

As of 30 September 2025

MESSAGE FROM THE REIT MANAGER

TO TRUST UNITHOLDERS

FUTURE CITY LEASEHOLD REAL ESTATE INVESTMENT TRUST (FUTURERT)

The Future City Leasehold Real Estate Investment Trust (“FUTURERT”) remains focused on the continuous management of its assets to maintain income stability and asset value over the long term. In 3Q2025, the Future Park project continued to implement its major renovation plan to enhance the modernity of the shopping center and better respond to the evolving needs of tenants and visitors.

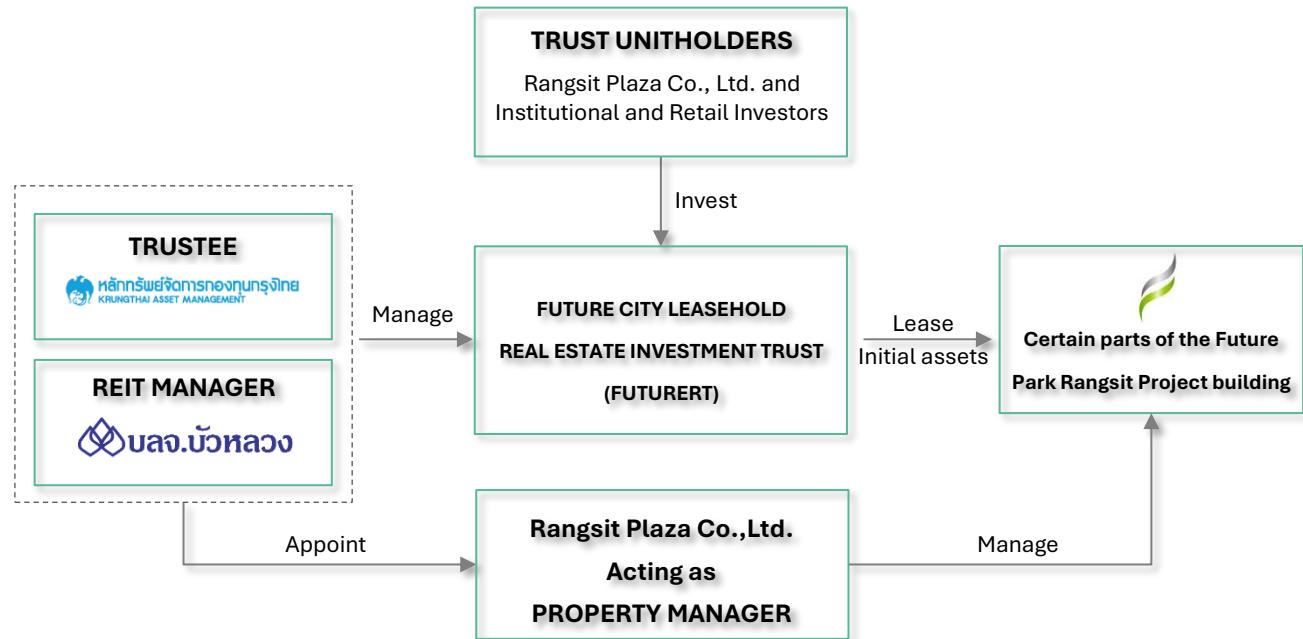
In addition, the new parking building, developed by Rangsit Plaza Co., Ltd., the property manager, was completed and opened for service in September. The opening of this facility has enhanced convenience for tenants and visitors while strengthening the project’s capacity to accommodate the growing number of customers.

SUMMARY OF KEY INFORMATION OF THE REIT

REIT Name	Future City Leasehold Real Estate Investment Trust
Establishment Date	August 22, 2024
Investment Date	October 1, 2024
Initial Assets	<ol style="list-style-type: none">1) The leasehold right to lease certain parts of the Future Park Rangsit Project building, with a total area of 56,822.26 square meters, until December 31, 2041.2) The right to utilize certain parts of the Future Park Rangsit Project building, with a total area of 48,791.00 square meters, until December 31, 2041.3) The option to extend the lease term under the Lease Agreement and Granting of Rights Agreement of the Main Assets for a period of 3 years after the expiration of the lease term under the Lease Agreement and Granting of Rights Agreement of the Main Assets on December 31, 2041 (extension period from January 1, 2042 – December 31, 2044)
REIT Manager	BBL Asset Management Company Limited (“BBLAM”)
Property Manager	Rangsit Plaza Company Limited (“RSP”)
Trustee	Krung Thai Asset Management Public Company Limited (“KTAM”)
Number of trust units	529,566,100 units
Paid-up capital	THB 5,214.9 mn or THB 9.8476 per unit (As of September 30, 2025)
Net Asset Value	THB 5,321.7 mn or THB 10.0491 per unit (As of September 30, 2025)
Market Price	THB 9.4 per unit (As of September 30, 2025)
Market Capitalization	THB 4,977.9 mn (As of September 30, 2025)

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THE STRUCTURE OF THE REIT



FINANCIAL PERFORMANCE

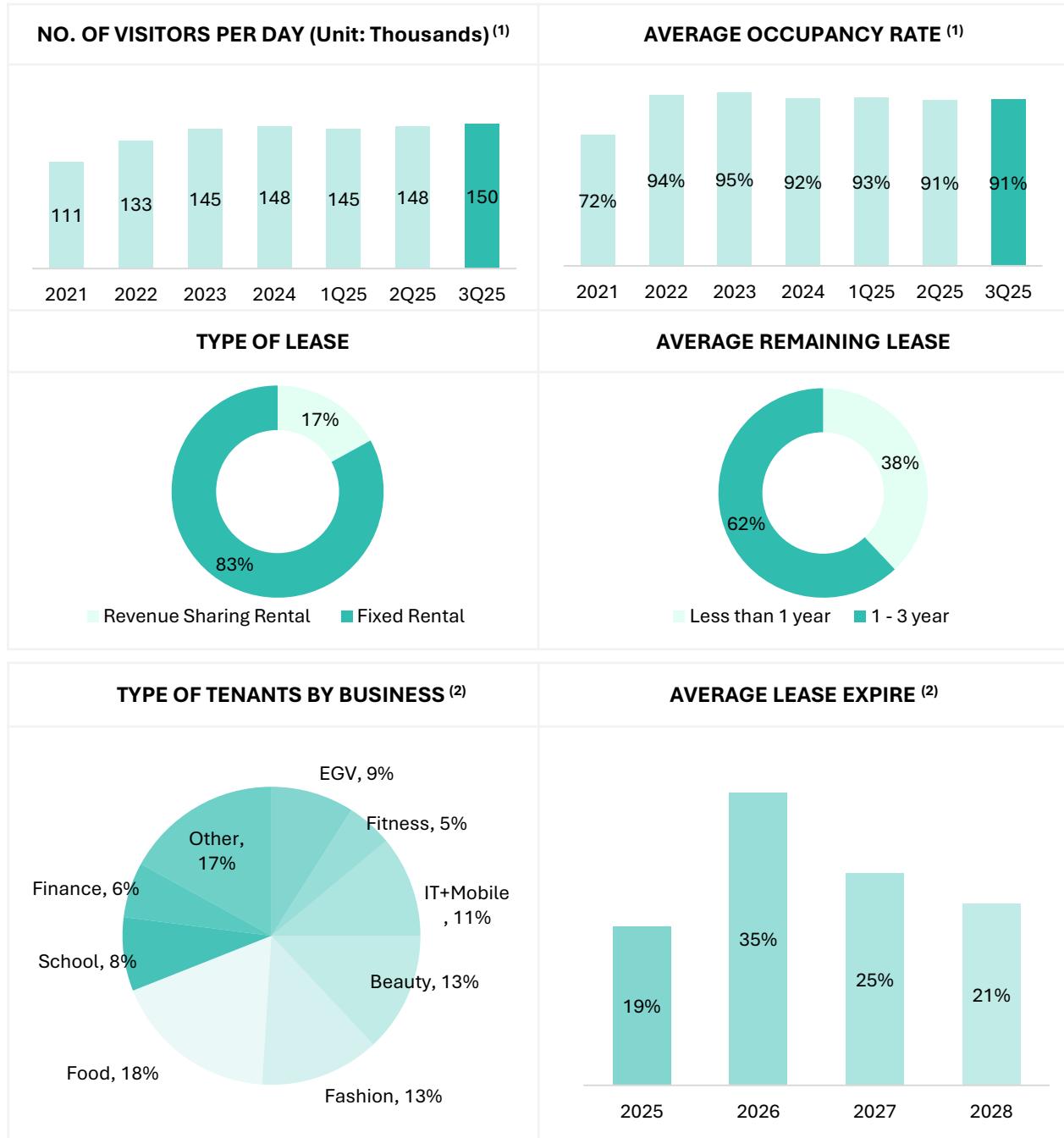
Unit (THB mn)	3Q2025	2Q2025	% (QoQ)
Total Income	252.8	247.2	2.3%
Rental Income	248.0	243.0	2.0%
Interest Income	3.3	3.4	(4.7%)
Other Incomes	1.5	0.7	108.9%
Total Expense	134.0	133.4	0.5%
Expenses related to the asset	10.9	10.9	(0.3%)
Fees and expenses for property management	26.2	26.4	(0.8%)
Tax and insurance expenses	3.4	3.8	(9.8%)
Other expenses	0.9	1.0	(8.3%)
Finance cost ⁽¹⁾	92.6	91.3	1.4%
Net profit on investment	118.8	113.8	4.4%
Net gain (loss) on investment	(12.0)	34.3	(135.1%)
Net increase (decrease) in net assets from operations	106.8	148.1	(27.9%)

Remark:

- 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.

As of 30 September 2025

OPERATING RESULTS



Remarks :

(1)The Trust accepted the transfer of assets and liabilities of Future Park Leasehold Property Fund ("FUTUREPF") on October 1 , 2024.

(2)Consider only the leases of the sub-tenant and the main tenant

As of 30 September 2025

BALANCE SHEET

Unit (THB mn)	30-Sep-2025	30-Jun-2025
Total Assets	12,407.6	12,315.4
Investment in leasehold properties at fair value	11,420.4	11,373.8
Investment in securities and cash at financial institutions	928.2	901.1
Receivables on accrued rental income	37.4	33.8
Other assets	11.6	6.7
Total Liabilities	6,952.4	6,952.4
Trade payables and accrued expenses	65.0	40.6
Deposits from tenants	363.3	359.0
Lease Liabilities	6,618.4	6,525.8
Other liabilities	39.1	27.0
Net asset value	5,321.7	5,363.0
Capital from unitholders	5,215.0	5,215.0
Retained earnings	106.8	148.1
Net asset value per unit (THB)	10.0491	10.1271

DIVIDEND AND CAPITAL REDUCTION PAYMENT HISTORY OF FUTUREPF AND FUTURERT

Distribution (Baht per unit)	Operating period from	Dividend (Baht per unit)	Capital Reduction (Baht per unit)
FUTUREPF	Before conversion	20.09670	0.7823
FUTURERT The 1st	4Q2024	0.243846	0.0982
FUTURERT The 2nd	1Q2025	0.244665	0.0305
FUTURERT The 3rd	2Q 2568	0.279592	-
Total (FUTURERT)		0.768103	0.1287

DIVIDEND AND CAPITAL REDUCTION PAYMENT OF FUTURERT

Distribution (Baht per unit)	Payment Date (Baht per unit)	Ex-dividend date (XD Or XN)	Book Closing Date	Payment Date
Dividend Payment	0.201585	25 November 25	27 November 25	11 December 25
Capital Reduction payment	0.0766	25 November 25	27 November 25	11 December 25
Total	0.278185			

As of 30 September 2025

Store Renovation



DIGITAL PARK

3rd Floor, East Zone, Future Park

Discover the new look of Digital Park, now redesigned to offer a complete hub for IT enthusiasts and gadget lovers. The zone brings together computers, smartphones, tablets, accessories, gaming gear, and cutting-edge tech products from leading brands—curated to meet every digital lifestyle. The modern, spacious layout features a futuristic design that reflects the next era of innovation.



1,000-SPACE PARKING BUILDING

Future Park The 1,000-space parking building is now officially open, providing seamless and direct access to the shopping complex. The facility features a Parking Guidance system and dedicated parking spaces for supercars, designed to accommodate the lifestyle needs of all visitors. Enjoy enhanced convenience from the very first moment you arrive.

PAST EVENTS



ZWEET MANIA

29 Aug – 7 Sep 2025 | G Floor, Future Park & Zpell

The 18th edition of Zweet Mania received an excellent response from dessert lovers, returning once again with an extensive selection of sweet treats from more than 50 renowned vendors. Visitors enjoyed the impressive "Sweet Factory of Flowers Land" landmark and captured memorable moments throughout the event. Shoppers also took part in a stamp collection activity, redeeming special gifts to take home. We look forward to welcoming everyone again at next year's grand dessert festival.



MISSION 3rd FLOOR

19 Sep – 5 Oct 2025 | 3rd Floor, Future Park & Zpell

The "Mission 3rd Floor" value-shopping campaign concluded successfully, with strong participation from customers. Shoppers who spent 500 THB or more at participating stores joined the lucky draw for an iPhone 17 Pro, while those who spent 5,000 THB received a 500-THB Gift Voucher instantly. Congratulations to all winners who completed the mission this round. Stay tuned for the next mission, which promises even more rewards and shopping excitement.

As of 30 September 2025

UPCOMING EVENTS



TRENDY GARDEN

19 – 28 Sep 2025 | G Floor, Future Park & Zpell
Thank you for the warm response from plant enthusiasts who joined Trendy Garden to refresh their day with a wide selection of rare plants, popular decorative species, and stylish garden décor. The event featured creative ideas for designing green corners, along with a vibrant atmosphere filled with flowering and foliage plants of various kinds. Visitors enjoyed a relaxing, inspiring environment throughout the event.



COFFEE OR TEA

7 – 16 Nov 2025 | CASCATA, G Floor, Future Park
Coffee and matcha lovers enjoyed a delightful experience at Coffee or Tea, which brought together well-known cafés and specialty matcha brands in one place. Visitors savored their favorite drinks in a cozy, camp-inspired setting while collecting stamps from their purchases to redeem exclusive gifts. The event offered a relaxing yet engaging experience, and we look forward to welcoming everyone again next year for another celebration of flavor and enjoyment.

UPCOMING EVENTS



THE HAPPINESS CELEBRATION 2026

28 Nov 2025 – 4 Jan 2026 | Future Park & Zpell
Future Park and Zpell officially kicked off the festive season with The Happiness Celebration 2026, inviting shoppers to enjoy a joyful holiday atmosphere across both centers. This year's campaign featured a major year-end promotion for F-Member customers, offering a chance to win an ALL NEW MG3 HYBRID+ valued at THB 619,900 with every THB 500 spent. Throughout the celebration period, visitors enjoyed a vibrant, welcoming environment along with numerous gifts and surprises designed to enhance the holiday experience.



THE HAPPINESS COUNTDOWN 2026

31 Dec 2025 | Outdoor Plaza, Future Park
Future Park hosted a memorable New Year's Eve celebration with The Happiness Countdown 2026, bringing together thousands of visitors for a festive evening filled with live performances. The event featured concerts by popular artists BUS, DICE, URBOY TJ, and MXFRUIT, creating an energetic atmosphere leading up to the midnight countdown. Guests enjoyed a lively outdoor setting and shared an unforgettable moment as they welcomed the year 2026 together at Future Park & Zpell.

INFORMATION : REIT Manager

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INFORMATION : The Property Manager

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