

MESSAGE FROM THE REIT MANAGER

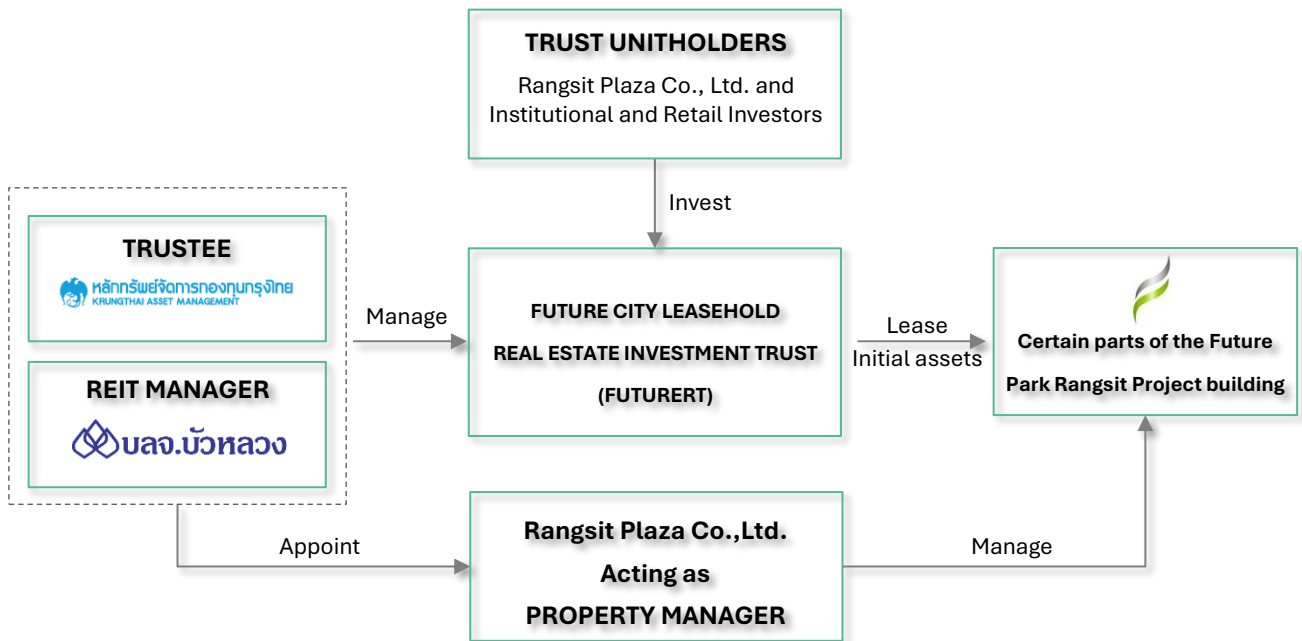
TO TRUST UNITHOLDERS
FUTURE CITY LEASEHOLD REAL ESTATE INVESTMENT TRUST (FUTURERT)

Future City Leasehold Real Estate Investment Trust (“FUTURERT”) remains committed to active asset management to ensure long-term income stability and asset value. In Q2/2026, 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

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	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 5,096.49 million or THB 9.6239 per unit
Net Asset Value (NAV)	THB 5,310.9 million or THB 10.0287 per unit
Market Price	THB 8.90 per unit
Market Capitalization	THB 4,713.14 million

THE STRUCTURE OF THE REIT



FINANCIAL PERFORMANCE

Unit (THB mn)	2Q2026	1Q2025	YoY (%)	1Q2026	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%)
Fees 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.

OPERATING RESULTS



Remarks :

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

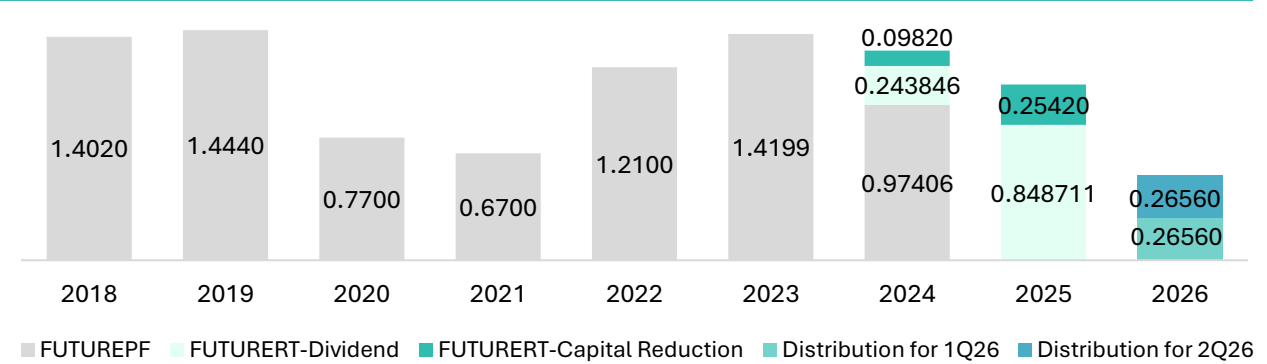
(2) Consider only the leases of the sub-tenant and the main tenant

As of 30 June 2026

BALANCE SHEET

Unit (THB mn)	30-June-2026	31-Mar-2026
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

DIVIDEND AND CAPITAL REDUCTION PAYMENT HISTORY OF FUTUREPF AND FUTURERT



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	0.2656	21 August 26	25 August 26	8 September 26
Capital Reduction payment	-	-	-	-
Total	0.2656			

PAST EVENTS



Future Park Sale Festival 2026

29 May - 12 July 2026 | Future Park & Zpell

The biggest shopping festival has come to an end! Shoppers enjoyed discounts of up to 70% from participating stores throughout the shopping center. F-MEMBER members also had the chance to win a JAECOO electric vehicle and many other exciting prizes with a THB 500 receipt. Congratulations to all of our lucky winners, and thank you for shopping with us!



The 36th Royal Fisheries Day

3 - 12 July 2026 | Floor G, Future Park & Zpell

The 36th Royal Fisheries Day received an overwhelming response from aquatic pet enthusiasts. Visitors were immersed in a spectacular underwater world spanning over 5,000 sq.m., filled with fascinating exhibits and exciting activities. It was truly an unforgettable experience that exceeded expectations and delighted aquatic animal lovers of all ages.



The 48th Vintage Car Concours

18 - 22 June 2026 | Floor G, Future Park & Zpell

The event received an outstanding response from vintage car enthusiasts, showcasing over 100 legendary classic cars, including many rare models. Visitors also enjoyed the elegant Vintage Car Concours, making this a must-visit event for every classic car lover.

UPCOMING EVENTS



International Fair 2026

6-12 August 2026 | Floor G, Future Park & Zpell

Get ready to shop, taste, and explore products from around the world at International Fair 2026. Discover a wide selection of quality products from over 22 countries—all in one place, no passport required!

UPCOMING EVENTS

**Future Park Super Mom**

8 - 12 August 2026 | Future Park & Zpell

Celebrate Mother's Day with unforgettable moments at Future Park & Zpell. Enjoy a variety of special activities designed to bring joy, love, and lasting memories to moms and their families. We look forward to celebrating with you!

**Zweet Mania**

28 August - 6 September 2026

Floor G, Future Park & Zpell

A sweet paradise for dessert lovers! Indulge in irresistible treats from popular brands, explore spectacular themed landmarks and a stunning floral display, and capture beautiful moments throughout the event. Plus, enjoy exclusive activities and privileges for F-MEMBER members. Don't miss the sweetest event of the year!

**Foodie Tubbie**

18 September - 4 October 2026

Restaurants & Dessert, Future Park & Zpell

Calling all food lovers! Enjoy delicious dishes and sweet treats from our favorite restaurants throughout the shopping center. F-MEMBER members who spend THB 500 or more on combined receipts can receive a lucky draw coupon for a chance to win a gold necklace, Gift Vouchers, and many other exciting prizes.

INFORMATION :

REIT Manager BBL Asset Management Co., Ltd 175 Sathorn City Tower, 7th, 21st and 26th Floor, South Sathorn Rd., Thung Maha Mek, Sathorn, Bangkok 10120 Tel : 0-2674-6400 ext. 561-563 Email : futurert@bblam.co.th

Property Manager Rangsit Plaza Co., Ltd 94 3rd Floor,

Future Park Rangsit, Phaholyothin Rd, Prachathipat, Thanyaburi, Pathum Thani 12130 Tel : 02-958-0011

E-mail : finplan_section@futurepark.co.th