

HYDROGEN FREEHOLD AND LEASEHOLD REAL ESTATE INVESTMENT TRUST

HYDROGEN PERFORMANCE UPDATE

Q1 2026





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Agenda

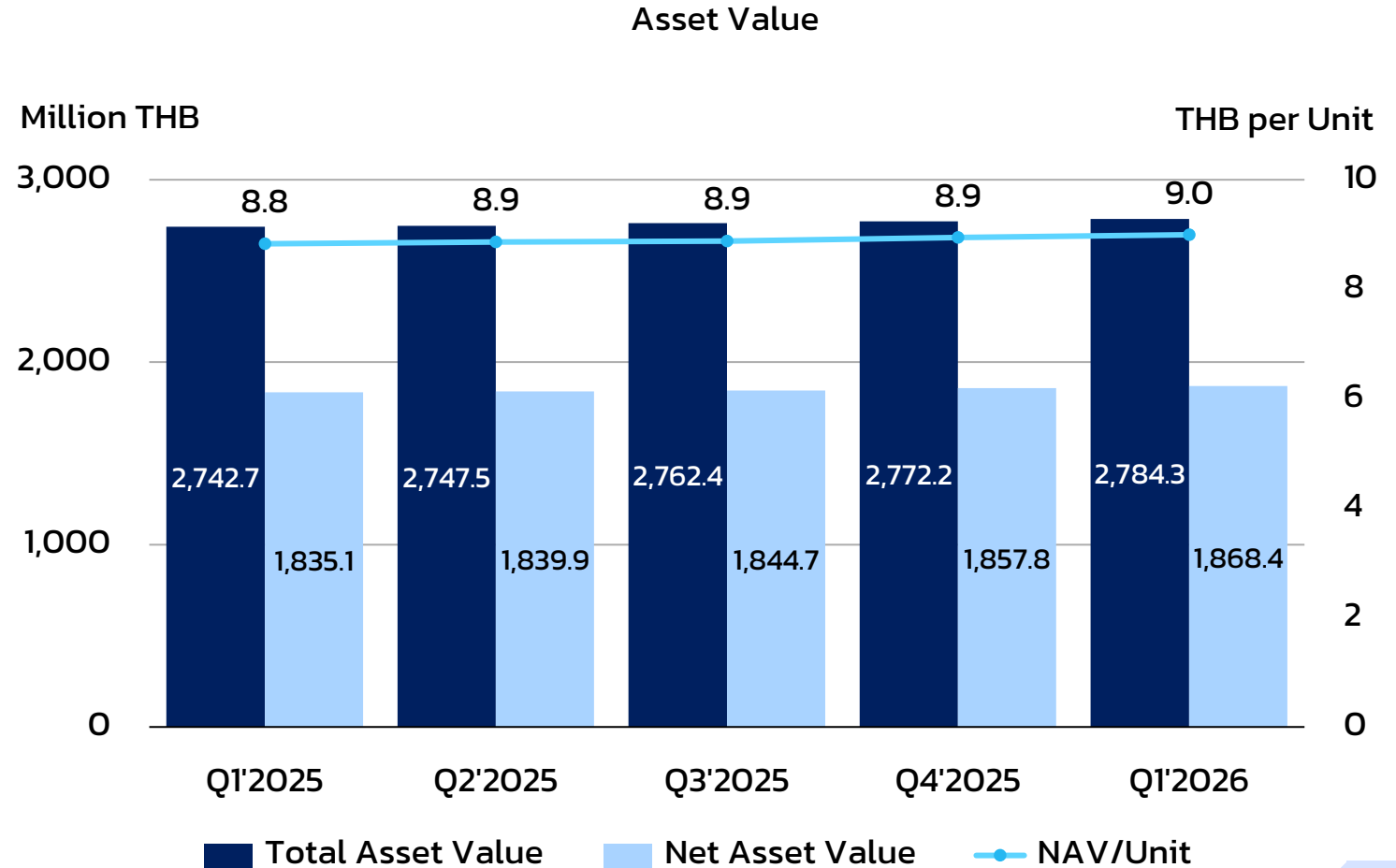
- Portfolio Overview
- Operation Performance
- Financial Performance



Portfolio Profile

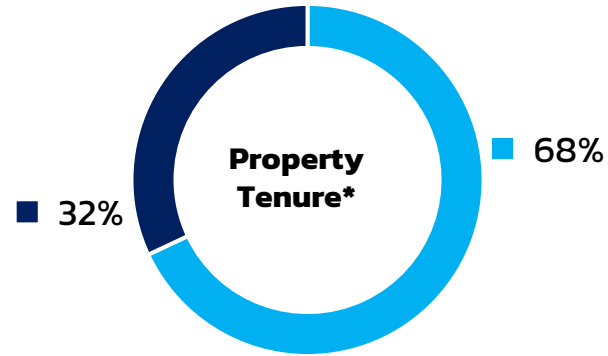
As of 31 March 2026

Investment Property	4 Projects
Total Asset Value	2,784.3 MB.
Net Asset Value	1,868.4 MB.
Total Income (Q1' 2026)	58.5 MB.
Interest-Bearing Debt	855.0 MB.
LTV Ratio	30.7%

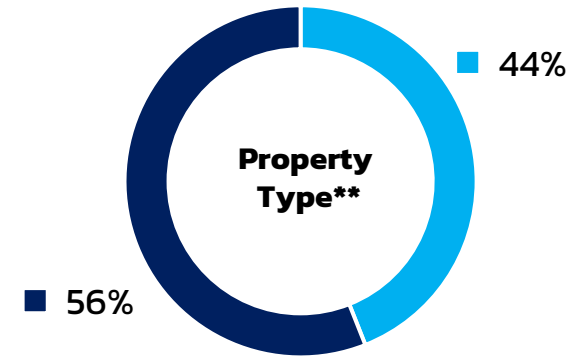




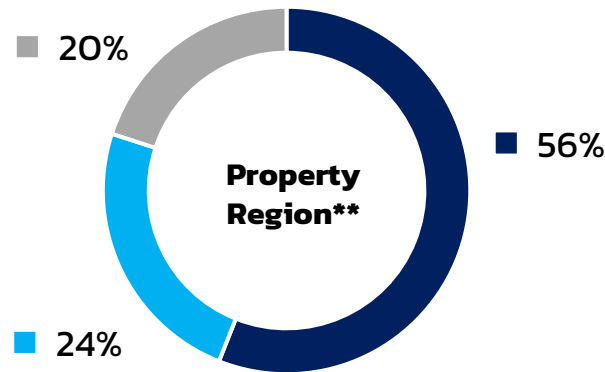
Portfolio Profile



Freehold Leasehold



Factory Warehouse



BKK EEC North

Net Leasable Area (sq.m.)	119,778	%
Sriracha	14,760	12.3%
Kabinburi	16,145	13.5%
Maesot	24,073***	20.1%
TSDC	64,800	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 2025

**Ratio calculated based on leasable area

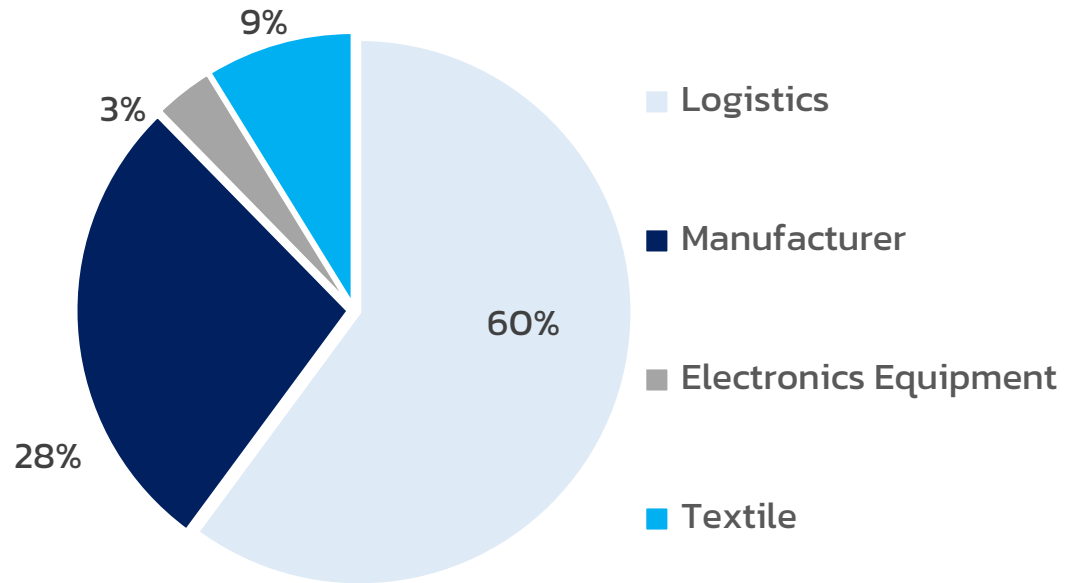
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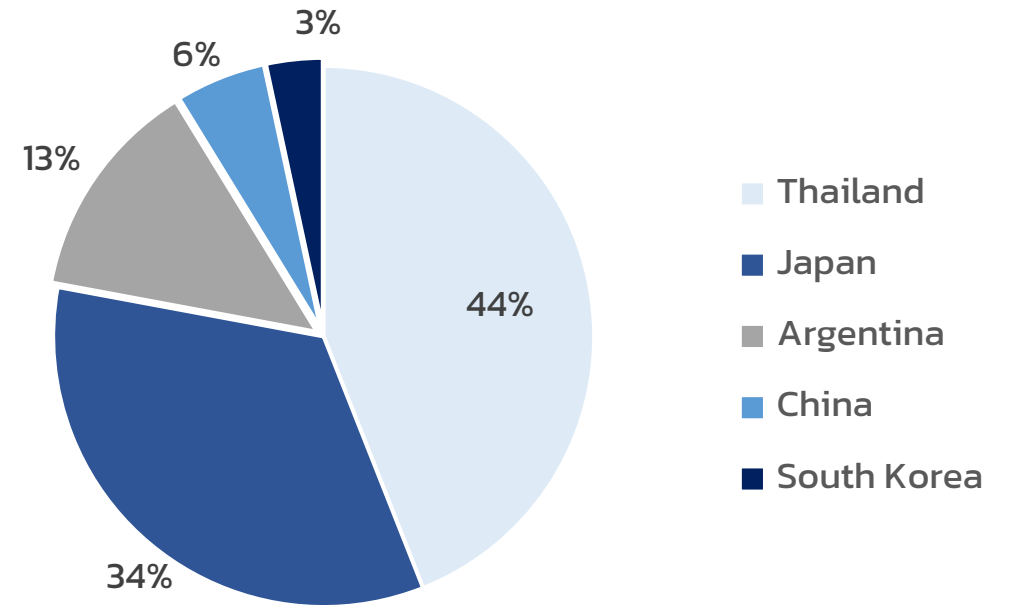


As of 31 March 2026

Industry of Tenants



Nationality of Tenants

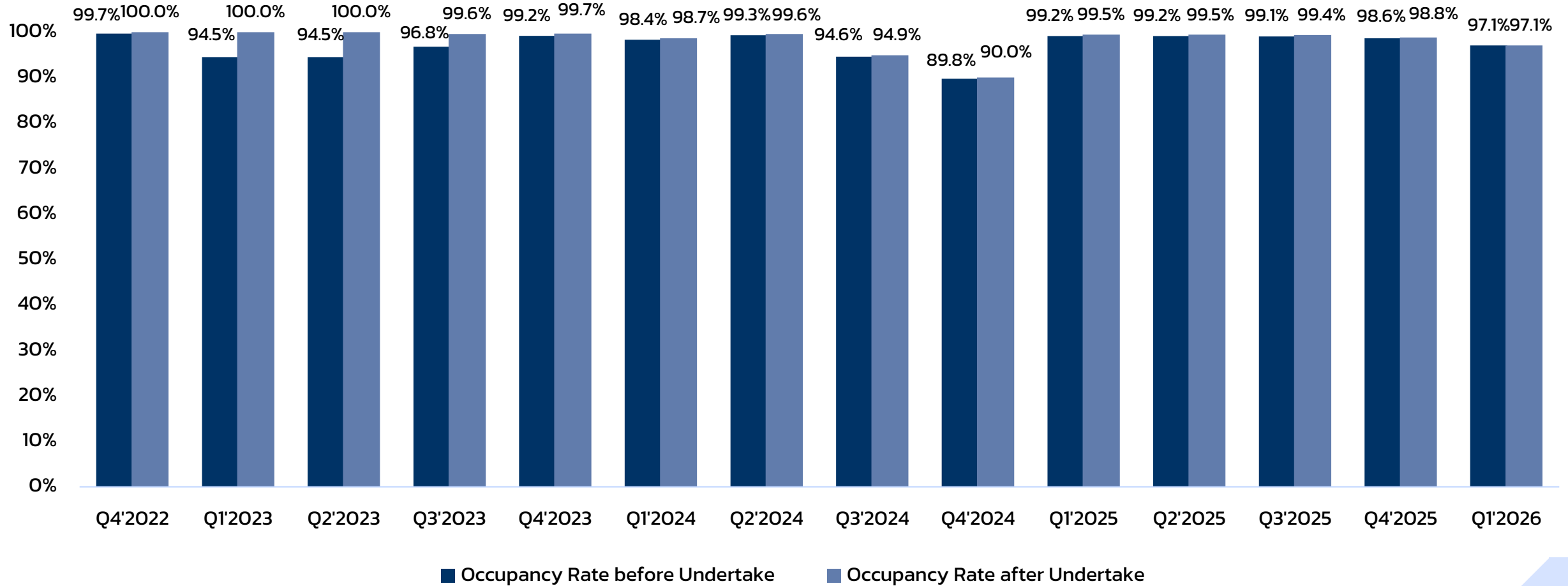


Ratio calculated from rental and service income



Occupancy Rate

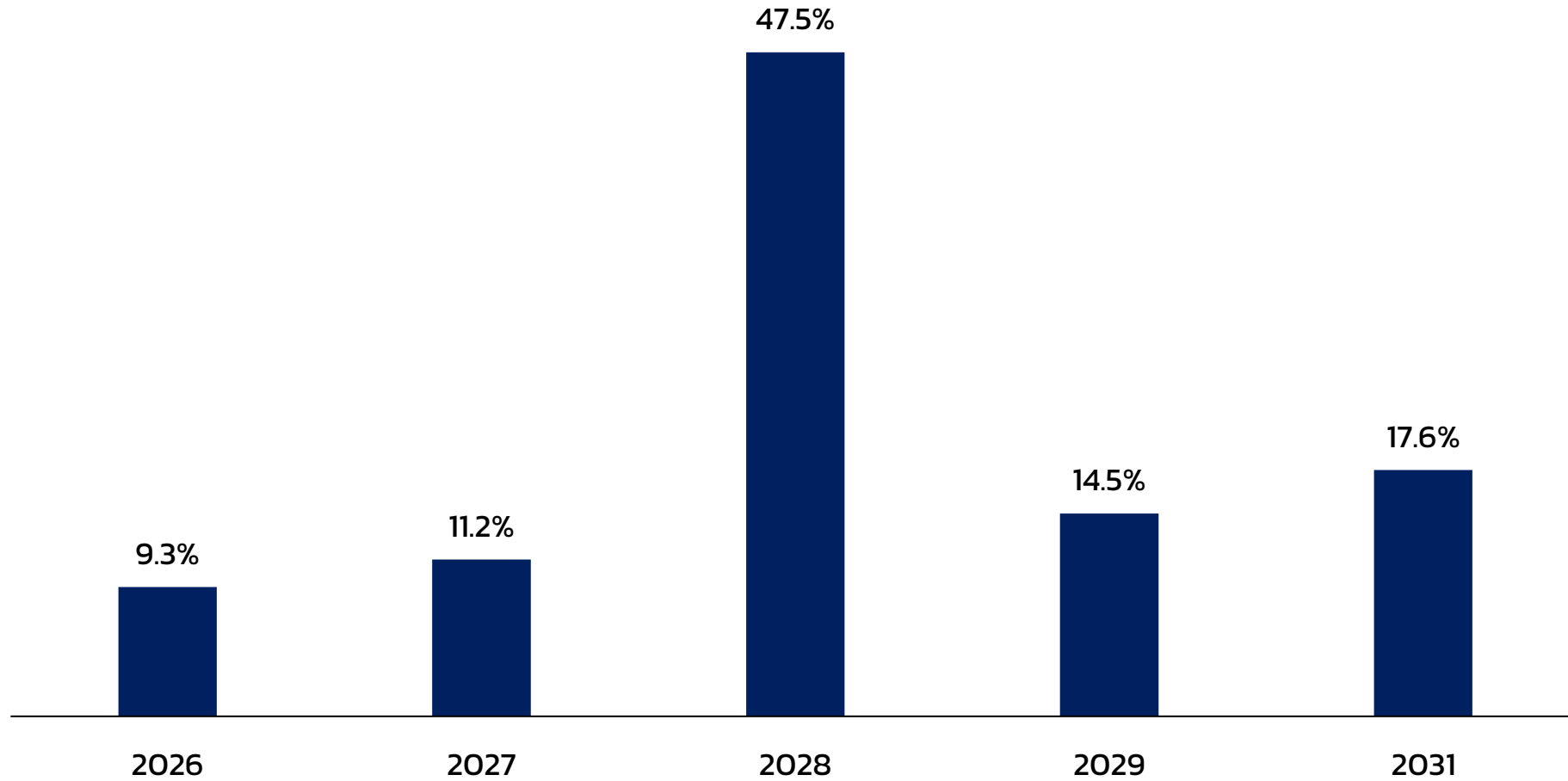
Quarter 1, 2026





Lease Expiry Profile

As of 31 March 2026



Ratio calculated from Gross Rentable Income (GRI)

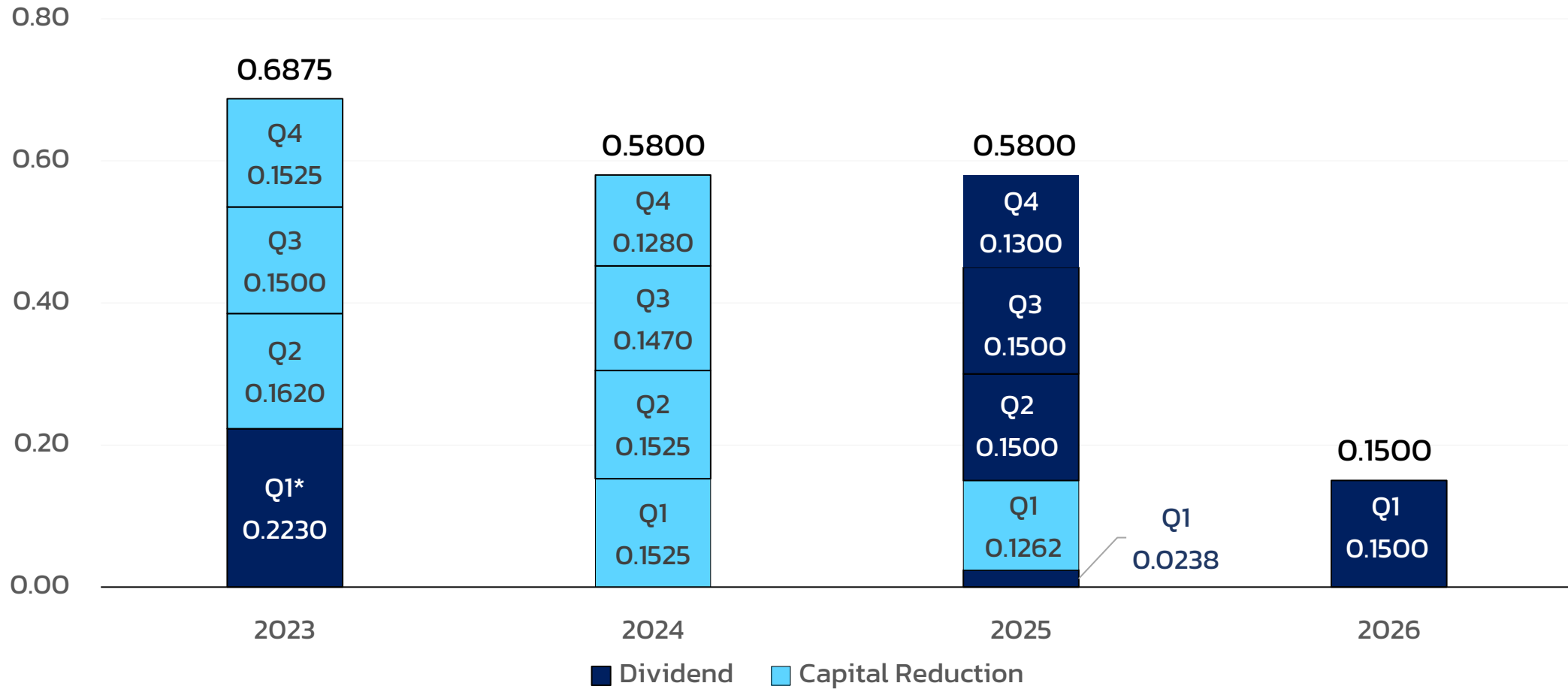
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Distribution Payment

THB per unit



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



Statement of comprehensive income

For 3-month period : 1 Jan 2026 – 31 Mar 2026

P & L	2026	2025	Change
(Unit : THB million)	(Jan 26 – Mar 26)	(Jan 25 – Mar 25)	(%)
Rental and service income	57.7	56.9	1.4%
Total income	58.5	57.0	2.7%
Cost of rental and service	5.1	3.2	57.6%
Financial cost	8.4	10.5	-20.1%
Total expenses	21.2	21.7	-2.2%
Net Profit on investment	37.3	35.3	5.8%



Statement Of Financial Position

As of 31 March 2026

Statement Of Financial Position

	2026	2025	Change
(Unit : THB million)	(31 Mar 26)	(31 Dec 25)	(%)
Investment in properties at fair value	2,654.4	2,654.4	0.0%
Investments in securities	103.6	103.3	0.3%
Cash and cash equivalents	19.2	9.6	100.9%
Other assets	7.1	4.9	45.0%
Total Assets	2,784.3	2,772.2	0.4%
Long-term loan from financial institution	854.1	854.0	0.0%
Other liabilities	61.8	60.4	2.3%
Total liabilities	915.9	914.4	0.2%
Net Assets Value	1,868.4	1,857.8	0.6%
Net Assets Value per unit (THB per unit)	9.0	8.9	0.6%



THANK YOU

For More Information

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