

Details of the Assets and Liabilities, Investment Portfolio, Value of Immoveable Properties, Net Asset Value, Value of Investment Units and the Number of Investment Units of Future Park Leasehold Property Fund;

1. Fund's Information disclosed as of 26 December 2023¹

Fund Name	:	FUTURE PARK LEASEHOLD PROPERTY FUND
Fund Symbol	:	FUTUREPF
Fund Type	:	Closed-end Property fund
Total Assets Value ^{/1}	:	THB 11,851,985,951.91
Net Assets Value ^{/1}	:	THB 5,614,096,654.15
NAV per unit ^{/1}	:	THB 10.6013 per unit
Number of Investment Units	:	529,566,100 units

Remark:

^{/1} The information from Net Assets Value report as of 30 November 2023

2. The investment information and details of the assets and liabilities of FUTUREPF

FUTUREPF has invested in the main assets of FUTUREPF while the assets of FUTUREPF to be transferred to FUTURERT shall include but not limited to all main assets of FUTUREPF as follows:

- (1) The leasehold right to lease certain parts of Future Park Rangsit Project building, with a total area of 56,822.26 (fifty-six thousand, eight hundred twenty-two point twenty-six) square meters, including the accessories and component parts installed and used in the leased areas and common areas of Future Park Rangsit Project building, which FUTUREPF leases from Rangsit Plaza Company Limited ("Rangsit Plaza") under the Building Lease Agreement concerning the Future Park Rangsit Project. The remaining lease term is approximately 17 years 4 months, counting from the Assets and Liabilities Transfer Date (assuming that the Assets and Liabilities Transfer Date shall occur in August 2024) until 31 December 2041 (the last day of the lease term).
- (2) The right to utilize certain parts of the Future Park Rangsit Project building, with a total area of 48,791 (forty-eight thousand seven hundred ninety one) square meters, by leasing the areas to the

third parties, which FUTUREPF obtains the right from Rangsit Plaza under the Agreement Granting Rights for Area Use and Benefit Seeking to Make Use of the Future Park Rangsit Project. The remaining period to obtain such right is approximately 17 years 4 months, counting from the Assets and Liabilities Transfer Date (assuming that the Assets and Liabilities Transfer Date shall occur in August 2024) until 31 December 2041 (the last day of entitlement period).

The liabilities of FUTUREPF to be transferred to FUTURERT shall include, but not limited to debts, duties, obligations and liabilities of FUTUREPF under various agreements entered into by and between FUTUREPF and other third parties and are still currently effective but not yet due as of the Assets and Liabilities Transfer Date.

3. The Value of Immoveable Properties of FUTUREPF

The latest appraisal value of the assets of FUTUREPF provided by CBRE (Thailand) Company Limited as an independent property appraiser by means of income approach, analyzing discounted cash flows and market approach, according to the asset appraisal valuation report dated 30 September 2023, can be summarized in the following table:

Assets value		Value as of date	Method	Assets Value (THB Million)	Remark
1.	Present value of cash flows, remaining period 18.25 years	30 September 2023	Income Approach	5,341.00	The market value of assets as of 30 September 2023 which the appraiser company has analyzed the discounted cash flows starting from 1 October 2023.
2.	The market value	30 September 2023	Market Approach	4,900.00	-