



BBL ASSET MANAGEMENT CO.,LTD.
บริษัทหลักทรัพย์จัดการกองทุนรวม บัวหลวง จำกัด

No. 1200 / 2026

24 July 2026

Re: Notification of a Related Party Transaction of Future City Leasehold Real Estate Investment Trust with the Related Person of the REIT Manager

To: The President
The Stock Exchange of Thailand

Enclosure 1. Information Memorandum on a Related Party Transaction of Future City Leasehold Real Estate Investment Trust with the Related Person of the REIT Manager

BBL Asset Management Company Limited, acting as the REIT Manager of Future City Leasehold Real Estate Investment Trust ("FUTURERT"), hereby notifies that the meeting of the Real Estate Investment Committee held on 24 July 2026 resolved to approve FUTURERT's renewal of the lease agreement for space within the Future Park Rangsit project to Bangkok Bank Public Company Limited, which holds 75% of the shares in the REIT Manager and is a person with controlling power over the REIT Manager, and is therefore considered a related person of the REIT Manager.

Therefore, this transaction constitutes a related party transaction between FUTURERT and a related person of the REIT Manager, with a transaction size equal to 0.40% of FUTURERT's net asset value, calculated based on FUTURERT's financial statements for the period ended 31 March 2026, which have been reviewed by the auditor.

As the aggregate transaction size is between 0.03% and not exceeding 3.00% of FUTURERT's net asset value, this transaction requires approval from the board of directors of the REIT Manager and disclosure of information through the information disclosure system of the Stock Exchange of Thailand, with details as set out in Enclosure 1.

Please be informed accordingly.

Sincerely Yours,

(Mr. Pornchalit Ploykrachang)

Managing Director

Real Estate & Infrastructure Investment

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**Information Memorandum on a Related Party Transaction of Future City Leasehold Real Estate Investment Trust
with the Related Person of the REIT Manager**

1. Transaction Date

1 August 2026

2. Counterparties and Relationship with FUTURERT and the REIT Manager

- **Tenant:** Bangkok Bank Public Company Limited (the “Tenant”)
- **Lessor:** Future City Leasehold Real Estate Investment Trust (“FUTURERT”)

3. General Characteristics of the Transaction and Transaction Value

FUTURERT will renew the lease agreement for space of approximately 422.66 sq.m. within the Future Park Rangsit project to Bangkok Bank Public Company Limited for a period of 3 years, with a total rental value of 21,325,487 Baht.

4. Transaction Size

The 3-year lease renewal transaction has a transaction size equal to 0.40% of FUTURERT’s net asset value, calculated based on FUTURERT’s financial statements for the period ended 31 March 2026, which have been reviewed by the auditor. As this transaction size is between 0.03% and not exceeding 3.00% of FUTURERT’s net asset value, it requires approval from the board of directors of the REIT Manager and disclosure of information through the information disclosure system of the Stock Exchange of Thailand.

5. Characteristics and Scope of Interest of the Related Person

The Tenant holds 75% of the shares in the REIT Manager and is a person with controlling power over the REIT Manager, and is therefore considered a related person of the REIT Manager.

6. Approval of the Transaction

This transaction has been approved by the Trustee as a transaction consistent with the trust deed and applicable law, and has been approved by the Real Estate Investment Committee of the REIT Manager at its meeting held on 24 July 2026.

7. Opinion of the Committee

The Real Estate Investment Committee has considered and is of the opinion that this related transaction is reasonable and beneficial to FUTURERT’s business operations, and that no interested director participated in the consideration or voted on this agenda item.

8. Dissenting Opinions or Abstentions of Directors of the Real Estate Investment Committee

None