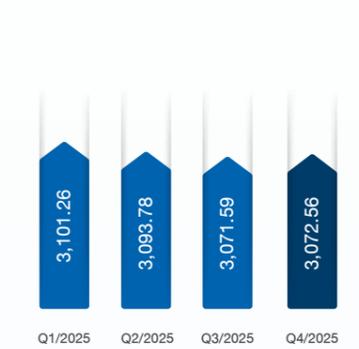
Total Asset Value (unit: THB mn)



Total Liability (unit: THB mn)



Net Asset Value (unit: THB mn)



Net Asset Value Per Unit (unit: THB)



No. of Unit (unit: trust)



Profit and Loss Statement (unit: THB mn)

Total Income



Total Expenses



Increase in Net Assets from Operations



DISTRIBUTION PAYMENT

From operating period:
1 October – 31 December 2025
Distribution payment Rate:
0.1513 THB/unit



TOTAL LEASABLE AREA



STOCK INFORMATION



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