

HYDROGEN FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

HYDROGEN PERFORMANCE UPDATE

Q1 2024



Agenda

- Portfolio Overview
- Operation Performance
- Financial Performance

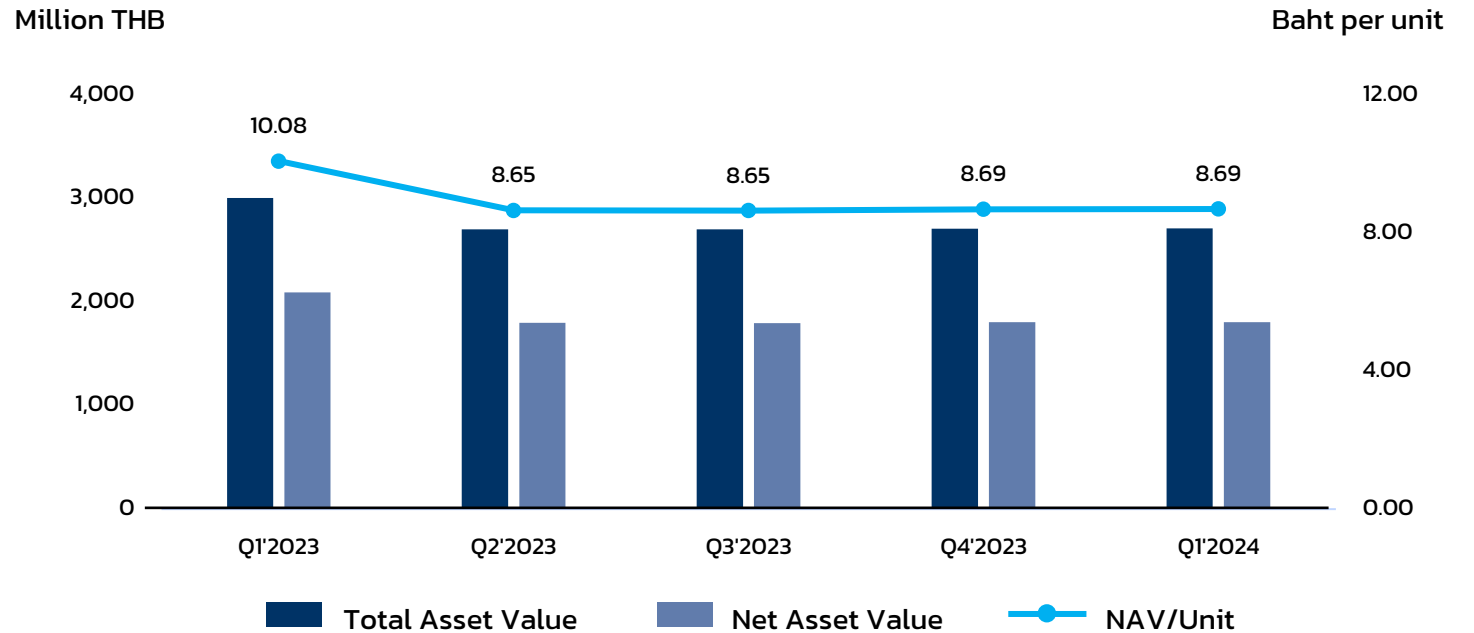


Portfolio Profile

As of 31 March 2024

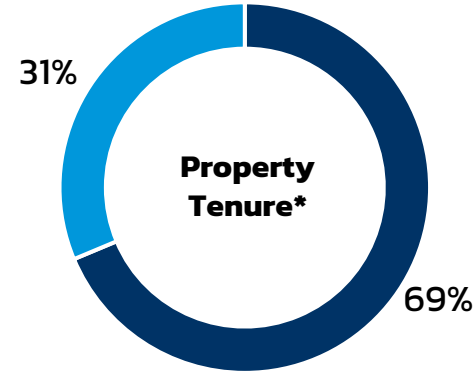
Investment Property	4 Projects
Total Asset Value	THB 2,710 MB
Net Asset Value	THB 1,806 MB
Total Income	THB 55 MB
Interest-Bearing Debt	THB 855 MB
LTV Ratio	31.55%

Asset Value

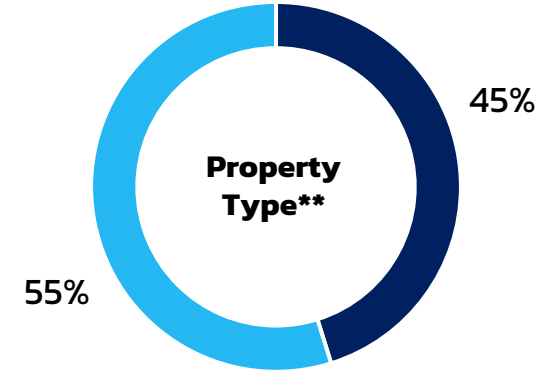




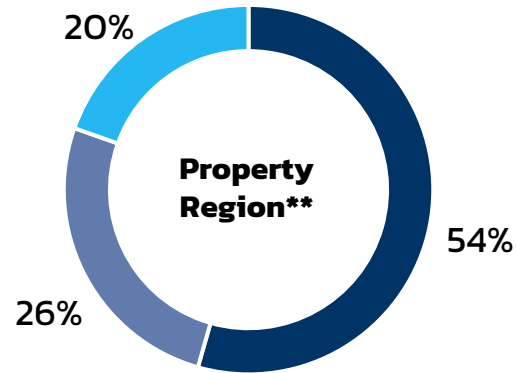
Portfolio Profile



■ Freehold ■ Leasehold



■ Factory ■ Warehouse



■ BKK ■ EEC ■ North

Net Leasable Area (sq.m.)	119,701	%
Sriracha	14,760	12.3%
Kabinburi	16,145	13.5%
Maesot	24,073***	20.1%
TSDC	64,723	54.1%

***Building leased 22,435 sq.m. , land leased 1,638 sq.m.

*Ratio calculated based on appraisal values as of 7 Dec 2023

**Ratio calculated based on leasable area

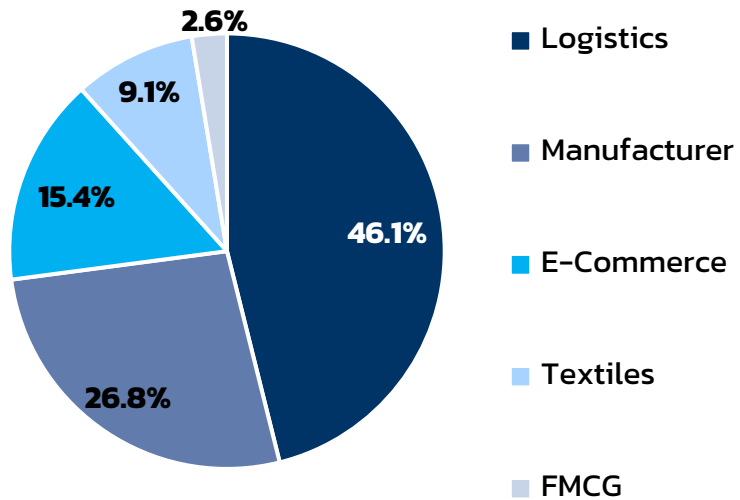
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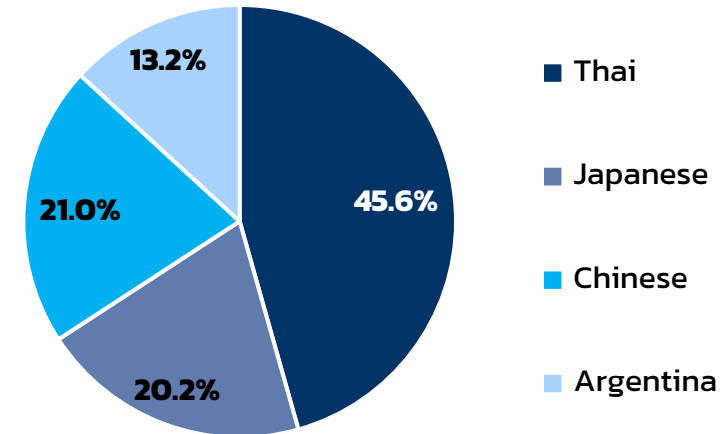


Quarterly 1, 2024

Industry of Tenants



Nationality of Tenants

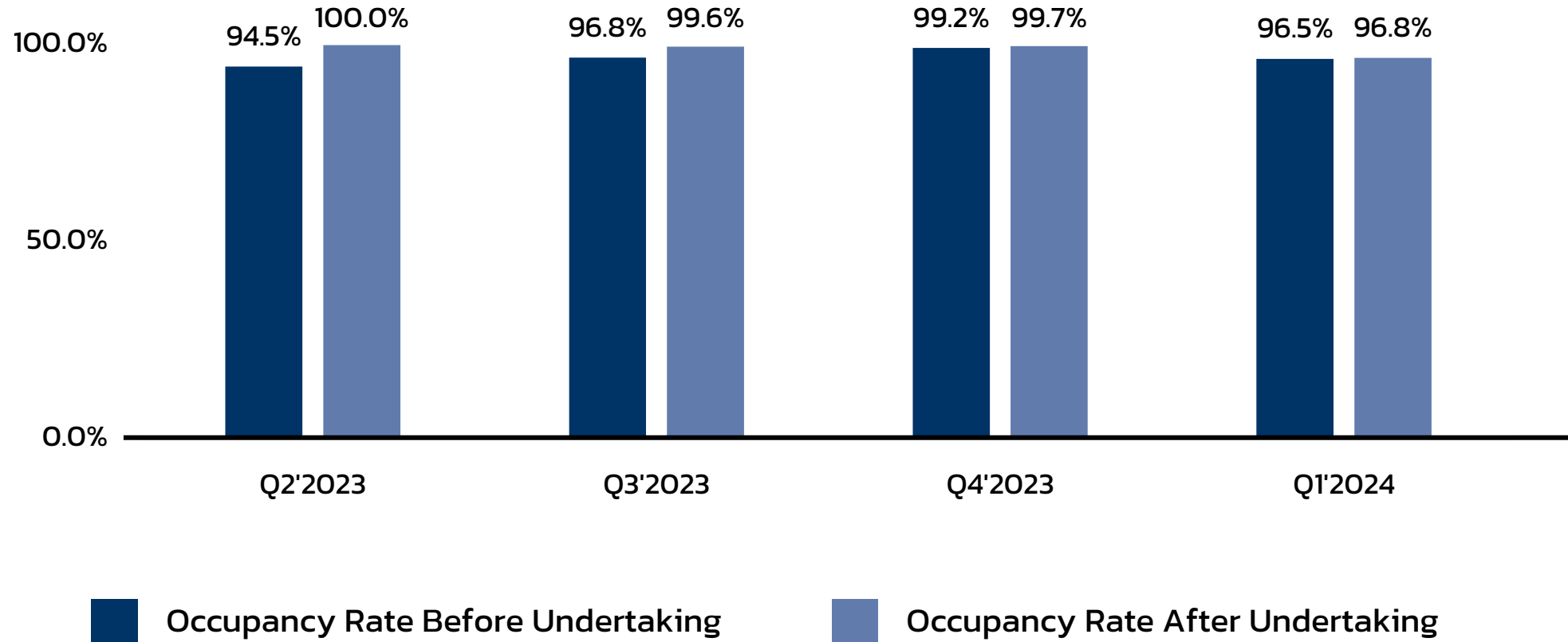


Ratio calculated from rental and service income



Occupancy Rate

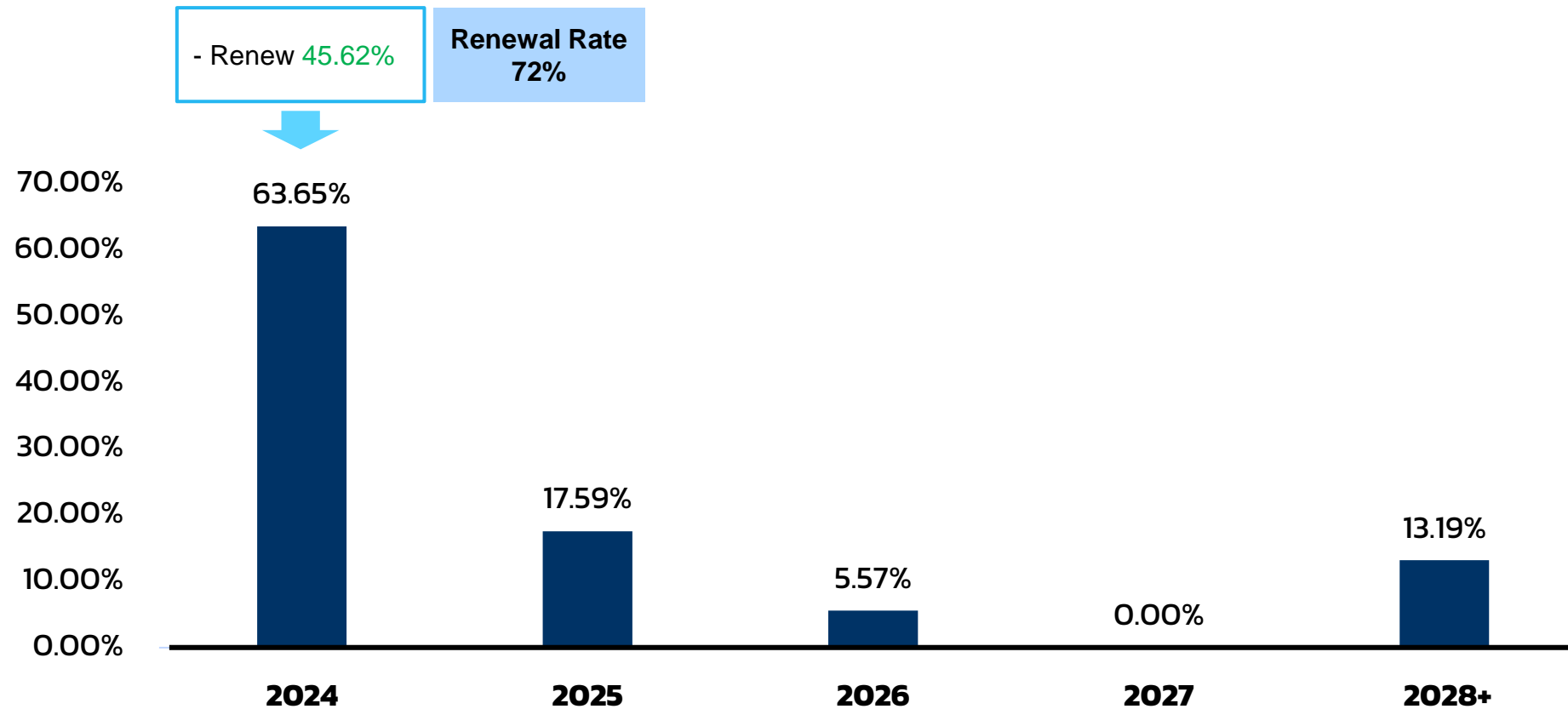
As of 31 March 2024





Lease Expiry Profile

As of 31 March 2024



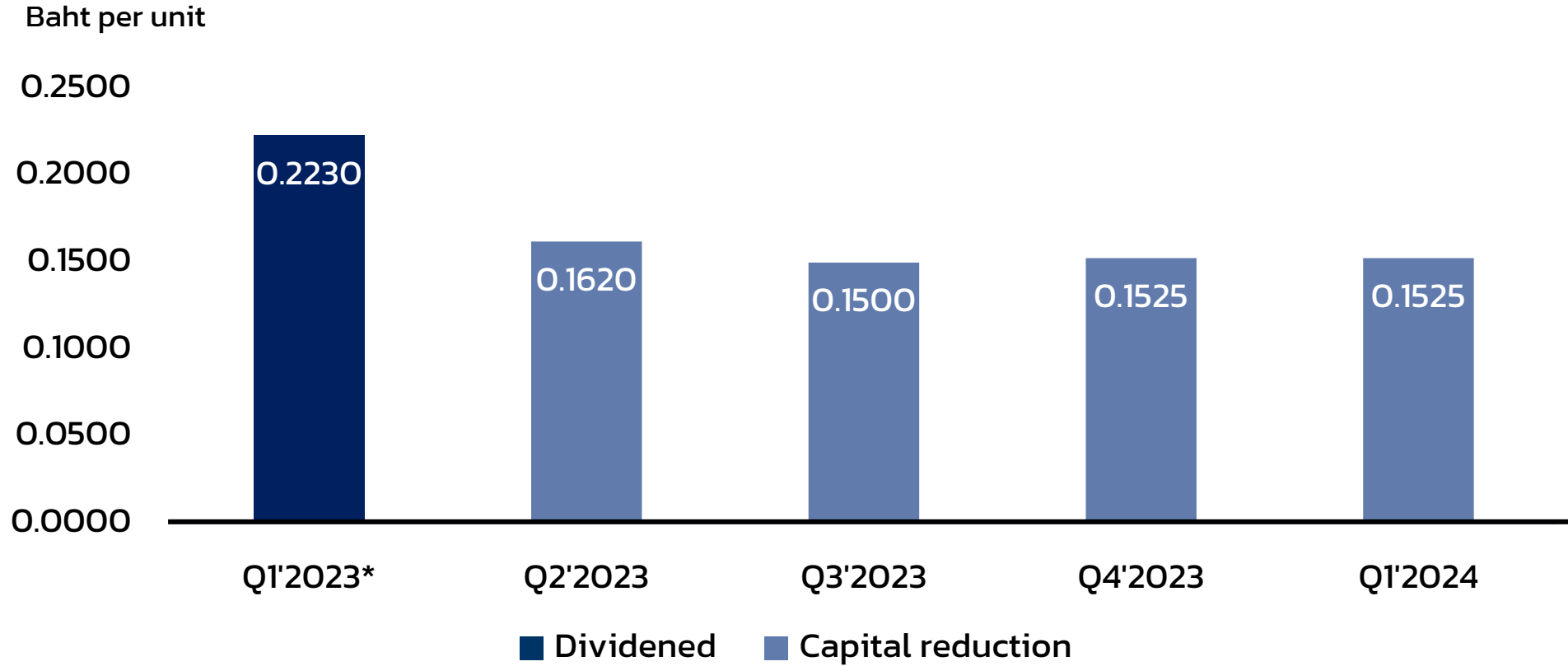
Ratio calculated from Gross Rentable Income (GRI)

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Distribution Payment



*Dividend from operating period 29 Nov 2022 - 31 Mar 2023



Financial Highlights

For 3-month period : 1 January 2024 – 31 March 2024

P & L	2023	2022	Change
(Unit : THB million)	(Jan 24 - Mar 24)	(Jan 23 – 31 Mar 23)	(%)
Rental and service income	54.87	56.41	-3%
Total income	54.95	56.54	-3%
Cost of rental and service	3.45	4.35	-21%
Financial cost	11.30	8.89	27%
Net Profit on investment	32.72	35.42	-8%



Statement Of Financial Position

As of 31 March 2024

Statement Of Financial Position

	2023	2022	Change
(Unit : THB million)	(31 Mar 24)	(31 Dec 23)	(%)
Investment in properties at fair value	2,605.00	2,605.00	-
Investments in securities	65.98	65.61	0.6%
Cash and cash equivalents	30.41	29.59	2.8%
Other assets	8.54	7.42	15%
Total Assets	2,709.93	2,707.63	0.1%
Long-term loan from financial institution	853.12	852.99	0.0%
Other liabilities	50.94	50.17	1.5%
Total liabilities	904.06	903.16	0.1%
Net Assets Value	1,805.88	1,804.47	0.1%
Net Assets Value per unit (THB per unit)	8.6938	8.6870	0.1%



THANK YOU

For More Information

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