

Statement of Financial Position and Statement of Comprehensive income year 2023
(For the period from 1 January 2023 to 31 December 2023)

1. Statement of Financial Position as of 31 December 2023

(Unit: Baht)				
Description	2023	%	2022	%
Assets				
Investments at fair value through profit or loss (at cost as of 31 December 2023: Baht 120,724,106) (at cost as of 31 December 2022: Baht 233,187,388)	122,883,726	2.65	234,891,880	4.93
Investments in properties and leasehold rights at fair value (at cost: Baht 4,792,951,897)	4,467,000,000	96.46	4,511,700,000	94.63
Cash and cash equivalent	33,652,312	0.73	12,677,379	0.27
Accounts receivable from rental	6,972,223	0.15	8,299,244	0.17
Other accounts receivable	10,384	-	22,296	-
Other assets	264,614	0.01	218,280	-
Total assets	4,630,783,259	100.00	4,767,809,079	100.00
Liabilities				
Accounts payable and accrued expenses	10,321,606	0.22	9,635,830	0.20
Rental revenue received in advance	1,681,681	0.04	1,022,650	0.02
Deposits from rental	135,697,812	2.93	124,526,508	2.61
Long-term loans	960,000,000	20.73	1,100,000,000	23.07
Total liabilities	1,107,701,099	23.92	1,235,184,988	25.90
Net assets:				
Capital from unitholders 357,890,000 Units of Baht 9.285 each (31 December 2022: Baht 9.405 each)	3,323,008,650	71.76	3,365,955,450	70.60
Retained earnings	200,073,510	4.32	166,668,641	3.50
Net assets	3,523,082,160	76.08	3,532,624,091	74.10
liabilities and Net assets	4,630,783,259	100.00	4,767,809,079	100.00
Net assets value per unit (Baht)	9.8440		9.8707	

2. Statement of Comprehensive income for the fiscal year from 1 January 2023 to 31 December 2023

(Unit: Baht)

Description	2023	%	2022	%
Investment income				
Rental income	372,769,521	99.91	352,366,060	99.61
Interest income	158,237	0.04	23,371	0.01
Other income	169,286	0.05	1,348,005	0.38
Total income	373,097,044	100.00	353,737,436	100.00
Expenses				
REIT management fee	15,547,340	4.17	15,267,837	4.32
Trustee and custodian fee	14,102,974	3.78	14,651,491	4.14
Registrar fee	1,334,241	0.36	1,257,956	0.36
Property management fee	23,087,708	6.19	23,366,848	6.61
Professional fees	1,455,685	0.39	1,463,520	0.41
Other expenses	29,865,523	8.00	17,553,585	4.96
Finance cost	29,007,068	7.77	27,135,205	7.67
Total expenses	114,400,539	30.66	100,696,442	28.47
Net investment income	258,696,505	69.34	253,040,994	71.53
Net losses on investments				
Net realised gains on investments in securities	2,537,685	0.68	970,927	0.27
Net losses on changes in fair value of investments	(44,244,871)	(11.86)	(52,331,554)	(14.79)
Total net losses on investments	(41,707,186)	(11.18)	(51,360,627)	(14.52)
Net increase in net assets resulting from operations	216,989,319	58.16	201,680,367	57.01

3. Statement of cash flows for the fiscal year from 1 January 2023 to 31 December 2023

(Unit: Baht)

Description	2023	2022
Net cash from operating activities	416,340,813	355,410,014
Net cash used in financing activities	(395,365,880)	(352,597,814)
Net increase in cash and cash equivalent	20,974,933	2,812,200
Cash and cash equivalent at the beginning of year	12,677,379	9,865,179
Cash and cash equivalent at the end of year	33,652,312	12,677,379