

MESSAGE FROM THE REIT MANAGER

TO TRUST UNITHOLDERS

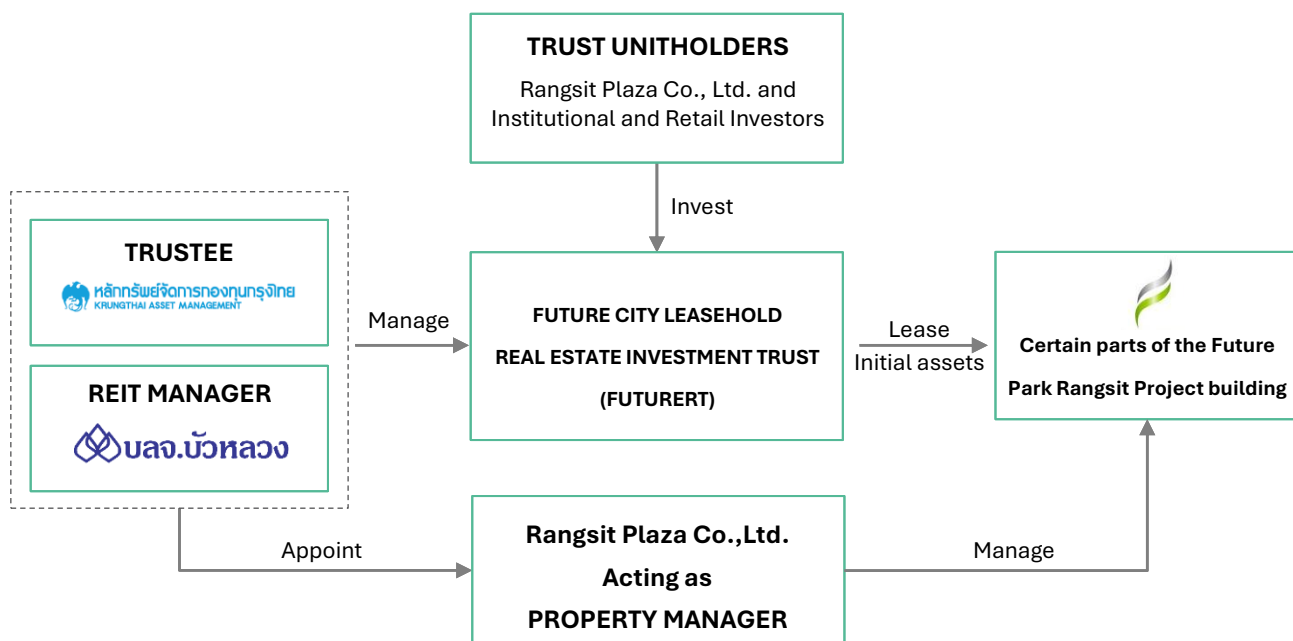
FUTURE CITY LEASEHOLD REAL ESTATE INVESTMENT TRUST (FUTURERT)

Future City Leasehold Real Estate Investment Trust (“FUTURERT”) remains committed to active asset management to ensure long-term income stability and asset value. In Q1/2026, the Trust continued its Major Renovation plan at Future Park Rangsit, covering retail and common areas from Floors B to 3. Initiated on January 1, 2025, this ongoing enhancement aims to modernize the shopping mall’s image and secure sustainable benefits. By diversifying the tenant mix and optimizing the space, these improvements are designed to drive continuous growth in foot traffic and enhance the overall visitor experience.

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 5,1096.49 million or THB 9.6239 per unit
Net Asset Value (NAV)	THB 5,283.79 million or THB 9.9775 per unit
Market Price	THB 8.85 per unit
Market Capitalization	THB 4,686.66 million

THE STRUCTURE OF THE REIT

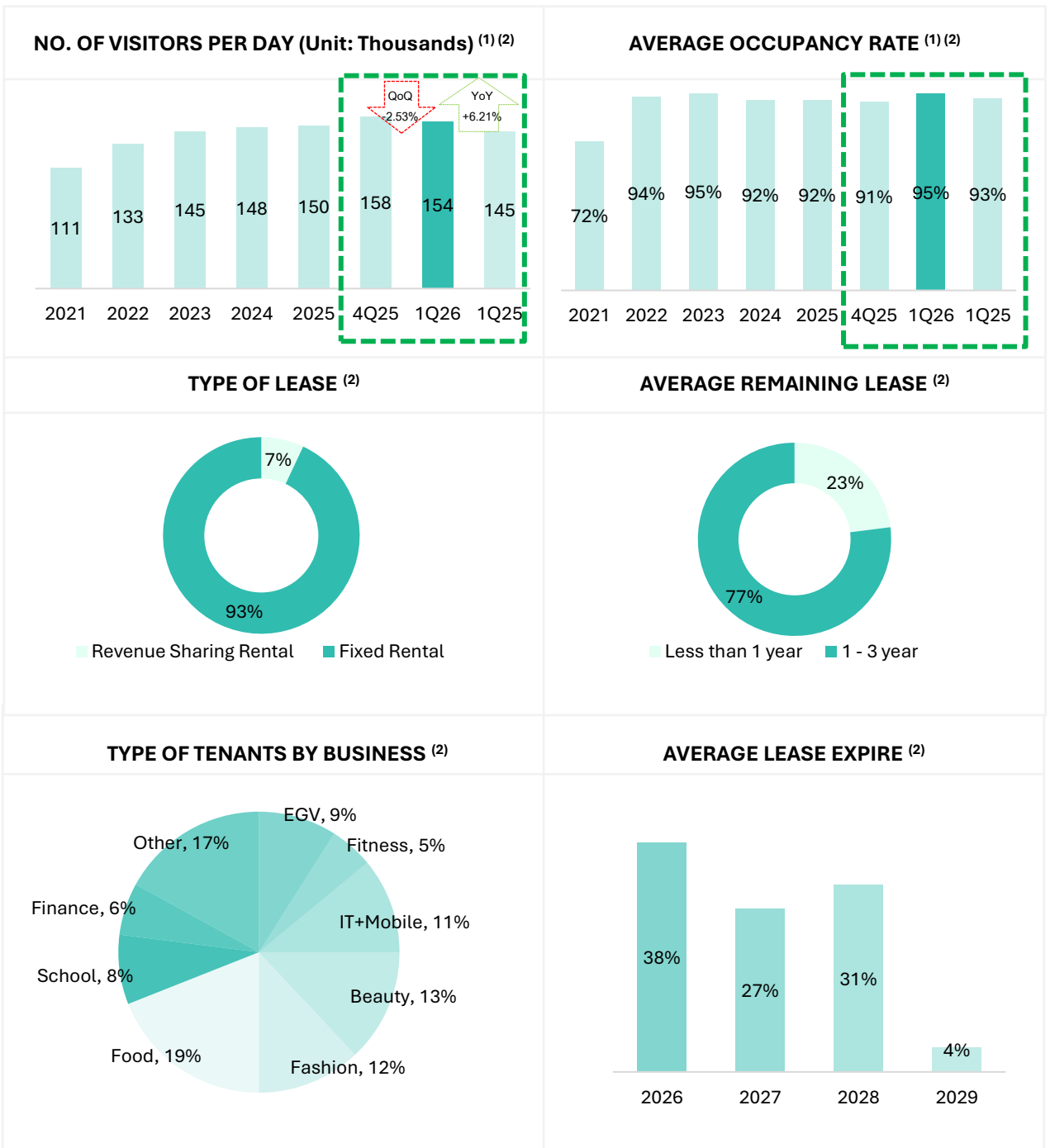


FINANCIAL PERFORMANCE

Unit (THB mn)	1Q2026	1Q2025	YoY (%)	4Q2025	QoQ (%)
Total Income	261.1	251.2	4.0%	263.9	(1.1%)
Rental Income	258.2	247.3	4.4%	257.8	0.2%
Interest Income	2.7	3.5	(22.9%)	2.9	(7.2%)
Other Incomes	0.2	0.4	(45.5%)	3.3	(93.3%)
Total Expense	134.9	131.6	2.6%	145.0	(6.9%)
Expenses related to the asset	7.8	11.5	(31.8%)	17.2	(54.7%)
Fees and expenses for property management	27.9	26.0	7.2%	29.6	(5.8%)
Tax and insurance expenses	3.4	3.5	(2.0%)	3.3	3.0%
Other expenses	0.6	0.6	(3.6%)	0.9	(32.7%)
Finance cost ⁽¹⁾	95.3	90.0	5.8%	93.9	1.4%
Net profit on investment	126.2	119.6	5.5%	118.9	6.1%
Net gain (loss) on investment	61.1	10.0	512.6%	(53.9)	(213.5%)
Net increase (decrease) in net assets from operations	187.3	129.6	44.6%	65.1	187.9%

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.

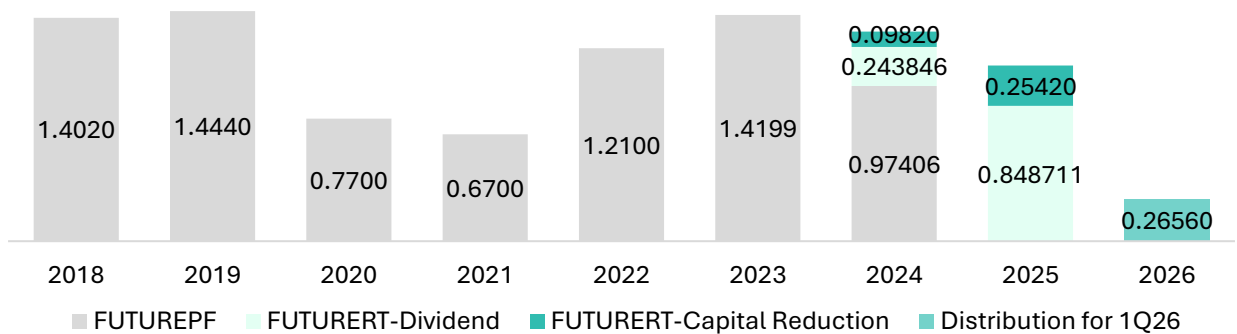
(2) Consider only the leases of the sub-tenant and the main tenant

As of 31 March 2026

BALANCE SHEET

Unit (THB mn)	31-Mar-2026	31-Dec-2025
Total Assets	12,639.0	12,468.3
Investment in leasehold properties at fair value	11,549.6	11,484.4
Investment in securities and cash at financial institutions	1,051.0	942.0
Receivables on accrued rental income	29.9	38.2
Other assets	8.5	3.7
Total Liabilities	7,355.2	7,228.8
Trade payables and accrued expenses	153.6	126.8
Deposits from tenants	367.0	362.6
Lease Liabilities	6,807.6	6,712.4
Other liabilities	27.1	27.0
Net asset value	5,283.8	5,239.5
Capital from unitholders	5,096.5	5,174.4
Retained earnings	187.3	65.1
Net asset value per unit (THB)	5,283.8	5,239.5
Net asset value per unit (THB)	9.9775	9.8938

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	22 May 26	26 May 26	9 June 26
Capital Reduction payment	-	-	-	-
Total	0.2656			