

รายงานสำหรับการสื่อสารสองทาง ประจำปี 2026 TWO-WAY COMMUNICATION 2026

ทรัสต์เพื่อการลงทุนในสิทธิการเช่าอสังหาริมทรัพย์ฟิวเจอร์ซิตี
Future City Leasehold Real Estate Investment Trust
(FUTURERT)



กำหนดการและช่องทางในการสื่อสาร

- ระยะเวลาสอบถามข้อมูล ตั้งแต่วันที่ 9 - 30 เมษายน 2569
- ช่องทางการสอบถามข้อมูล
 - 1) ทางจดหมายอิเล็กทรอนิกส์ (E-mail) : futurert@bblam.co.th
 - 2) ทางไปรษณีย์ : ส่งถึงผู้จัดการกองทรัสต์
บริษัทหลักทรัพย์จัดการกองทุนรวม บัวหลวง จำกัด
เลขที่ 175 อาคารสารสินธุ์ ทาวเวอร์ ชั้น 7, ชั้น 21 และ ชั้น 26 ถนนสาทรใต้
แขวงทุ่งมหาเมฆ เขตสาทร กรุงเทพมหานคร 10120



รายงานประจำปี 2568
Annual Report 2025

ท่านผู้ถือหุ้นทรัสต์สามารถดาวน์โหลดรายงานสำหรับการสื่อสารสองทาง (TWO-WAY COMMUNICATION) ประจำปี 2569

ผ่านเว็บไซต์กองทรัสต์

[HTTPS://WWW.FUTURERT.COM/TH/INVESTOR-RELATIONS/UNITHOLDERS-INFORMATION/AGM-EGM-TWO-WAY-COMMUNICATION](https://www.futurert.com/th/investor-relations/unitholders-information/AGM-EGM-TWO-WAY-COMMUNICATION)





No. 501/2026

April 9, 2026

- Subject: Dissemination of the report on matters related to Future City Leasehold Real Estate Investment Trust (FUTURERT) for the Year 2026
- Attention: Trust Unitholders
Future City Leasehold Real Estate Investment Trust (FUTURERT)
- Enclosure: 1. Criteria for the Submission of Questions or Inquiring about Additional Information relating to the Information Report of Future City Leasehold Real Estate Investment Trust (FUTURERT) and the Related Documents
2. The 2025 Annual Report in QR Code format or downloadable at <https://www.futurert.com/en/investor-relations/downloads/annual-reports-and-form-56-reit1>
3. Profiles and Working Experiences of the Auditors of FUTURERT for the Year 2026

Pursuant to BBL Asset Management Company Limited (the “REIT Manager”), as the REIT manager of Future City Leasehold Real Estate Investment Trust (“FUTURERT”), therefore notified the trust unitholders of the arrangement of the 2026 two-way communication through the delivery of the report of FUTURERT and the related documents by post to the trust unitholders whose names appeared in the trust unitholder registration book on March 23, 2026, which is the date to determine the rights of the trust unitholders to receive the report of FUTURERT (the Record Date). The details are in accordance with the information disclosed by the REIT Manager through the Information Disclosure System of the Stock Exchange of Thailand on March 9, 2026, regarding the Notification of the 2026 Two-way Communication of the FUTURERT.

In this regard, the REIT Manager hereby delivers the 2026 Information Report (the “Report”) and related documents to the trust unitholders for acknowledgement of the following matters:

Agenda 1 Significant Matters in the Management of FUTURERT and the Future Management Direction

Facts and Rationale

The REIT Manager would like to report the significant management matters and the future management directions of FUTURERT to the trust unitholders for acknowledgement. The details of which are provided in the 2025 Annual Report Enclosure 2 as follows:

1.1 The management of FUTURERT on significant matters

General information of FUTURERT

REIT Name	Future City Leasehold Real Estate Investment Trust (FUTURERT)
Paid-up Capital	Baht 5,174,390,363.10 as of December 31, 2025
Par Value	Baht 9.771 per unit as of December 31, 2025
Total Unit Issued	529,566,100 units
REIT Manager	BBL Asset Management Company Limited
Property Manager	Rangsit Plaza Company Limited
Trustee	Krung Thai Asset Management Public Company Limited
Term of the REIT	Indefinite
Type of the REIT	Non-redeemable trust units
Establishment Date	August 22, 2024
Investment Date	October 1, 2024

Main assets of FUTURERT

Main Asset	Future Park Rangsit Project (“Shopping Centre”)
Location	No. 94 Future Park Rangsit Shopping Centre, Paholyothin Road, Prachathipat Sub-district, Thanyaburi District, Pathumthani Province 12130
Asset Details	Partial building areas and common areas of the Shopping Centre.
Land Tenure / Ownership	<ul style="list-style-type: none"> - Leasehold right over certain areas of the building and the right to utilize certain common areas of the Shopping Centre to procure benefits until December 31, 2041. - Option to Extend the Lease: the right to extend the lease term under the Lease and Granting of Rights Agreement for an additional 3 years after the initial expiration on December 31, 2041 (extension period from January 1, 2042 – December 31, 2044)
Appraised Value	Baht 4,772,000,000 as of December 31, 2025
Appraiser	Cushman & Wakefield Services (Thailand) Co., Ltd.
Other Important Information	<p>Structure of Rental, Equipment Rental, and Utilization Fees payable by FUTURERT:</p> <p>1) Historical Extension by FUTUREPF: FUTURERT has assumed the rights and obligations under the agreements transferred from FUTUREPF, which conducted its first capital increase in 2012 to extend the lease term and the rights to utilize certain areas of the common areas for an additional 15 years.</p>

<p>As a result, the original expiration date of December 31, 2026 was extended to December 31, 2041. From 2027 to 2041, FUTURERT is obligated to pay monthly rental and utilization fees as follows:</p>		
Description	Annual Rental and Fees (Incl. VAT)	Escalation Rate
Rental, Equipment Rental, and Utilization Fees (2027 - 2041)	Year 2027 approximately Baht 406 Million	3% per annum
<p>2) Option to Extend the Lease: FUTURERT has the right to extend the lease after December 31, 2041 (from January 1, 2042, to December 31, 2044). Upon exercising this option, FUTURERT shall pay monthly rental and utilization fees for the years 2042, 2043, and 2044 as follows:</p>		
Description	Annual Rental and Fees (Incl. VAT)	Escalation Rate
Rental, Equipment Rental, and Utilization Fees (2042 - 2044)	Year 2042 approximately Baht 788 Million	3% per annum

1.2 Significant Changes of FUTURERT

In 2025, the REIT carried out property improvement works in accordance with the established plan. A capital expenditure (CAPEX) budget was allocated for repair, maintenance, and renovation of areas within the Shopping Centre in order to enhance the modern image of the property in line with market demand and consumer behavior. The REIT also adjusted the layout of the leasable areas to maximize benefits for different types of tenants. These initiatives aim to improve operational efficiency, enhance the experience of visitors, and strengthen the long-term competitiveness of the Shopping Centre.

As of the end of 2025, the REIT had disbursed a total of Baht 208 million in accordance with the planned budget, within the approved budget framework of not exceeding Baht 260 million. The improvements and upgrades were carried out in several key areas within the Shopping Centre, including the renovation of leasable areas in the Digital Zone and Campus Zone on the 3rd Floor, the renovation of the common areas used for promotional activities on the B Floor, and the renovation of the Vertical Void common areas from the G Floor to the 3rd Floor (East Wing).

These improvements were undertaken to enhance the overall image of the Shopping Centre and to adjust the proportion and format of the selling areas to better suit tenants and consumer groups. The REIT aims

to manage the Shopping Centre as a destination and community shared among the Shopping Centre, tenants, and customers, in order to respond to customer needs and continuously attract more visitors to the Shopping Centre.

The operating performance of the REIT in 2025 can be summarized as follows:

(1) The average occupancy rate was 91%, slightly decreasing from 93% in 2024. The decline was mainly due to the renovation of leasable areas in the Digital Zone and Campus Zone on the 3rd Floor. The REIT allocated and managed the leasable areas for both existing and new tenants in accordance with the renovation plan and the timeframe for the renovation of such areas.

(2) The average number of visitors to the Shopping Centre was approximately 150,000 persons per day, representing an increase of 1.35% from 2024, which recorded an average of 148,000 persons per day. This increase reflects the recovery trend of economic activities, together with the comprehensive range of products and services available at the Future Park Rangsit project, which continues to attract visitors on an ongoing basis.

(3) The lease expiry profile as of December 31, 2025 shows the distribution of lease expirations as follows: 37% in 2026, 33% in 2027, and 30% in 2028.

1.3 Future Management Direction of FUTURERT

In 2026, the REIT Manager and the Property Manager will continue to focus on maintaining and strengthening relationships with tenants, while developing marketing initiatives to continuously drive visitor traffic to the Shopping Centre. At the same time, efforts will be made to enhance the quality of the premises and the overall project environment to align with evolving consumer behavior and competitive market conditions. These initiatives aim to strengthen the quality of the assets, support sustainable revenue growth, and preserve the long-term competitiveness of the project, ultimately generating stable and sustainable returns for trust unitholders. The key marketing and leasing management strategies are summarized as follows:

• Marketing Strategy

The marketing strategy focuses on positioning the Shopping Centre as a lifestyle destination by maintaining consistent visitor traffic through year-round events and activities (Drive Traffic Momentum & Destination Positioning). This will be supported by expanded integrated marketing communications to enhance brand awareness and customer engagement (Communication Expansion). The membership program will also be enhanced to strengthen customer relationships and encourage repeat visits (Membership Reinvention & Customer Loyalty Growth), supported by the use of customer behavior data to develop activities and benefits tailored to different customer segments (Data-Driven Personalization). In addition, the REIT will strengthen collaboration with tenants through joint marketing campaigns to support tenant sales (Strengthen Tenant Partnership & Co-Marketing Synergy), while also promoting social, community, and environmental initiatives to

reinforce connections with the surrounding community and support sustainable growth (Social Impact & Community Connection).

- **Leasing Management Strategy**

Leasing management will focus on selecting new tenants that align with the project's positioning and target customer segments. At the same time, re-tenanting strategies will be implemented in certain categories to better reflect changing consumer behavior and market competition. Short-term lease formats and pop-up stores may also be introduced to test market potential before converting into long-term tenancy arrangements.

To further enhance competitiveness and create long-term asset value, the REIT has allocated a capital expenditure (CAPEX) budget for property repairs and improvements in 2026, continuing from the renovation program undertaken in 2025. The total budget is set at not exceeding Baht 261 million, covering improvements to common areas and retail areas on the 3rd Floor, as well as further enhancement of the Vertical Void structure connecting areas from the G Floor to the 3rd Floor. Renovation works on the East Wing were carried out in 2025, with additional improvements planned for the Cascata and West sections in 2026. These expenditures will be incorporated into the calculation of adjusted net profit for the purpose of determining benefit distributions to trust unitholders in accordance with the regulations of the SEC.

Opinion of the REIT Manager

The REIT Manager deems it appropriate to report the details of significant matters regarding the management of the REIT, including future management directions, to the trust unitholders. This is in accordance with the provisions of the Trust Deed and the regulations of the Office of the Securities and Exchange Commission ("SEC"), which require the REIT to report such matters to the trust unitholders for acknowledgment.

Agenda 2 The Operating Performance, Statement of Financial Position, and Statement of Comprehensive Income for the Year 2025

Facts and Rationale

The REIT Manager deems it appropriate to present the operating performance, the statement of financial position, and the statement of comprehensive income for the period ending December 31, 2025, of FUTURERT to the trust unitholders for acknowledgment. These financial statements have been prepared in accordance with accounting standards, considered by the REIT Manager, and audited and certified by the authorized auditors from PricewaterhouseCoopers ABAS Ltd. The details are as appeared in the attachments of the 2025 Annual Report (in QR Code format) provided in **Enclosure 2**. The significant information related to the operating performance is summarized as follows:

Statement of Comprehensive Income

Unit: Million Baht

Operating Performance	Jan 1, 2025 – Dec 31, 2025	Oct 1, 2025 – Dec 31, 2025 ¹	Oct 1, 2025 – Dec 31, 2024 ¹	Change (%)
Total Income	1,015.10	263.9	258.4	2.1%
Total Expenses ²	544	145	145.7	-0.5%
Net Investment Income	471.1	118.9	112.7	5.5%
Net Gain (Loss) on Investments	-21.6	-53.9	16.4	-428.7%
Net Increase (Decrease) in Net Assets from Operations	449.4	65.1	129.1	-49.6%

Remarks: ¹ FUTURERT received the transfer of assets and liabilities from FUTUREPF on October 1, 2024; therefore, the income for 2024 began to be recognized from October 1, 2024, onwards.

² Including finance costs for Q4/2024 of Baht 88.8 million, Q4/2025 of Baht 93.9 million, and for the full year 2025 of Baht 367.9 million, in accordance with TFRS 16: Leases. This standard requires lessees to recognize assets and liabilities for leases with a term of more than 12 months and recognize finance costs in the statement of income. These expenses are accounting entries that do not involve actual cash outflows.

In 2025, the REIT recognized total income of Baht 1,015.1 million, consisting of total rental income of Baht 996.1 million, interest income of Baht 13.0 million, and other income of Baht 5.9 million. Total expenses were recognized at Baht 554.0 million, resulting in net investment income of Baht 471.1 million and a net increase in net assets from operations of Baht 449.4 million. In this regard, if the impact of the financial accounting standards is excluded, the REIT's net investment income would be Baht 839.0 million.

Statement of financial position

Unit: Million Baht

รายการ	As of December 31, 2025	As of December 31, 2024
Total Assets ¹	12,468.3	12,153.8
Total Liabilities ¹	7,228.8	6,741.6
Net Assets	5,239.5	5,412.2
Capital from Unitholders	5,174.4	5,283.1
Retained Earnings	65.1	129.1
Net Asset Value (NAV) per unit (Baht)	9.8938	10.2201

Remark: ¹ Including the present value of lease liabilities amounting to Baht 6,712.4 million, calculated based on the leasehold rights of partial areas of the Shopping Centre ending December 31, 2041 (remaining lease term of approximately 16 years) and the right to extend the lease term for a period of 3 years (lease period from January 1, 2042 – December 31, 2044).

Statement of Cash Flows

Unit: Million Baht

Statement of Cash Flows	Jan 1, 2025 – Dec 31, 2025	Aug 22, 2024 – Dec 31, 2024 ¹
Net cash used in operating activities	(426.1)	(176.4)
Net cash provided by (used in) financing activities	(622.2)	586.0
Net increase (decrease) in cash and cash equivalents	(196.1)	409.5
Cash and cash equivalents at the beginning of the period	409.5	0.0
Cash and cash equivalents at the end of the period	213.5	409.5

Remark: ¹ FUTURERT received the transfer of assets and liabilities from FUTUREPF on October 1, 2024; therefore, the income for 2024 began to be recognized from October 1, 2024, onwards.

In addition, as the REIT has a policy to pay benefits to unitholders in accordance with the Trust Deed, it shall pay no less than 90% of the adjusted net profit of each fiscal year, at least twice a year. The benefits to be paid to unitholders are divided into the Year-End Distribution and the Interim Distribution (if any). In this regard, "adjusted net profit" refers to the net profit after deducting specific reserve items for the following purposes:

(a) Repair, maintenance, or renovation of the REIT's real estate according to the plans clearly specified in the filing, prospectus, annual information disclosure (Form 56-REIT 1), annual report, or as notified in advance by the REIT Manager to the unitholders.

(b) Repayment of loans or obligations arising from the REIT's borrowings within the limits specified in the filing, prospectus, annual information disclosure (Form 56-REIT 1), annual report, or as notified in advance by the REIT Manager to the unitholders.

(c) Benefit payments to unitholders who hold units with preferential rights to receive benefits or capital returns (if any).

The REIT Manager, therefore, summarizes the details of the benefit payments and the payments to unitholders in the form of capital reduction for the 2025 fiscal year (between January 1, 2025 – December 31, 2025) for acknowledgment as follows:

Benefit Payments (Distribution)

No.	Operating Period	Payment Date	Distribution Rate (Baht/Unit)
1	Q1 2025	June 12, 2025	0.244665
2	Q2 2025	September 11, 2025	0.279592
3	Q3 2025	December 11, 2025	0.201585
4	Q4 2025	March 25, 2026	0.122869
Total			0.848711

Capital Reduction Payments

No.	Operating Period	Payment Date	Capital Reduction Rate (Baht/Unit)
1	Q1 2025	June 12, 2025	0.0305
2	Q3 2025	December 11, 2025	0.0766
3	Q4 2025	March 25, 2026	0.1471
Total			0.2542

Opinion of the REIT Manager

The REIT Manager deems it appropriate to report the operating performance, statement of financial position, and statement of comprehensive income for the 2025 fiscal year to the trust unitholders for acknowledgment. This is to comply with the requirements in the Trust Deed and the criteria of the Office of the SEC, which stipulate that the REIT Manager must report such matters to the trust unitholders. In this regard, the REIT Manager is of the opinion that the operating performance information in the 2025 Annual Report is accurate, appropriate, and in accordance with the provisions of the Trust Deed.

Agenda 3 Appointment of the auditor and the audit fee for the year 2026

Facts and Rationale

3.1 The appointment of the auditor

The REIT Manager has appointed the authorized auditors from PricewaterhouseCoopers ABAS Ltd., who served as the REIT's auditors for the fiscal period ending December 31, 2025, to be the authorized auditors for the fiscal period ending December 31, 2026. The REIT Manager deems it appropriate to report the appointment of the auditors, who have been approved in accordance with the criteria of the Office of the SEC, to the trust unitholders for acknowledgment. In this regard, the REIT Manager has considered the qualifications and capabilities of the auditors based on their credentials, audit quality, work efficiency, and independence, ensuring they have no conflict of interest in performing the audit for the REIT. The names of the auditors are as follows:

	Name of Auditor	CPA License No.	Service Years for FUTURERT
1.	Ms. Sanicha Akarakittilap	8470	2 Years
2.	Mr. Krit Chatchavalwong	5016	2 Years
3.	Ms. Nopanuch Apichatsatien	5266	2 Years

Any of the aforementioned auditors shall be authorized to audit and express an opinion on the REIT's financial statements. In the event that any of the appointed auditors are unable to perform their duties, PricewaterhouseCoopers ABAS Ltd. shall provide another authorized auditor from the same firm to perform the audit and express an opinion in their place. The profiles and working experiences of the auditors for the year 2026 are provided in **Enclosure 3**.

3.2 Determination of the Auditor's Remuneration

The REIT Manager deems it appropriate to report the determination of the auditor's remuneration for the fiscal period ending December 31, 2026, to the trust unitholders for acknowledgment. The audit fee is set at Baht 1,125,000 (excluding other expenses such as photocopying, traveling, etc.).

Details	Year 2026 (Baht) ¹	Year 2025 (Baht)	Change (%)
Audit Fee	1,125,000	1,125,000	-
Non-Audit Fee	N.A.	9,920	-

Remark: ¹ Audit expenses for the current main assets of the REIT as of the report date.

Opinion of the REIT Manager

The REIT Manager deems it appropriate to report the appointment of the authorized auditors from PricewaterhouseCoopers ABAS Ltd. and the audit fee for the year 2026, as detailed above, to the trust unitholders for acknowledgment, in accordance with the criteria of the SEC. The REIT Manager is of the opinion that the proposed auditors are approved and comply with the SEC's regulations, have performed their duties appropriately, have no relationship or interest in the REIT, and maintain independence. Furthermore, the audit fee is considered to be at market rates charged to other companies or Real Estate Investment Trusts.

According to the aforementioned report, unitholders can submit questions or inquiries related to the report and supporting documents, including the 2025 Annual Report, from April 9, 2026, to April 30, 2026 (Closing date for inquiries). This period of 22 days starts from the date the REIT Manager disclosed the report via the SET's information system and the REIT's website at <https://www.futureert.com/th/investor-relations/unitholders-information/agm-egm-two-way-communication>, or the date the report was delivered. The criteria for submitting inquiries are detailed in Enclosure 1. The REIT Manager will prepare a summary of the Q&A and disclose it via the SET's system and the REIT's website by May 14, 2026.

The REIT Manager reserves the right not to answer questions that do not comply with the criteria in **Enclosure 1**, or involve confidential information, or information affecting the rights of others. Therefore, to protect your benefits, please study the criteria in **Enclosure 1**. For further questions regarding the two-way communication or the inquiry criteria, please contact BBL Asset Management Co., Ltd. at 02-674-6400 ext. 561-563 during business hours or via email at futureert@bblam.co.th.

Please be informed accordingly.

Yours faithfully,

(Mr. Pornchalit Ploykrachang) (Mr. Julajak Opanuruks)

Authorized Signatory



Criteria for the Submission of Questions or Inquiring about Additional Information relating to the Report of Future City Leasehold Real Estate Investment Trust (FUTURERT) and the Related Documents

1. Qualifications of the trust unitholders eligible to submit questions and inquire about additional information relating to the report and related documents

Qualifications of the trust unitholders eligible to submit questions and inquire about additional information

- Being a trust unitholder of FUTURERT whose name appeared in the trust unitholder registration book of FUTURERT as of March 23, 2026, which is the date to determine the rights of the trust unitholders to receive the report of FUTURERT (record date)

2. The content of the questions and inquiries about additional information

- Must be related to the information contained in the report, having the following main topics:

Agenda 1 FUTURERT's significant management and FUTURERT's future management direction

Agenda 2 The operating performance, the financial statements and the income statement for the year 2025 of FUTURERT

Agenda 3 The appointment of the auditors and the audit fees for the year 2026

- Other information relating to the related documents of the report, e.g. the 2025 Annual Report or regarding FUTURERT

3. Consideration processes

- The trust unitholders who possess the qualification specified in Clause 1 may submit the questions and inquire about additional information relating to the report or the related documents by using the "Form for Submission of Questions or Inquiring about Additional Information Relating to the 2026 Report of Future City Leasehold Real Estate Investment Trust (FUTURERT) and the Related Documents" ("Form for Submission of Questions"); whereby, any trust unitholder who is unable to submit the questions by themselves and wish to appoint a proxy to submit the questions on their behalf, please fill in and sign the proxy form attached to this enclosure, and deliver the Form for Submission of Questions to the REIT Manager by April 30, 2026 (closing date for the inquiries) via e-mail to futureert@bblam.co.th or by registered postal service to BBL Asset Management Company Limited, No. 175 Sathon City Tower, Floors 7, 21 and 26, Sathorn Tai Road, Thung Maha Mek Sub-District, Sathorn District, Bangkok 10120.

- In the case where a trust unitholder submits questions directly, the trust unitholders must specify their first name, last name, nationality, and ID card number or passport number or juristic person registration number (as the case may be), address, telephone number, email (if any) including the number of trust units of FUTURERT held.

In the case where a trust unitholder submits questions by proxy, the authorized representative must submit the questions along with the duly completed and signed proxy form pursuant to the attachment of this enclosure. The aforementioned documents shall be submitted to the REIT Manager simultaneously.

- Supporting documents for the Form for Submission of Questions in case the trust unitholder submits the questions by themselves:

(1.) In case of a natural person

- A certified true and correct copy of the valid national identification card or government identification card or passport (in case such unitholder is a foreigner) of the unitholder.

(2.) In case of a juristic person

- In case of a juristic person registered in Thailand, please submit a copy of the company affidavit, issued not more than 6 months prior to the submission date of the Form for Submission of Questions, certified true and correct copy by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any);
- In case of a juristic person registered in a foreign country, please submit a copy of the affidavit certifying the status of a juristic person, issued by the competent authority in a particular country where the juristic person is registered or a copy of any other document having the same legal effects, issued not more than 1 year prior to the submission date of the Form for Submission of Questions, certified true and correct copy by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any). In this regard, should the original documents be expressed in any language other than the English language, please submit the English translation thereof, certified true and correct translation by the authorized person(s) of the juristic person; and
- A certified true and correct copy of the valid national identification card or government identification card or passport (in case such authorized person(s) is a foreigner) of the authorized person(s) pursuant to the company affidavit or internal power of attorney (if any).

- Supporting documents for the Form for Submission of Questions in case the trust unitholder submits the questions by themselves:

(1.) In the case the trust unitholder is a natural person

- The proxy form, pursuant to the attachment of this enclosure, signed by the trust unitholder and the proxy, and affixed with the stamp duty of Baht 10;
- A certified true and correct copy of the valid national identification card or government identification card or passport (in case such trust unitholder is a foreigner) of the trust unitholder;
- A certified true and correct copy of the valid national identification card or government identification card or passport (in case such proxy is a foreigner) of the proxy.

(2.) In the case the trust unitholder is a juristic person

- The proxy form, pursuant to the attachment of this enclosure, signed by the authorized person of the juristic person according to the company affidavit, issued not more than 6 months prior to the date of the proxy form, or according to the copy of the affidavit certifying the status of a juristic person, issued by the competent authority in a particular country where the juristic person is registered, or a copy of any other document having the same legal effects, issued not more than 1 year prior to the date of the proxy form together with the juristic person's seal (if any) affixed and signed by the proxy and affixed with the stamp duty of Baht 10;
- In case the grantor is a juristic person registered in Thailand, please submit a copy of the company affidavit, issued not more than 6 months prior to the submission date of the Form for Submission of Questions, certified true and correct copy by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any);
- In case the grantor is a juristic person registered in a foreign country, please submit a copy of the affidavit certifying the status of a juristic person, issued by the competent authority in a particular country where the juristic person is registered or a copy of any other document having the same legal effects, issued not more than 1 year prior to the submission date of the Form for Submission of Questions, certified true and correct copy by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any). In this regard, should the original documents be expressed in any language other than the English language, please submit the English translation thereof, certified true and correct translation by the authorized person(s) of the juristic person;

- A certified true and correct copy of the valid national identification card or government identification card or passport (in case such authorized person(s) is a foreigner) of the authorized person(s) who signed the proxy form;
 - A certified true and correct copy of the valid national identification card or government identification card or passport (in case such proxy is a foreigner) of the proxy.
- The trust unitholders must deliver the aforementioned Form for Submission of Questions to the REIT Manager **between April 9, 2026 to April 30, 2026** (closing date for the inquiries) (totaling to a period of 22 days from the date that the REIT Manager has disseminated the report and the related documents to the trust unitholders through the information disclosure system of the Stock Exchange of Thailand and the website of FUTURERT at <https://www.futurert.com/en/investor-relations/unitholders-information/agm-egm-two-way-communication> or a period of 22 days from the date that the REIT Manager has delivered the report and the related documents to the trust unitholders by post).
 - The REIT Manager will initially consider the questions and prepare a summary of significant issues in the form of questions and answers and disseminate it through the information disclosure system of the Stock Exchange of Thailand and the website of FUTURERT at <https://www.futurert.com/en/investor-relations/unitholders-information/agm-egm-two-way-communication> within 14 days from April 30, 2029, which is the due date for the receipt of the questions from the trust unitholders. In this regard, in case the questions and inquiries about additional information are not in compliance with the criteria under Clause 2 or the questions and inquiries about additional information are not delivered to the REIT Manager within the period specified in paragraph 3 above (any of the aforementioned), the REIT Manager reserves the right to deem that the trust unitholders did not exercise their rights to submit questions and inquire about additional information.

Form for Submission of Questions or Inquiring about Additional Information Relating to
the 2026 Report of Future City Leasehold Real Estate Investment Trust (FUTURERT)
and the Related Documents

Date

Section 1 Information of trust unitholder

I/We (Mr. / Mrs. / Miss / Company / Others) :

being the trust unitholder of Future City Leasehold Real Estate Investment Trust (FUTURERT),

which hold a total of trust units

Nationality.....ID card No. / passport No. / juristic person registration No.....

Residing at.....

Telephone number (Home/Mobile).....E-mail.....

Section 2 Specification of questions and inquiries

I/We would like to submit the questions and inquire about additional information regarding the following main topics:

Agenda 1 FUTURERT's significant management in Material Matters and FUTURERT's future management direction

Question : (if any)

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Agenda 2 The operating performance, the financial statements and the income statement for the year 2025 of FUTURERT

Question : (if any)

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Agenda 3 The appointment of the auditors and the audit fees for the year 2026

Question : (if any)

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Other questions regarding the information contained in the related documents of the report, e.g. the 2025 Annual Report or regarding FUTURERT (if any)

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Sign.....Trust Unitholder

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PROXY

Written at.....

Date.....

I/We (Mr. / Mrs. / Miss / Company / Other):Age..... years
Am/are the unitholder of Future City Leasehold Real Estate Investment Trust (FUTURERT)
Holding the total number of..... trust units
Nationality..... ID card number / passport number / juristic person registration number.....
Residing atRoadSub-district.....
District.....Province.....Postal Code.....
Telephone number (Home/Mobile)..... E-mail.....

Hereby appoint (Mr. / Mrs. / Miss / Company / Other):Age.....years
Residing atRoadSub-district.....
District.....Province.....Postal Code.....
to be my/our proxy to the Form for Submission of Questions or Inquiring about Additional Information Relating
to the 2025 Report of Future City Leasehold Real Estate Investment Trust (FUTURERT) and the Related
Documents.

Sign _____ Grantor
()

Sign _____ Proxy
()

Remarks

- 1. Please affix stamp duty of Baht 10.
2. Please attach supporting documents as per the list in Enclosure 1



2025 Annual Report

The trust unitholders may download the 2025 annual report of FUTURERT from the QR Code or access via the information disclosure system of the Stock Exchange of Thailand and the website of FUTURERT at <https://www.futureert.com/en/investor-relations/downloads/annual-reports-and-form-56-reit1>





Information and Working Experiences of Auditors of the Trust for the Year 2026

Name-surname	Ms. Nopanuch Apichatsatien Certified Public Accountant (CPA) Registration No. 5266
Business status	Assurance Partner
Education	Institution : Thammasat University Degree and major : Master of Business Administration Institution : Thammasat University Degree and major : Bachelor of Accounting
Company position	Audit Partner, PricewaterhouseCoopers ABAS Ltd.
Relevant experience and expertise	<ul style="list-style-type: none">- A partner in the Assurance Service located in Bangkok. Nopanuch has 30 years' experience in auditing of various public and private sectors including 2 years' experience working with PwC in Sydney, Australia.- Gained significant experience in auditing and accounting. Nopanuch was responsible for a number of international assignments in various business sectors primarily focusing on Technologies and Communications, Consumer and Industrial, Trading and Services and Hospitality Business.- Majority of Nopanuch's other clients primarily include US and multinational companies operating in Thailand and other key Thai listed clients.- Extensive experience in providing advisory services to clients in the implementation of International Financial Reporting Standards and Thai Financial Reporting Standards. She has been involved in significant projects assisting in their preparation for listing on the stock markets.



Name-surname	Miss Sanicha Akarakittilap Certified Public Accountant (CPA) Registration No. 8470
Education	Institution : Kasetsart University Degree and major : Bachelor of Accountancy (First-Class Honors)
Company Position	Audit Partner and accredited IFRS expertise of PwC network, PricewaterhouseCoopers ABAS Ltd.
Relevant experience and expertise	24 years <ul style="list-style-type: none">- Serves as auditing and accounting advisory partner at PwC Thailand, where she brings a wealth of experience spanning over 24 years, including a three-year term at PwC Hong Kong. Her footprint within PwC is characterized by diligent supervision of audit services, insightful advice on leading IPO, and dedication to accounting advisory projects. Over the years, Sanicha's professional trajectory has broadened across diverse industries such as wholesale, retail, manufacturing, automotive, real estate, construction, transportation, healthcare, and hospitality.- Additionally, she has provided accounting advisory services to a leading retail player in Thailand, assisting in the conversion from local GAAP to Thai Financial Reporting Standards (TFRS). Her expertise also includes advising a conglomerate operating in a convenience store chain while working in Hong Kong. Her deep industry knowledge, coupled with her strategic leadership, has steered several businesses through successful IPO and GAAP transitions from local GAAP to TFRS and/or IFRS Accounting Standards and/or US GAAP Types of audited businesses: <ul style="list-style-type: none">- Consumer goods- Services & hospitality- Property and Construction- Logistic- Automotive- Industrial & manufacturing



Name-surname	Mr. Krit Chatchavalwong Certified Public Accountant (CPA) Registration No. 5016
Education	Institution : Assumption University Degree and major : B.B.A. (Accounting) Institution : Assumption University Degree and major : M.S. (Computer and Engineering Management)
Company position	Audit Partner, PricewaterhouseCoopers ABAS Ltd.
Relevant experience and expertise	35 years Types of audited business: <ul style="list-style-type: none">- Services & hospitality- Automotive- Manufacturing- Energy- Property