

HYDROGEN FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

HYDROGEN PERFORMANCE UPDATE

Q1 2025





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Agenda

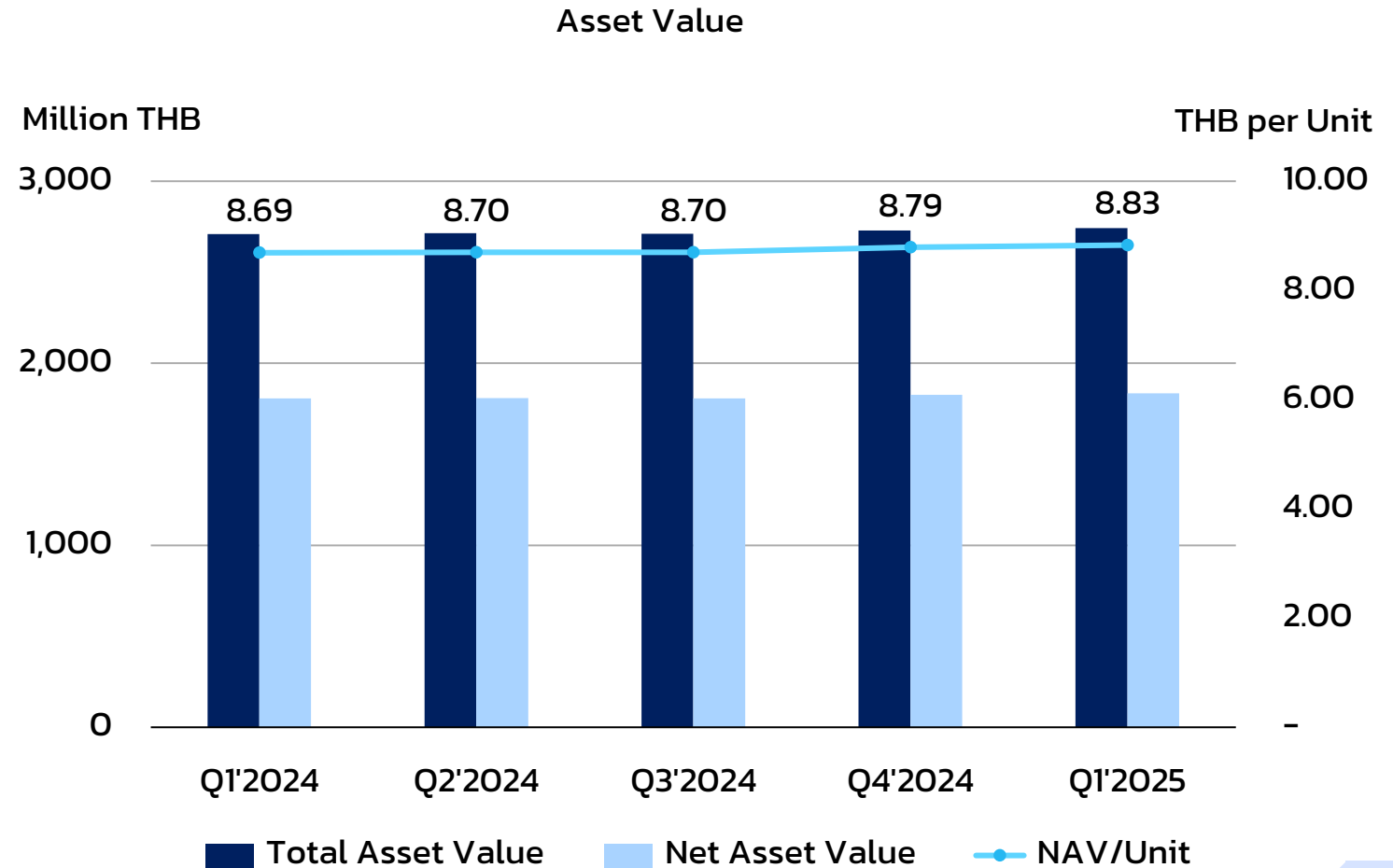
- Portfolio Overview
- Operation Performance
- Financial Performance



Portfolio Profile

As of 31 March 2025

Investment Property	4 Projects
Total Asset Value	THB 2,742.70 MB
Net Asset Value	THB 1,835.09 MB
Total Income (Q1'2025)	THB 56.98 MB
Interest-Bearing Debt	THB 855 MB
LTV Ratio	31.17%

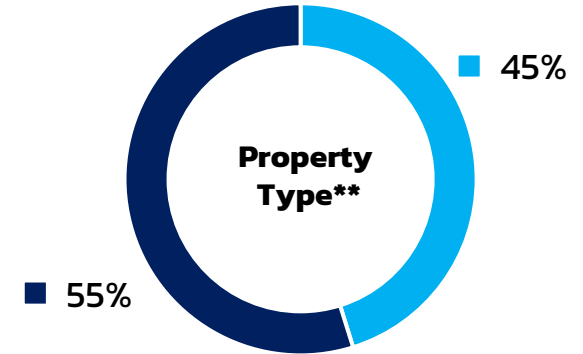




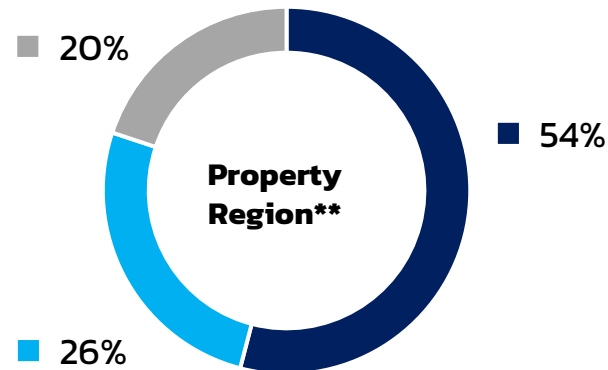
Portfolio Profile



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 area 22,435 sq.m. , land leased area 1,638 sq.m.

*Ratio calculated based on appraisal values as of 31 Dec 2024

**Ratio calculated based on leasable area

Agenda

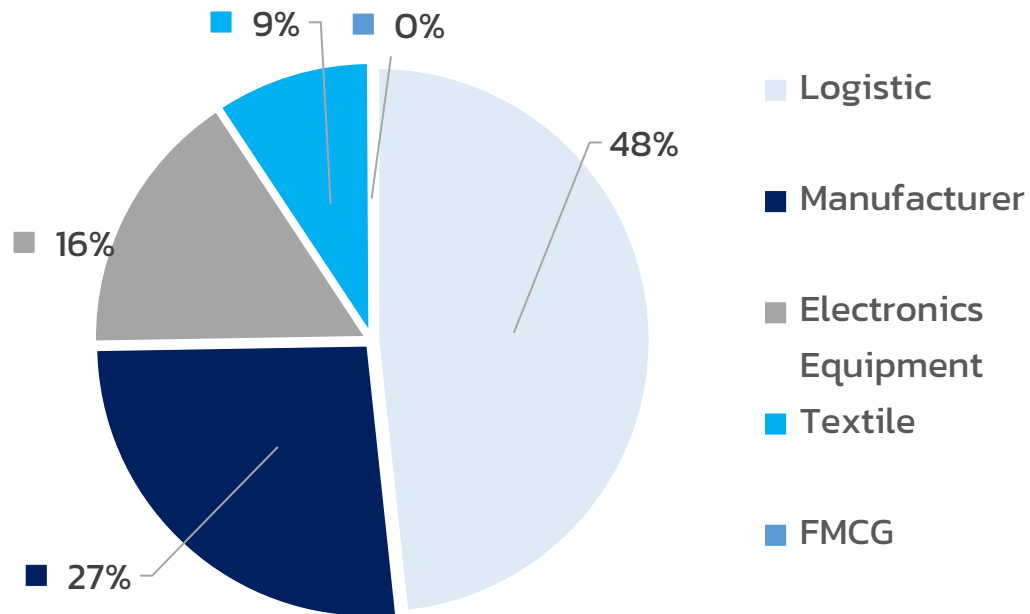
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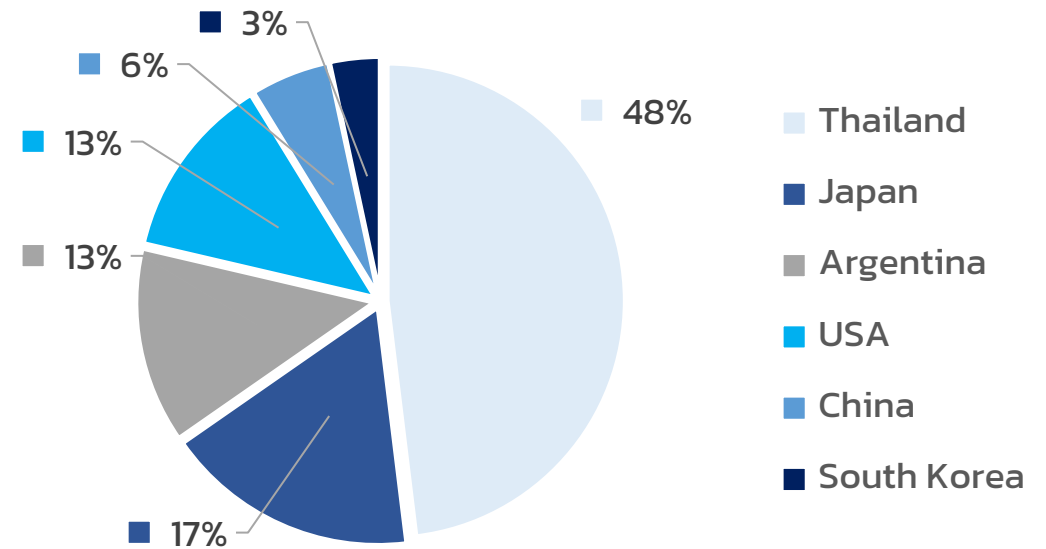
Tenant Profile

As of 31 March 2025

Industry of Tenants



Nationality of Tenants

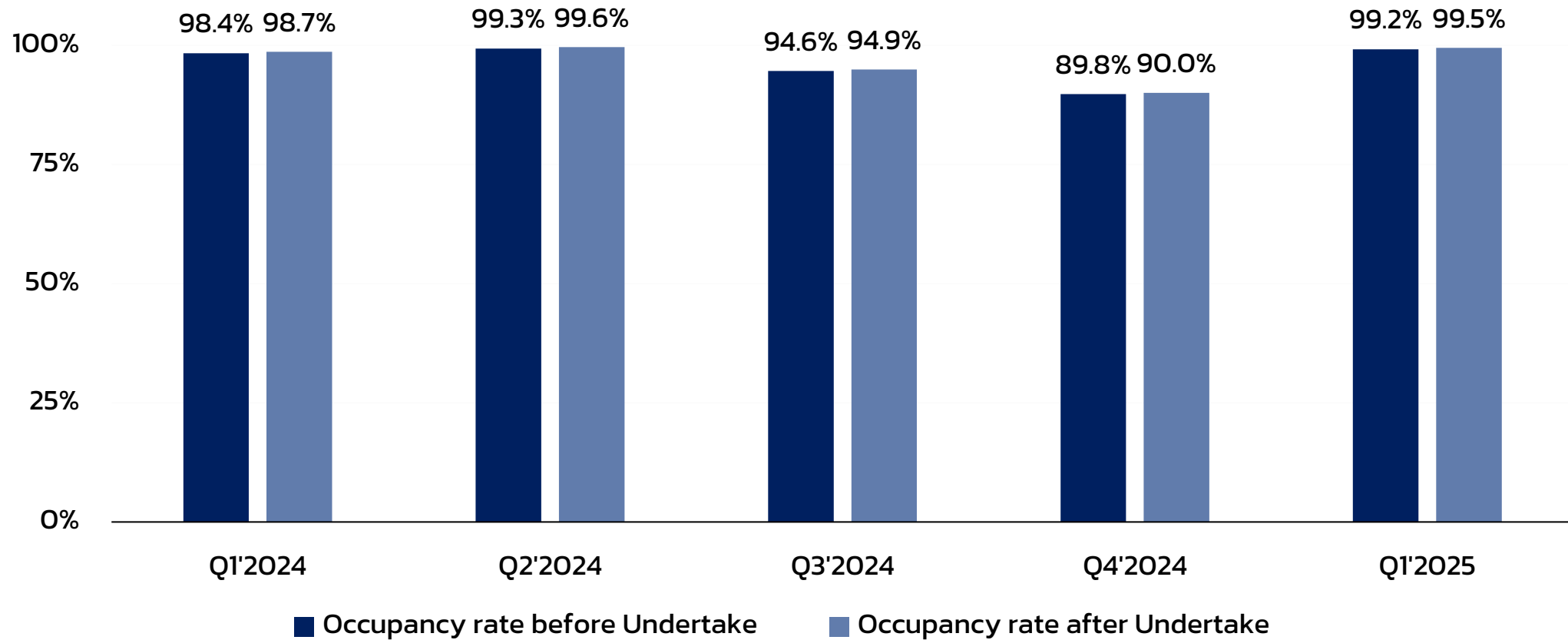


Ratio calculated from rental and service income



Occupancy Rate

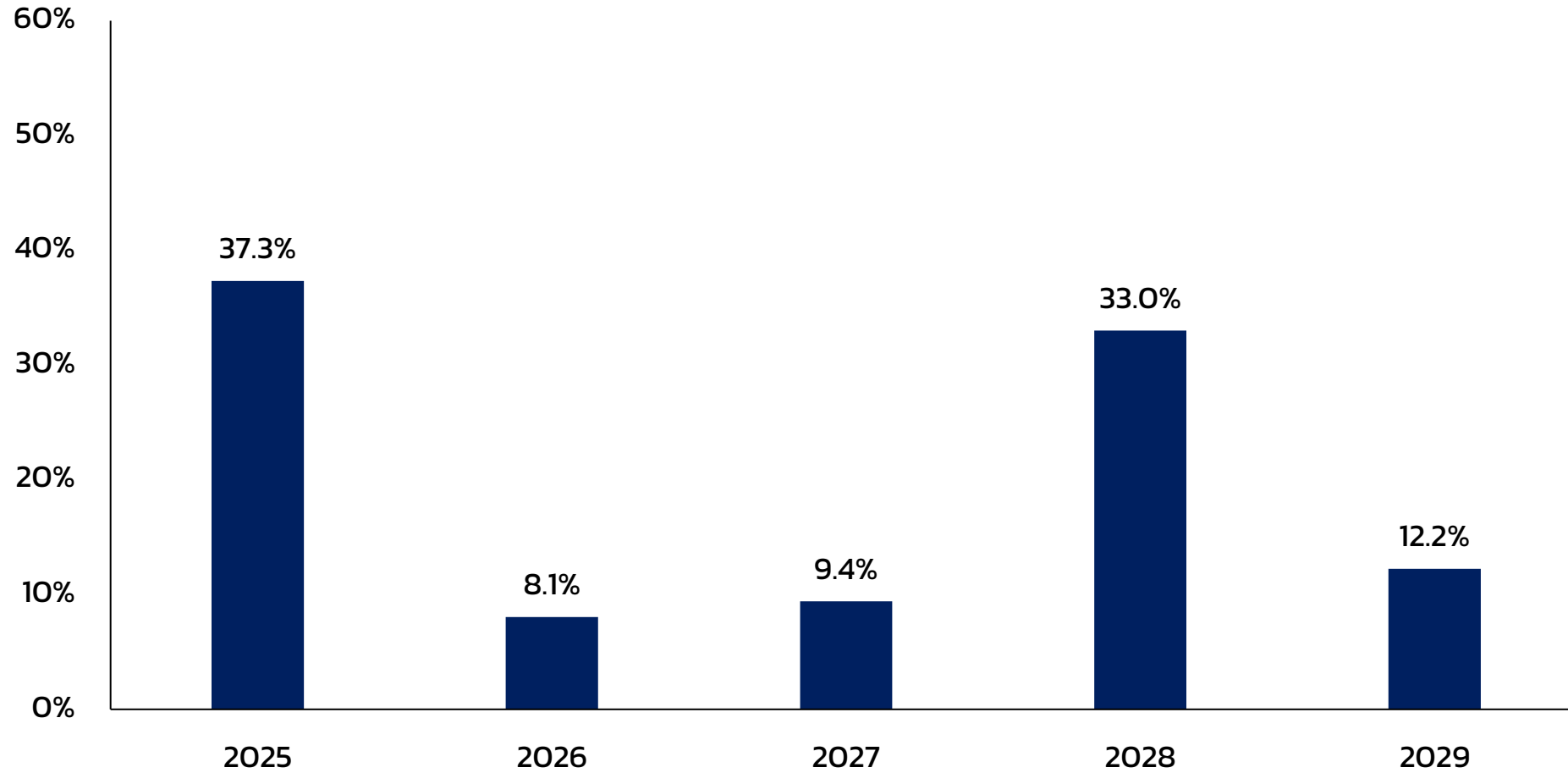
Quarter 1, 2025





Lease Expiry Profile

As of 31 March 2025



Ratio calculated from Gross Rentable Income (GRI)

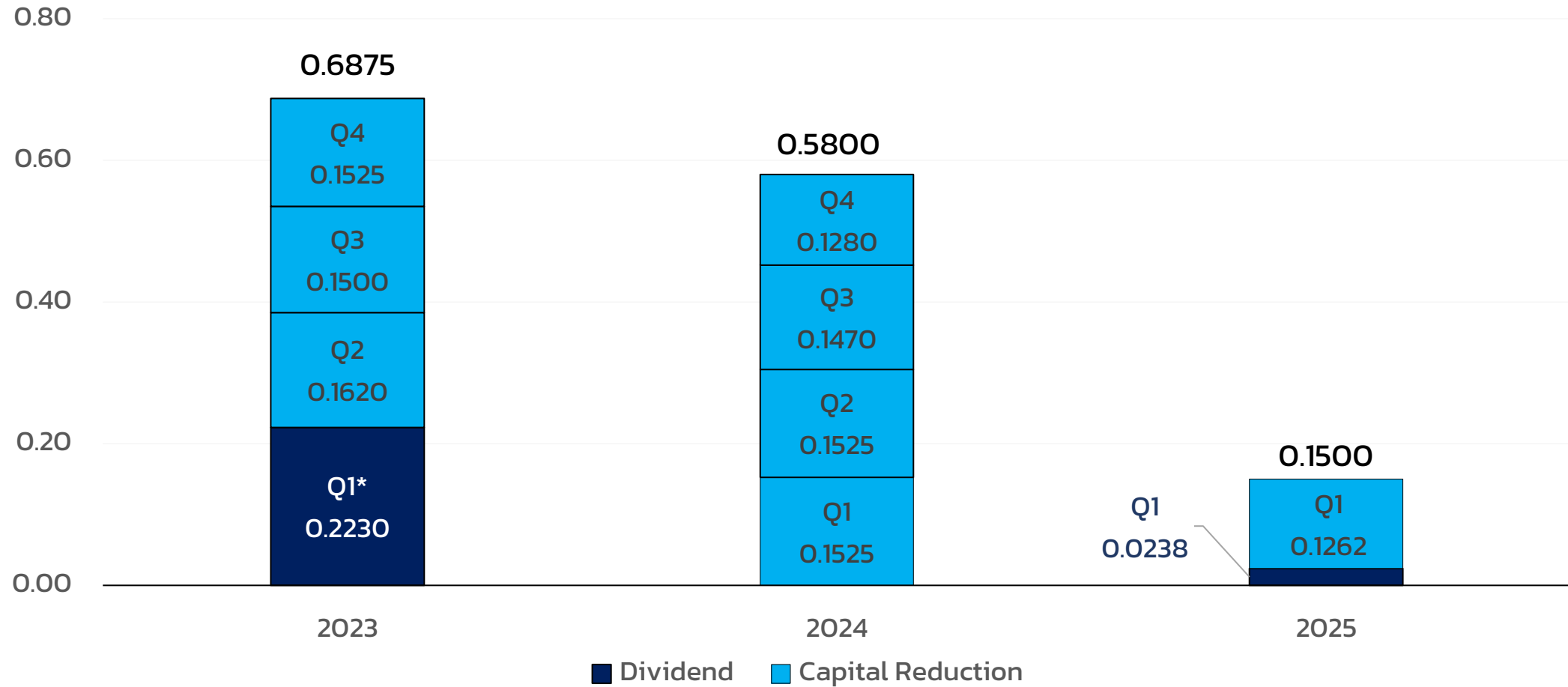
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Distribution Payment

THB per unit



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



Financial Highlights

For 3-month period : 1 January 2025 – 31 March 2024

P & L	Q1'2025	Q1'2024	Change
(Unit : THB million)	(Jan 25 - Mar 25)	(Jan 24 – Mar 24)	(%)
Rental and service income	56.91	54.87	3.72%
Total income	56.98	54.95	3.69%
Cost of rental and service	3.21	3.45	-6.96%
Financial cost	10.47	11.30	-7.35%
Net Profit on investment	35.30	32.72	7.89%



Statement Of Financial Position

As of 31 March 2025

Statement Of Financial Position

	2025	2024	Change
(Unit : THB million)	(31 Mar 25)	(31 Mar 24)	(%)
Investment in properties at fair value	2,627.00	2,605.00	0.84%
Investments in securities	67.45	65.98	2.22%
Cash and cash equivalents	41.08	30.41	35.09%
Other assets	5.80	8.54	-32.08%
Total Assets	2,742.70	2,709.93	1.21%
Long-term loan from financial institution	853.63	853.12	0.06%
Other liabilities	53.98	50.94	5.97%
Total liabilities	907.61	904.06	0.39%
Net Assets Value	1,835.09	1,805.88	1.62%
Net Assets Value per unit (THB per unit)	8.8344	8.6938	1.62%



THANK YOU

For More Information

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