

INDEPENDENT AUDITOR’S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Unitholders of KTBST Mixed Freehold and Leasehold Real Estate Investment Trust

I have reviewed the statement of financial position and the details of investments as at 31 March 2023 and the related statement of comprehensive income, changes in net assets and cash flows for the three-month period then ended, and condensed notes to the financial information (“interim financial information”) of KTBST Mixed Freehold and Leasehold Real Estate Investment Trust (“the Trust”). The Trust’s management is responsible for the preparation and presentation of this interim financial information in accordance with accounting guidance for property fund, real estate investment trust, infrastructure fund and infrastructure trust for investment companies as stipulated by Association of Investment Management Companies with approval from the Thai Securities and Exchange Commission. My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that interim financial information is not prepared, in all material respects, in accordance with accounting guidance for property fund, real estate investment trust, infrastructure fund and infrastructure trust for investment companies as stipulated by Association of Investment Management Companies with approval from the Thai Securities and Exchange Commission.

SP Audit Company Limited

(Mr. Kiatisak Vanithanont)

Certified Public Accountant (Thailand) No. 9922

Bangkok

12 May 2023

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2023

(Unit : Thousand Baht)			
	Note	31 March 2023	31 December 2022
		(Unaudited)	(Audited)
Assets			
Investments in freehold and leasehold properties at fair value	5	4,212,138	4,212,138
Investments in securities at fair value through profit or loss	6	140,092	129,876
Cash and cash equivalents	7	75,201	81,663
Accounts receivable			
From rental and services	8	17,177	13,415
From interest		144	25
Prepaid expenses		7,250	3,945
Other assets	15	3,502	6,171
Total Assets		4,455,504	4,447,233
Liabilities			
Accrued expenses	15	18,833	19,141
Rental and service received in advance		9,333	8,985
Deposits received from tenants		100,593	97,335
Borrowing from financial institution	9	744,795	744,693
Lease liability	10	466,350	460,207
Other liabilities	15	21,008	20,966
Total Liabilities		1,360,912	1,351,327
Net Assets		3,094,592	3,095,906
Net Assets :			
Trust capital from the unitholders		3,015,000	3,015,000
Retained earnings	11	79,592	80,906
Net Assets		3,094,592	3,095,906
Net asset value per unit (Baht)		10.2639	10.2683
Unit trust outstanding at the end of the year (Units)		301,500,000	301,500,000

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

THE DETAILS OF INVESTMENTS (UNAUDITED)

AS AT 31 MARCH 2023

Details of investments are classified by type of investment.

Type of investments	Cost (Thousand Baht)	Fair Value (Thousand Baht)	Percent of investment
Investments in leasehold properties at fair value			
Rich Asset Project			
Location: Bang Phli District, Samut Prakarn province			
Leasehold rights on land, leasehold rights on warehouse building and factories and offices 41 units	685,500		
	685,500	653,948	15.03
ST Bang-Bo Project			
Location: Bang Bo district, Samut Prakarn province			
Leasehold rights on land, leasehold rights on warehouse building and factories 9 units	558,000		
	558,000	558,000	12.82
ST Bang Pa-in Project			
Location: Bang Pa-in district, Ayutthaya province			
Leasehold rights on land, leasehold rights on warehouse building 3 units and cold storage 1 unit	699,000		
	699,000	717,813	16.49
Summer Hub Project			
Location: Sukhumvit Road, Khlong Toei, Bangkok			
Subleasehold right on land, leasehold right on office buildings including utility system 1 unit	416,970		
Rights-of-use land	292,483		
Furniture, fixtures and equipment	28		
	709,481	595,582	13.68
Summer Hill Project			
Location: Sukhumvit Road, Khlong Toei, Bangkok			
Subleasehold right on land, leasehold right on community mall buildings including utility system 1 unit	650,770		
Rights-of-use land	155,650		
Furniture, fixtures and equipment	423		
	806,843	927,606	21.31
Total investments in leasehold properties at fair value	3,458,824	3,452,949	79.33

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

THE DETAILS OF INVESTMENTS (UNAUDITED)

AS AT 31 MARCH 2023

Details of investments are classified by type of investment.

Type of investments	Cost (Thousand Baht)	Fair Value (Thousand Baht)	Percent of investment
Investments in freehold properties at fair value			
Interlink Data Center Project			
Location: Sukhumvit Road, Khlong Toei, Bangkok			
Freehold on land and data center building including utility system	675,000		
Furniture, fixtures and equipment	70,093		
	745,093	759,189	17.44
Total investments in freehold properties at fair value	4,203,917	4,212,138	96.77

Investments in freehold and leasehold properties at fair value

Type of investments	Maturity date	Cost (Thousand Baht)	Fair Value (Thousand Baht)	Percent of investment
Investments in securities				
Investment in unit trust				
WE MONEY MARKET FUND				
- WE-MONEY-R		5,000	5,029	0.12
KKP FIXED INCOME PLUS FUND				
- KKP PLUS		30,000	30,155	0.69
Fixed deposits				
Kasikornbank Public Company Limited	9 June 2023	15,045	15,045	0.35
Kasikornbank Public Company Limited	13 June 2023	27,098	27,098	0.62
Kiatnakin Phatra Bank Public Company Limited	30 June 2023	13,041	13,041	0.30
Kiatnakin Phatra Bank Public Company Limited	2 Oct 2023	4,630	4,630	0.11
CIMB Thai Bank Public Company Limited	3 Apr 2023	5,015	5,015	0.12
Fixed deposits Receipt				
Government Housing Bank	28 Apr 2023	10,019	10,019	0.23
Government Housing Bank	28 May 2023	10,000	10,000	0.23
Government Housing Bank	28 June 2023	10,021	10,021	0.23
Government Housing Bank	28 June 2023	10,039	10,039	0.23
Total investments in securities		139,908	140,092	2.54
Total investments		4,343,825	4,352,230	99.31

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

THE DETAILS OF INVESTMENTS (AUDITED)

AS AT 31 DECEMBER 2022

Details of investments are classified by type of investment.

Type of investments	Cost (Thousand Baht)	Fair Value (Thousand Baht)	Percent of investment
Investments in leasehold properties at fair value			
Rich Asset Project			
Location: Bang Phli District, Samut Prakarn province			
Leasehold rights on land, leasehold rights on warehouse building and factories and offices 41 units	685,500		
	685,500	653,948	15.06
ST Bang-Bo Project			
Location: Bang Bo district, Samut Prakarn province			
Leasehold rights on land, leasehold rights on warehouse building and factories 9 units	558,000		
	558,000	558,000	12.85
ST Bang Pa-in Project			
Location: Bang Pa-in district, Ayutthaya province			
Leasehold rights on land, leasehold rights on warehouse building 3 units and cold storage 1 unit	699,000		
	699,000	717,813	16.53
Summer Hub Project			
Location: Sukhumvit Road, Khlong Toei, Bangkok			
Subleasehold right on land, leasehold right on office buildings including utility system 1 unit	416,970		
Rights-of-use land	292,483		
Furniture, fixtures and equipment	28		
	709,481	595,582	13.72
Summer Hill Project			
Location: Sukhumvit Road, Khlong Toei, Bangkok			
Subleasehold right on land, leasehold right on community mall buildings including utility system 1 unit	650,770		
Rights-of-use land	155,650		
Furniture, fixtures and equipment	215		
	806,635	927,606	21.36
Total investments in leasehold properties at fair value	3,458,616	3,452,949	79.52

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

THE DETAILS OF INVESTMENTS (AUDITED)

AS AT 31 DECEMBER 2022

Details of investments are classified by type of investment.

Type of investments	Cost (Thousand Baht)	Fair Value (Thousand Baht)	Percent of investment
Investments in freehold properties at fair value			
Interlink Data Center Project			
Location: Sukhumvit Road, Khlong Toei, Bangkok			
Freehold on land and data center building including utility system	675,000		
Furniture, fixtures and equipment	70,093		
	745,093	759,189	17.48
Total investments in freehold properties at fair value	4,203,709	4,212,138	97.00

Investments in freehold and leasehold properties at fair value

Type of investments	Maturity date	Cost (Thousand Baht)	Fair Value (Thousand Baht)	Percent of investment
Investments in securities				
Investment in unit trust				
WE MONEY MARKET FUND				
- WE-MONEY-R		5,000	5,017	0.12
KKP FIXED INCOME PLUS FUND				
- KKP PLUS		30,000	30,056	0.69
Fixed deposits				
Kasikornbank Public Company Limited	13 Mar 2023	27,068	27,068	0.62
Kasikornbank Public Company Limited	9 June 2023	15,045	15,045	0.35
Kiatnakin Phatra Bank Public Company Limited	30 Mar 2023	17,654	17,654	0.41
CIMB Thai Bank Public Company Limited	3 Jan 2023	5,010	5,010	0.12
Fixed deposits Receipt				
Government Housing Bank	28 Jan 2023	10,008	10,008	0.23
Government Housing Bank	28 Mar 2023	20,018	20,018	0.46
Total investments in securities		129,803	129,876	3.00
Total investments		4,333,512	4,342,014	100.00

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST
STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2023

		(Unit : Thousand Baht)	
	Note	2023	2022
Income			
Rental and service income		90,341	71,846
Compensation income under the undertaking agreement	15	864	5,922
Interest income		227	104
Other income		397	38
Total Income		91,829	77,910
Expenses			
REIT Manager fee	12, 15	5,161	2,363
Trustee fee	12, 15	2,584	2,073
Registrar fee	12	233	235
Property management fee	13, 15	5,160	4,291
Professional fee		148	148
Operating expenses	14	10,689	6,463
Other expenses		414	605
Finance costs		15,082	6,141
Total expenses		39,471	22,319
Net gain from investment		52,358	55,591
Net Loss from Investments			
Net loss from investments		(96)	-
Total Net Loss from Investments		(96)	-
Increase in Net Assets from Operations		52,262	55,591

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST
STATEMENT OF CHANGES IN NET ASSETS (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2023

(Unit : Thousand Baht)			
	Note	2023	2022
Increase in Net Assets from Operations during the Period			
Net gain from investment		52,358	55,591
Net loss from investments		(96)	-
Net Increase in Net Assets from Operations		52,262	55,591
Distribution to unitholders	16	(53,576)	(31,321)
Net Increase (Decrease) in Net Assets during the Period		(1,314)	24,270
Net Assets at Beginning of the Period		3,095,906	3,047,172
Net Assets at End of the Period		3,094,592	3,071,442
(Unit : Units)			
<u>Changes in number of investment units</u>			
(Baht 10.00 per unit)			
Trust Units at Beginning of the Period		301,500,000	301,500,000
Trust Units at End of the Period		301,500,000	301,500,000

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST
STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2023

	(Unit : Thousand Baht)	
	2023	2022
Cash Flows from Operating Activities		
Increase in net assets from operations	52,262	55,591
Adjustments to reconcile net increase in net assets from operations to net cash provided by (used in) operating activities		
Purchases of investments in freehold and leasehold properties	(208)	(745,094)
Purchases of investments in securities	(10,104)	(17,702)
(Increase) decrease in accrued rental and service receivables	(3,762)	1,086
Increase in accounts receivable from interests	(119)	(35)
Increase in prepaid expenses	(3,305)	(2,870)
(Increase) decrease in other assets	2,669	(12,365)
Increase (decrease) in accrued expenses	(308)	7,787
Increase in rent received in advance	348	3,058
Increase in deposits received from tenants	3,258	16,397
Increase in other liabilities	42	4,126
Net realized loss on investments	96	-
Finance costs	15,082	6,141
Net Cash Provided by (Used in) Operating Activities	55,951	(683,880)
Cash Flows from Financing Activities		
Cash received from borrowing from financial institution	-	750,000
Payment of lease liabilities	-	(5,625)
Cash received from sales of trust units	-	(4,419)
Distribution to unitholders	(53,576)	(31,321)
Interest paid	(8,837)	-
Net Cash Provided by (Used in) Financing Activities	(62,413)	708,635
Net Increase (Decrease) in Cash and Cash Equivalents	(6,462)	24,755
Cash and Cash Equivalents at Beginning of the Period	81,663	27,424
Cash and Cash Equivalents at End of the Period	75,201	52,179

The accompanying notes are an integral part of these financial statements.

KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST
CONDENSED NOTES TO THE INTERIM FINANCIAL INFORMATION (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2023

1. NATURE OF KTBST MIXED FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

KTBST Mixed Freehold and 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 (“Trust Act”) in accordance with the Trust Deed signed on 2 November 2021. The Trust is a closed-ended trust with no maturity date. The Trust has registered capital of Baht 3,015 million (Allotted to 301.50 million trust units 10 Baht each).

The Trust’s objective is to raise funds from investor which use the proceeds from the offering of trust units and loan from the financial institution (if any) to invest in main assets. The Trust will seek benefit from such assets by rental, the use of properties areas for rent or compensation is charged, and/or services related to the rental or use areas including any other related actions and necessary for the benefit of such property estate to generate income and returns to the Trust and trust unitholders.

The Stock Exchange of Thailand approved the listing of the Trust’s investment trusts and permitted their trading from 15 November 2021 onwards.

DAOL REIT Management (Thailand) Company Limited acts as the REIT Manager, Kasikorn Asset Management Company Limited acts as the Trustee and Thailand Securities Depository Company Limited acts as the Trust Registrar. Rich Asset Center Company Limited acts as the Property manager for Rich Asset Project. ST Property & Logistics Company Limited acts as the Property manager for ST Bang-Bo Project, ST Bang Pa-In Project, Summer Hub Project and Summer Hill Project.

As at 31 March 2023, the Trust’s major unitholder is STPI Group, which holds 29.27% of the investment units of the Trust (31 December 2022: 29.27%).

2. DISTRIBUTION POLICY

The Trust has policies to pay distributions to the Trust’s unitholders as follows:

- 2.1 The REIT Manager shall pay distributions to the Trust’s unitholders that, in aggregate, amount to not less than 90% of adjusted net profit for the accounting period, with such distributions to be divided into a year-end distribution and an interim distribution (if any). The REIT Manager shall pay distributions to the Trust’s unitholders not more than 4 distributions in an accounting period, unless the Trust increases capital.

The adjusted net profit means the net profit of the Trust determined on a cash basis which includes the repayment of the principal as specified in the loan agreement (if any).

- 2.2 In case the Trust has retained earnings in any accounting period, the REIT Manager may pay the distributions to the Trust's unitholders from the retained earnings.
- 2.3 In case the Trust has accumulated losses remaining, the REIT Manager will not pay distributions to the Trust's unitholders.
- 2.4 In case that the Trust has excess liquidity, trust manager may make payment to the Trust's unitholders by capital reduction.

In considering the payment of interim distribution, if the value of interim distribution per unit to be paid is lower than or equal to Baht 0.10, the REIT Manager reserves the right not to pay distribution at that time and to bring such distribution forward for payment together with the next distribution payment.

3. BASIS OF PREPARATION OF THE INTERIM FINANCIAL INFORMATION

The interim financial information has been prepared in accordance with accounting guidelines for the Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust established by the Association of Investment Management Companies and endorsed by the Securities and Exchange Commission, Thailand ("Accounting Guidelines"), while for those matters not covered by the Accounting Guidance, the entity is to follow the financial reporting standards issued by the Federation of Accounting Professions Under the Royal Patronage of His Majesty the King ("TFAC") that are effective in that financial reporting period.

The interim financial information is intended to provide additional information to that included in the latest financial statements for the year ended 31 December 2022. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the financial statements for the year ended 31 December 2022.

The preparation of interim financial information requires REIT Manager to make judgements, estimates and assumptions in certain circumstances, affecting amounts reported in interim financial information. Actual results could differ from these estimates.

An English version of the interim financial information has been prepared from the statutory financial statements that are in Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language statutory financial statements shall prevail.

4. SIGNIFICANT ACCOUNTING POLICIES

The interim financial information has been prepared based on the basis, accounting policies and method of computation consistent with those used in the financial statements for the year ended 31 December 2022.

5. INVESTMENTS IN FREEHOLD AND LEASEHOLD PROPERTIES AT FAIR

Movement of investments in freehold and leasehold properties at fair value for the three-month period ended 31 March 2023 were as follows:

	(Unit : Thousand Baht)
Beginning of the period	4,212,138
<u>Add</u> Acquisitions during the period	208
<u>Less</u> Net loss from revaluation during the period	(208)
End of the period	<u>4,212,138</u>

The Trust has mortgaged some of freehold and leasehold properties as collateral against loan agreements with the financial institutions.

As at 31 March 2023 and 31 December 2022, future minimum lease income expected to be received under non-cancellable operating leases were as follows.

	(Unit : Million Baht)	
	<u>31 March 2023</u>	<u>31 December 2022</u>
1 st year	307.59	303.15
2 nd year	255.72	246.39
3 rd year	167.09	161.73
4 th year	128.77	128.72
5 th year	125.46	129.53
After 5 th year	1,737.56	1,765.47
Total	<u>2,722.19</u>	<u>2,734.99</u>

Details of investments are summarised as follows:

<u>Project</u>	<u>Asset Type</u>	Land Area (Rai-Ngan- <u>Sq. wah</u>)	Utilisable area (<u>Sq.m.</u>)	<u>Type of Ownership</u>	<u>Investment period ending</u>	<u>Lease out period ending</u>
<i>Investments in leasehold properties</i>						
Rich Asset Project	Warehouse/ factory buildings	30-1-35.4	40,385.67	Leasehold rights on land and building	7 November 2051	-
ST Bang-Bo Project	Warehouse/ factory buildings	41-1-94.3	37,656.00	Leasehold rights on land and building	7 November 2051	-
ST Bang Pa-in Project	Warehouse	40-3-9	43,578.00	Leasehold rights on land and building	7 November 2051	-
Summer Hub Project	Office buildings	1-1-31	5,147.36	Sub-leasehold rights on land, leasehold rights on building and purchase equipment and renewal commitment	7 November 2051	-
Summer Hill Project	Community mall	2-1-98	5,138.45	Sub-leasehold rights on land, leasehold rights on building and purchase equipment and renewal commitment	7 November 2051	-
<i>Investments in freehold properties</i>						
Interlink Data Center Project	Data center	1-0-30.2	2,004.00	Freehold rights on land, building and immovable properties and equipment	-	29 March 2052

6. INVESTMENTS IN SECURITIES AT FAIR VALUE THROUGH PROFIT OR LOSS

Movement of investment in properties at fair value fair value through profit and loss for the three-month period ended 31 March 2023 were as follows:

	(Unit : Thousand Baht)
Beginning of the period	129,876
Purchase	10,104
Gain from change in fair value of investments	112
End of the period	140,092

7. CASH AND CASH EQUIVALENTS

As at 31 March 2023 and 31 December 2022, Cash and cash equivalents consisted of:

	Principle (Thousand Baht)		Interest rate (%)	
<u>Bank</u>	<u>31 March 2023</u>	<u>31 December 2022</u>	<u>31 March 2023</u>	<u>31 December 2022</u>
Kasikornbank Public Company Limited				
Saving account	21,111	26,390	0.32	0.20
Current account	3,021	3,160	-	-
Kiatnakin Phatra Bank Public Company Limited				
Saving account	9,405	1,449	0.10	0.10
CIMB Thai Bank Public Company Limited				
Saving account	41,664	50,664	0.50	0.40
Total	75,201	81,663		

8. ACCOUNTS RECEIVABLE FROM RENTAL AND SERVICE

As at 31 March 2023 and 31 December 2022, accounts receivable from rental as follows.

	(Unit : Thousand Baht)	
	<u>31 March 2023</u>	<u>31 December 2022</u>
Within credit terms	1,570	1,361
Overdue:		
Less than 3 months	315	632
3 - 6 months	-	-
Over 6 - 12 months	-	-
Over 12 months	-	-
Total	1,885	1,993
<u>Add</u> Accrued income under operating lease	15,292	11,422
Grand total	17,177	13,415

9. BORROWING FROM FINANCIAL INSTITUTION

As at 31 March 2023 borrowing from financial institution is as follows.

	(Unit : Thousand Baht)
Borrowing from financial institution	750,000
<u>Less</u> Deferred upfront fee from borrowing	(5,205)
Borrowing from financial institution – net	744,795

Movement of borrowing from financial institution for the three-month periods ended 31 March 2023 are as follows:

	(Unit : Thousand Baht)
Beginning of the period	744,693
<u>Add:</u> Amortised front-end fee	102
End of the period	744,795

Maturity of borrowing from financial institution as follows.

	(Unit : Thousand Baht)
Less than 1 year	1,125
Between 1 year and 5 years	44,250
More than 5 years	704,625
	<hr/>
	750,000
	<hr/>

The Trust received long-term loan from a financial institution in an amount of Baht 750 million for the first additional investment and related expense in that investment, which offers a 12 years loan repayment period and 1 year grace period and quarterly repayment for principal and monthly interest with interest rate at MLR minus certain rates per annum.

Collateral for borrowings with a total guarantee amount of not more than 750 million baht are as follows:

- 1) Mortgaging lands and buildings
- 2) Registered as the business collateral agreement in leasehold rights, rights to receive rentals, ownership over movable properties, and bank accounts
- 3) Other securities in favor of the loan as the Trust and the lender may mutually determine under the loan agreement

In addition, the Trust is under the debt covenant that requires the Trust to maintain the financial ratio and other requirements as stipulate in the borrowing agreement.

10. LEASE LIABILITIES

Movement of lease liabilities for the three-month periods ended 31 March 2023 are as follows:

	(Unit : Thousand Baht)
Beginning of the period	460,207
<u>Add:</u> Increase from interest during the period	6,143
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End of the period	466,350
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The maturity analysis of lease liabilities as at 31 March 2023 and 31 December 2022 are as follows: -

(Unit : Thousand Baht)

	31 March 2023		
	More than 1 year		
	<u>Less than 1 year</u>	<u>but less than 5 years</u>	<u>More than 5 years</u>
Future minimum lease payments	11,901	57,911	1,063,445
<u>Less: Deferred interest expenses</u>	(25,011)	(106,908)	(534,988)
Lease liabilities	(13,110)	(48,997)	528,457

(Unit : Thousand Baht)

	31 December 2022		
	More than 1 year		
	<u>Less than 1 year</u>	<u>but less than 5 years</u>	<u>More than 5 years</u>
Future minimum lease payments	8,790	56,628	1,067,839
<u>Less: Deferred interest expenses</u>	(24,837)	(106,259)	(541,954)
Lease liabilities	(16,047)	(49,631)	525,885

11. RETAINED EARNINGS

Movement of retained earnings for the three-month periods ended 31 March 2023 are as follows:

(Unit : Thousand Baht)

Beginning of the period	80,906
Net investment gain	52,358
Net gain on investments	(96)
Distributions to unitholders	(53,576)
End of the period	79,592

12. EXPENSES

The REIT Manager fee, trustee fee and registrar fee are summarised as follows:

<u>Expenses</u>	<u>Percentage</u>
REIT Manager fee	Not over 1.07 percent per annum of the Trust's total asset value (Minimum fee of Baht 10.00 million)
Trustee fee	Not over 1.07 percent per annum of the Trust's total asset value (Minimum fee of Baht 5.00 million)
Registrar fee	Rate is specified by Thailand Securities Depository Company Limited

The above fees include value added taxes.

13. PROPERTY MANAGEMENT FEE

The Property manager will receive property manager fee. This agreement covers a period of three years which is summarised as follows:

- (1) Property management fee is charged not more than 5.00 percent operation income.
- (2) Incentive fee is charged not more than 10.00 percent net operation income.
- (3) Commission fees are divided into 2 categories.
 - For new lessees with rental contracts, commission fees are charged not more than 1 month of rental and service rates which is calculated in proportion to the actual rental period from the rental period of 3 years.
 - For current lessees with renewed rental contracts, commission fees are charged not more than 1 month of rental and service rates.

14. OPERATING EXPENSES

Operating expenses comprising repair and maintenance, utilities, insurance premium, land and property tax, postage and other expenses which are incurred legally and in accordance with regulations. Such expenses are charged to the Trust as they are actually paid.

15. RELATED PARTY TRANSACTIONS

The Trust had significant business transactions with its related parties which comprise the REIT Manager, trustee, the companies which related to the REIT Manager or trustee, and by way of common shareholders or unitholders and/or directors and other funds which are managed by the same trustee. Below is a summary of those transactions for the three-month periods ended 31 March 2023 and 2022 as follows:

	<u>2023</u>	<u>2022</u>	<u>Pricing Policy</u>
(Unit : Thousand Baht)			
DAOL REIT Management (Thailand) Company Limited			
REIT manager fee	5,161	2,363	As specified in the agreement
Kasikorn Asset Management Company Limited			
Trustee fee	2,584	2,073	As specified in the agreement
STP&I Public Company Limited			
Rental and service income	442	-	As specified in the agreement
ST Property & Logistics Company Limited			
Compensation income under the			
undertaking agreement	-	2,005	As specified in the agreement
Property management fee	3,964	3,249	As specified in the agreement
Commission fees	1,521	569	As specified in the agreement
ST Hill Company Limited			
Compensation income under the			
undertaking agreement	533	1,597	As specified in the agreement
ST Hub Company Limited			
Compensation income under the			
undertaking agreement	331	1,721	As specified in the agreement

As at 31 March 2023 and 31 December 2022, the Trust had the significant outstanding balances with the related companies as follows:

	(Unit : Thousand Baht)	
	<u>31 March 2023</u>	<u>31 December 2022</u>
DAOL REIT Management (Thailand) Company Limited		
Accrued REIT manager fee	3,471	3,559
Kasikorn Asset Management Company Limited		
Accrued trustee fee	1,735	1,789
STP&I Public Company Limited		
Deposits received	662	-
ST Property & Logistics Company Limited		
Guarantee under the undertaking agreement	15,000	15,000
Accrued property management fee	5,286	4,043
Accrued commission fees	1,561	385
ST Hill Company Limited		
Receivable from rental and service	87	-
Receivable from compensation income under the undertaking agreement	36	2,075
Accrued expense	2	2
Other payable	965	1,472
ST Hub Company Limited		
Receivable from rental and service	87	-
Receivable from compensation income under the undertaking agreement	65	542
Other payable	114	361
Unit trusts of other funds managed by DAOL Investment Management Company Limited		
Investments	5,029	5,017

16. DISTRIBUTION TO UNITHOLDERS

Distribution to unitholders declared for the three-month period ended 31 March 2023 consisted of the following:

(Unit : Thousand Baht)			
<u>Announced Date</u>	<u>For the period</u>	<u>Per unit (Baht)</u>	<u>Total</u>
22 February 2023	1 October 2022 to 31 December 2022 and retained earnings	0.1777	53,576

Distribution to unitholders declared for the three-month period ended 31 March 2022 consisted of the following:

(Unit : Thousand Baht)			
<u>Announced Date</u>	<u>For the period</u>	<u>Per unit (Baht)</u>	<u>Total</u>
23 February 2022	2 November 2021 to 31 December 2021	0.1039	31,321

17. INVESTMENT TRADING INFORMATION

The Trust had investment trading transactions for the three-month period ended 31 March 2023 excluding investments in promissory notes and certificates of deposit amounted of Baht 10.31 million which is 0.33 percent of the average net asset value during the period.

The Trust had investment trading transactions for the three-month period ended 31 March 2022 excluding investments in promissory notes and certificates of deposit amounted of Baht 762.80 million which is 24.90 percent of the average net asset value during the period.

18. COMMITMENTS

As at 31 March 2023, the Trust had commitments to pay as follows:

- Committed to pay the REIT manager fee, trustee fee and registrar fee under the terms and conditions specified in Note 11.
- Committed to pay the property manager fee under the terms and conditions specified in Note 12.
- Committed to pay common area fee as specified in the agreement.
- Commitment to pay for a security service agreement and cleaning service with a monthly of Baht 0.69 million

19. SEGMENT INFORMATION

Operating segment information is reported in a manner consistent with the Trust's internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

The one main reportable operating segment of the Trust is purchase and lease on property in which the Trust has invested and the single geographical area of its operations is Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain to the aforementioned reportable operating segment and geographical area.

20. FAIR VALUE HIERARCHY AND 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, except there is no active market or when a quoted market price is not available. The Trust endeavors to use relevant observable inputs as much as possible.

The Trust measure fair values using the following fair value hierarchy, which are observable and the significance of the inputs to the fair value measurement as follow:

Level 1 Use of quoted market prices in an observable active market for such assets or liabilities.

Level 2 Use of other observable inputs for such assets or liabilities, whether directly or indirectly.

Level 3 Use of unobservable inputs such as estimates of future cash flows.

As at 31 March 2023 and 31 December 2022, the Trust had the assets that were measured at fair value using different levels of inputs as follows:

(Unit : Thousand Baht)

	<u>31 March 2023</u>			
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<u>Assets measured at fair value</u>				
Investment in in freehold and				
leasehold properties	-	-	4,212,138	4,212,138
Fixed deposit	-	104,908	-	104,908
Mutual fund	-	35,184	-	35,184

(Unit : Thousand Baht)

	<u>31 December 2022</u>			
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<u>Assets measured at fair value</u>				
Investment in in freehold and leasehold properties	-	-	4,212,138	4,212,138
Fixed deposit	-	94,803	-	94,803
Mutual fund	-	35,073	-	35,073

The Trust estimated the fair value of financial instruments as follow:

- Investment in properties are estimated their fair value as the appraisal value assessed by an independent appraiser using the income approach.
- Fixed deposits are estimated their fair value by using amortised cost, which approximates fair value.
- Investment in mutual fund is estimated their fair value by using the latest net asset value per unit on the date of measurement.

During the current period, there were no transfers within the fair value hierarchy.

21. EVENTS AFTER THE REPORTING PERIOD

On 10 May 2023, the meeting of the Board of Directors of DAOL REIT Management (Thailand) Company Limited approved the payment of a distribution payment of Baht 0.1731 per unit to the Trust's unitholders from the operating results for the period as from 1 January 2023 to 31 March 2023 and retained earnings.

22. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

This interim financial information has been approved for issue by the authorized persons of the Trust on 12 May 2023.
