

Frasers Property Thailand Industrial Freehold & Leasehold REIT

Condensed interim financial statements
for the three-month and six-month periods ended
31 March 2023
and
Independent auditor's review report

Independent Auditor’s Report on Review of Interim Financial Information

**To Board of Directors of Frasers Property Industrial REIT Management (Thailand)
Company Limited (the REIT manager)**

I have reviewed the accompanying statement of financial position and details of investments of Frasers Property Thailand Industrial Freehold & Leasehold REIT (“the Trust”) as at 31 March 2023, the statements of comprehensive income for the three-month and six-month periods ended 31 March 2023, the statement of changes in net assets and cash flows for the six-month period ended 31 March 2023; and condensed notes (“interim financial information”). The REIT manager is responsible for the preparation and presentation of this interim financial information in accordance with the accounting guidance for Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission. My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission.

(Yuvanuch Thepsongvaj)
Certified Public Accountant
Registration No. 5371

KPMG Phoomchai Audit Ltd.
Bangkok
3 May 2023

Frasers Property Thailand Industrial Freehold & Leasehold REIT
Statement of financial position

		31 March 2023 (Unaudited)	30 September 2022
	<i>Note</i>		
		<i>(in thousand Baht)</i>	
Assets			
Investments in freehold and leasehold properties at fair value	3, 14	46,272,637	46,319,379
Cash and cash equivalents	4, 10	336,736	331,282
Rent and service receivables	5, 10	136,114	148,529
Interest receivables	10	573	352
Other receivables	10	612	1,633
Deferred expenses		-	2,728
Other assets		75,484	87,456
Total assets		46,822,156	46,891,359

The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT

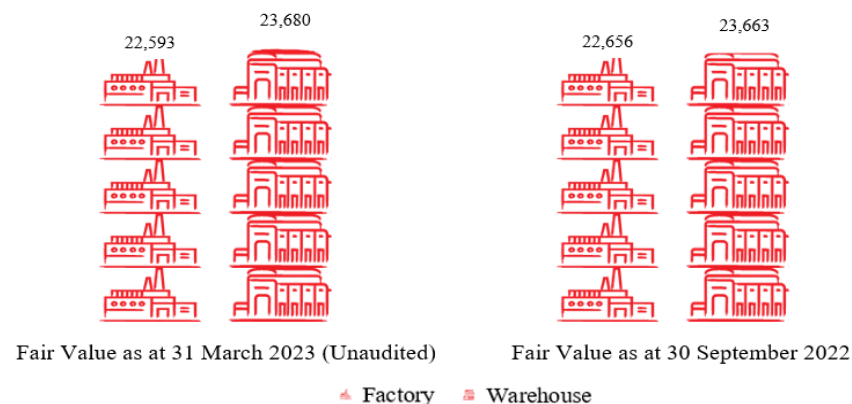
Statement of financial position

		31 March 2023 (Unaudited)	30 September 2022
	<i>Note</i>		
		<i>(in thousand Baht)</i>	
<i>Liabilities</i>			
Short-term borrowings	6	-	1,752,010
Accrued expenses	10	108,281	100,541
Accrued interest expenses	10	91,547	94,706
Withholding taxes payable		28,369	26,466
Deposits received from tenants	10	1,191,964	1,157,629
Lease liabilities	6, 10	173,559	180,404
Debentures	6, 7, 10	11,831,631	10,331,788
Other liabilities		34,547	40,331
Total liabilities		13,459,898	13,683,875
Net assets		33,362,258	33,207,484
<i>Net assets</i>			
Capital from trust unitholders		31,118,590	31,118,590
Retained earnings	9	2,243,668	2,088,894
Net assets		33,362,258	33,207,484
Net asset value per unit (Baht)		10.8906	10.8401
Number of trust units issued at the end of period / year (thousand units)		3,063,387	3,063,387

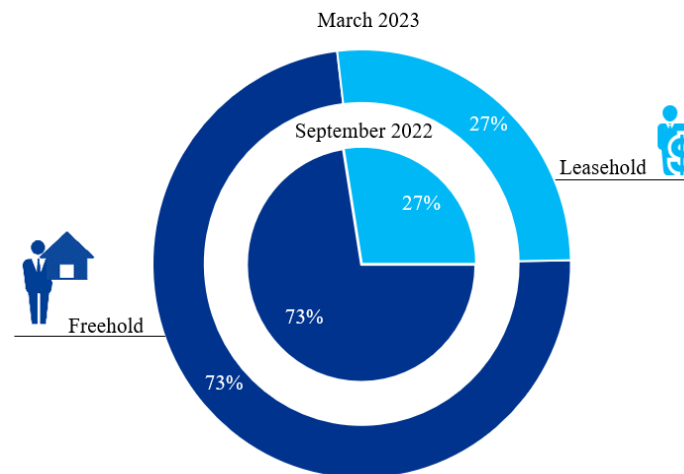
The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT
Details of investments

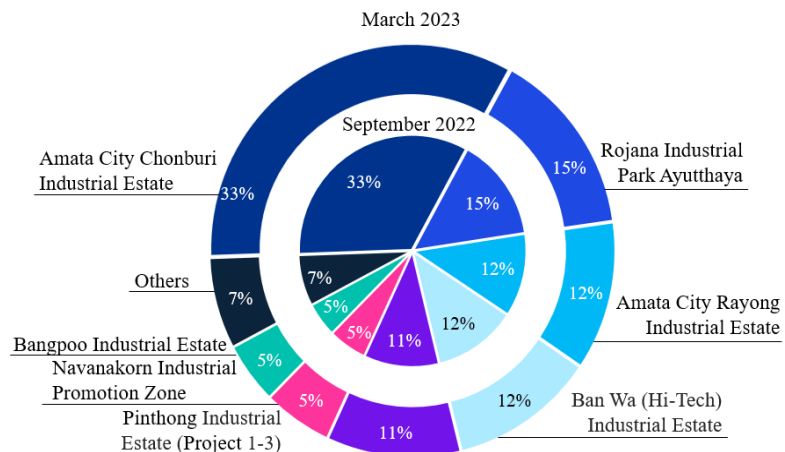
Fair Value by asset type (in million Baht)



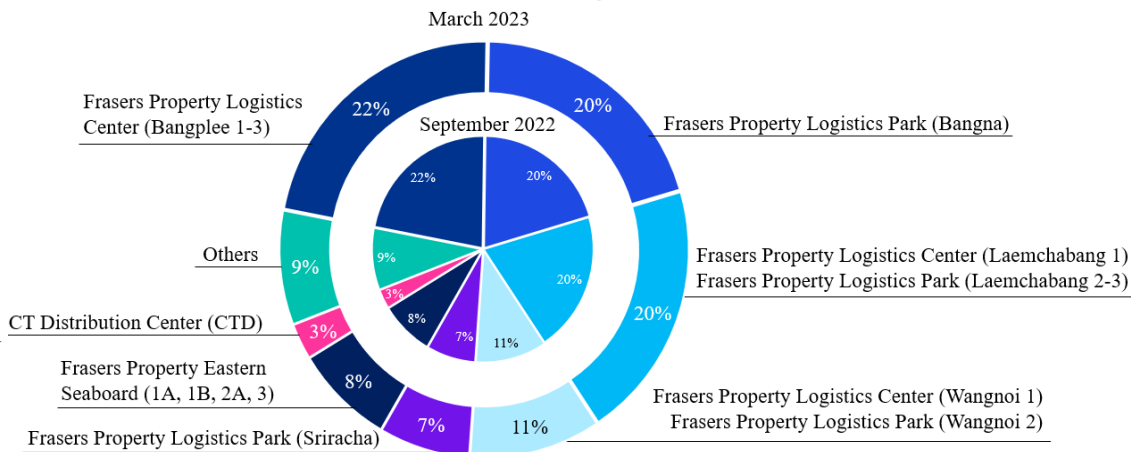
Area size by property ownership (square metre)



Fair Value of Factory by location



Fair Value of Warehouse by location



The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT
Details of investments

Details of investments are presented by investment category.

Type of investments	Locations	31 March 2023 (Unaudited)				30 September 2022			
		Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)	Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)
Investments in freehold and leasehold properties (Note 3)									
Freehold on land and factories									
	Amata City Industrial Estate Rayong, Sai Chachoengsao-Sattahip Road, Map Yang Phon Sub-district, Pluak Daeng District, Rayong Province	81,750	1,980,491	2,260,580	4.88	81,750	1,980,491	2,260,580	4.88
	Pinthong Industrial Estate 1, Sai Nong Kho-Laem Chabang Road, Nong Kham Sub-district, Sri Racha District, Chonburi Province	39,250	917,000	1,007,932	2.18	39,250	917,000	1,007,932	2.18
	Pinthong Industrial Estate 2, Sai Nong Kho-Laem Chabang Road, Nong Kham Sub-district, Sri Racha District, Chonburi Province	12,300	299,180	316,932	0.68	12,300	299,180	316,932	0.68
	Pinthong Industrial Estate 3, Sai Nong Kho-Laem Chabang Road, Bo Win and Bueng Sub-district, Sri Racha District, Chonburi Province	33,225	859,035	858,475	1.85	33,225	859,035	858,475	1.85
	Hi-Tech Industrial Estate, Sai Asia Road, Banlane Sub-district, Bang Pa-in District, Ayutthaya Province	101,803	2,202,456	2,436,045	5.26	104,953	2,269,256	2,508,145	5.41
	Rojana Industrial Park, Rojana-Wangnoi Road, Ban Chang and Uthai Sub-district, Uthai District, Ayutthaya Province	139,382	2,963,773	3,154,969	6.82	139,382	2,963,773	3,146,676	6.79
	WHA Industrial Development Chonburi 1, Sai Chachoengsao-Sattahip Road, Bo Win Sub-district, Sri Racha District, Chonburi Province	18,300	505,288	452,721	0.98	18,300	505,288	452,721	0.98
	Amata City Chonburi Industrial Estate, Debaratna Road, Bankao, Panthong and Nongkhaka Sub-district, Panthong District and Don Huaro Sub-district, Mueang Chonburi District, Chonburi Province	246,975	6,288,020	7,113,046	15.37	246,975	6,288,020	7,113,046	15.36
	Bang Pa-in Industrial Estate, Udomsorayut Road, Klongjig Sub-district, Bang Pa-in District, Ayutthaya Province	32,300	730,912	659,313	1.42	32,300	730,912	659,313	1.42
	Bangpu Industrial Estate, Sukhumvit road, Phraek Sa Sub-district, Muang Samut Prakan District, Samut Prakan Province	40,325	919,217	1,091,341	2.36	40,325	919,217	1,091,341	2.36
	Nava Nakorn Industrial Promotion Zone, Phahon Yothin Road, Khlong Nueng Sub-district, Khlong Luang District, Patum Thani Province	51,850	1,139,194	1,172,773	2.53	51,850	1,139,194	1,172,773	2.53
	Ladkrabang Industrial Estate, Lam Pla Thio Sub-district, Ladkrabang District, Bangkok	1,300	39,887	35,900	0.08	1,300	39,887	35,900	0.08

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Frasers Property Thailand Industrial Freehold & Leasehold REIT

Details of investments

Details of investments are presented by investment category.

Type of investments	Locations	31 March 2023 (Unaudited)				30 September 2022			
		Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)	Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)
Freehold on land and factories (cont')									
	Kabinburi Industrial Zone, Highway No.304 (Kabinburi-Nakhon Ratchasima), Nong Ki Sub-district, Kabinburi District, Prachinburi Province	7,125	154,202	154,202	0.33	7,125	154,202	154,202	0.33
	Rojana Industrial Park Prachinburi, Highway No.304, Hua Wa Sub-district, Si Maha Phot District, Prachinburi Province	13,250	322,425	322,425	0.70	13,250	322,425	322,425	0.70
		819,135	19,321,080	21,036,654	45.44	822,285	19,387,880	21,100,461	45.55
Freehold on land and warehouses									
	Frasers Property Logistics Center project (Amata City Chonburi), Bankao Sub-district, Phan Thong District, Chonburi Province	19,650	485,500	535,632	1.16	19,650	485,500	535,632	1.16
	Frasers Property Eastern Seaboard 2(A) project, Sai Chachoengsao-Sattahip and Sai Nong kho-Phan Sadej Nok Road, Bo Win Sub-district, Sri Racha District, Chonburi Province	24,900	479,528	459,348	0.99	24,900	479,528	459,348	0.99
	Frasers Property Wangnoi 1 project, Phahon Yothin Road, Payom Sub-district, Wang Noi District, Ayutthaya Province	89,616	1,893,633	2,125,453	4.59	89,616	1,893,633	2,125,453	4.59
	Frasers Property Wangnoi 2 project, Phahon Yothin Road, Payom Sub-district, Wang Noi District, Ayutthaya Province	19,600	380,400	356,000	0.77	19,600	380,400	356,000	0.77
	Frasers Property Eastern Seaboard 1(A) project, Sai Chachoengsao-Sattahip and Sai Nong kho-Phan Sadejnok Road, Bo Win Sub-district, Sri Racha District, Chonburi Province	35,430	602,080	591,028	1.28	35,430	602,080	591,028	1.28
	Frasers Property Eastern Seaboard 1(B) project, Sai Pluak Daeng-Wang Ta Hin Road, Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province	28,968	565,870	517,500	1.12	28,968	565,870	517,500	1.12
	Frasers Property Sriracha project, Bangpra and Surasak Sub-district, Sri Racha District, Chonburi Province	99,768	1,845,352	1,712,787	3.70	99,768	1,845,352	1,712,787	3.70
	Frasers Property Laemchabang 1 project, Nong Kham Sub-district, Sri Racha District, Chonburi Province	69,404	1,229,400	1,360,519	2.94	69,404	1,229,400	1,360,519	2.94
	Frasers Property Laemchabang 2 project, Nong Kham Sub-district, Sri Racha District, Chonburi Province	81,700	1,916,036	1,710,705	3.70	81,700	1,916,036	1,710,705	3.69
	Frasers Property Phan Thong 1 project, Phan Thong Sub-district, Phan Thong District, Chonburi Province	30,100	661,756	627,559	1.36	30,100	661,756	627,559	1.34
	Sahathai Property Laemchabang 3 K9 project, Bangkok-Pattaya Motorway Route 7, Thungsukla Sub-District, Sri Racha District, Chonburi Province	80,012	2,127,338	1,719,000	3.71	80,012	2,127,338	1,719,000	3.71

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Frasers Property Thailand Industrial Freehold & Leasehold REIT
Details of investments

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Type of investments	Locations	31 March 2023 (Unaudited)				30 September 2022			
		Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)	Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)
Freehold on land and warehouses (cont’)									
	Frasers Property Bangna project, Debaratna Road, Bang Samak and Bang Wua Kanarak Sub-district, Bang Pakong District, Chachoengsao Province	81,175	1,776,843	1,947,581	4.21	81,175	1,776,843	1,947,581	4.20
	Cold Storage CTD - Wangnoi project, Cha Map Sub-district, Wang Noi District, Ayutthaya Province	18,354	668,455	664,800	1.44	18,354	668,455	664,800	1.44
	Frasers Property Logistics Center (Rojana Ayutthaya) Zone 2 project, Rojana-Wang noi Road, Uthai Sub-district, Uthai District, Ayutthaya Province	18,324	294,000	315,000	0.68	18,324	294,000	315,000	0.68
	WHA Industrial Development Chonburi 1 project, Sai Chachoengsao-Sattahip Road, Bo Win Sub-district, Sri Racha District, Chonburi Province	20,700	359,684	346,200	0.75	20,700	359,684	346,200	0.75
	Frasers Property Logistics Center (Rojana Prachinburi) project, Sai Chachoengsao-Kabinburi Road, Huawa Sub-district, Srimahabho District, Prachinburi Province	14,832	342,546	290,800	0.63	14,832	342,546	290,800	0.63
	Frasers Property Logistics Park Eastern Seaboard 3 project, Khao Khan Song Sub-district, Sri Racha District, Chonburi Province	15,350	311,000	311,000	0.67	15,350	311,000	311,000	0.67
		747,883	15,939,421	15,590,912	33.70	747,883	15,939,421	15,590,912	33.66
Right-of-use									
Leasehold on land and freehold on factories									
	Rojana Industrial Park Zone 2, Rojana-Uthai Road, Banchang Sub-district, Uthai District, Ayutthaya Province	10,900	189,000	167,400	0.36	10,900	189,000	167,400	0.36
	Nava Nakorn Industrial Promotion Zone, Phahon Yothin Road, Khlong Nueng Sub-district, Khlong Luang District, Patum Thani Province	5,000	80,900	78,700	0.17	5,000	80,900	78,700	0.17
		15,900	269,900	246,100	0.53	15,900	269,900	246,100	0.53
Leasehold on land and freehold on warehouse									
	Frasers Property Bangna project, Debaratna Road, Bang Samak and Bang Wua Kanarak Sub-district, Bang Pakong District, Chachoengsao Province	177,085	3,352,403	2,828,152	6.11	177,085	3,349,373	2,828,152	6.11
		177,085	3,352,403	2,828,152	6.11	177,085	3,349,373	2,828,152	6.11

The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT

Details of investments

Details of investments are presented by investment category.

Type of investments	Locations	31 March 2023 (Unaudited)				30 September 2022			
		Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)	Lease Area (square metre)	Cost (in thousand Baht)	Fair value	Percentage of investments (%)
Leasehold on land and factories									
	Hi-Tech Industrial Estate, Asia Road, Ban Len Sub-district, Bang Pa-in District, Ayutthaya Province	11,700	201,900	195,400	0.42	11,700	201,900	195,400	0.42
	Amata City Industrial Estate Chonburi, Sai Debaratna Road, Panthong and Nongkhaka Sub-district, Panthong District and Don Huaro Sub-district, Mueang Chon Buri District, Chonburi Province	24,250	539,622	481,761	1.04	24,250	539,622	481,761	1.04
	Pinthong Industrial Estate 2, Sai Nong Kho-Laem Chabang Road, Nongkham Sub-district, Sri Racha District, Chonburi Province	8,725	186,600	160,200	0.35	8,725	186,600	160,200	0.35
	Pinthong Industrial Estate 3, Sai Nong Kho-Laem Chabang Road, Bo Win Sub-district, Sri Racha District, Chonburi Province	4,875	104,800	86,100	0.19	4,875	104,800	86,100	0.19
	Amata City Industrial Estate Rayong, Sai Chachoengsao-Sattahip Road, Map Yang Phon Sub-district, Pluak Daeng District, Rayong Province	18,650	406,742	386,158	0.83	18,650	406,742	386,158	0.83
		68,200	1,439,664	1,309,619	2.83	68,200	1,439,664	1,309,619	2.83
Leasehold on land and warehouses									
	Frasers Property Bangplee 1 project, Debaratna Road, Srisa Chorakhe Yai Sub-district, Bang Sao Thong District, Samutprakan Province	76,477	1,449,601	1,407,497	3.06	76,477	1,449,601	1,414,342	3.05
	Frasers Property Bangplee 2 project, Bang Sao Thong Sub-district, Bang Sao Thong District, Samutprakan Province	124,634	2,087,509	1,943,099	4.20	124,634	2,087,509	1,919,189	4.14
	Frasers Property Bangplee 3 project, Debaratna Road, Bangpla Sub-district, Bangplee District, Samutprakan Province	106,692	1,955,288	1,910,604	4.13	106,692	1,955,288	1,910,604	4.13
		307,803	5,492,398	5,261,200	11.39	307,803	5,492,398	5,244,135	11.32
Total investments in freehold and leasehold properties		2,136,006	45,814,866	46,272,637	100.00	2,139,156	45,878,636	46,319,379	100.00

The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT
Statement of comprehensive income (Unaudited)

		Three-month period ended 31 March	
	<i>Note</i>	2023	2022
		<i>(in thousand Baht)</i>	
<i>Income</i>			
Rent and service income	10	922,996	900,223
Interest income	10	558	668
Income from rental guarantees	10	1,830	-
Income from forfeiture of rental and service deposits		2,482	2,924
Other income	10	7,288	3,229
Total income		935,154	907,044
<i>Expenses</i>			
Cost of rent and service	10	87,041	67,085
Trust management fee	10	108,654	104,190
Trustee fee	10	5,326	5,215
Registrar fee		958	838
Professional fee		471	465
Administrative expenses	10	3,664	4,798
Amortisation of deferred expenses		-	3,069
Finance cost	10	93,098	86,358
Total expenses		299,212	272,018
Net profit on investment		635,942	635,026
Net loss on investment			
Net loss on changes in fair value of investments in properties	3, 9	(11,310)	(7,981)
Total net loss on investment		(11,310)	(7,981)
Net increase in net assets resulting from operations		624,632	627,045

The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT
Statement of comprehensive income (Unaudited)

		Six-month period ended 31 March	
	<i>Note</i>	2023	2022
		<i>(in thousand Baht)</i>	
<i>Income</i>			
Rent and service income	10	1,841,134	1,794,049
Interest income	10	975	1,741
Income from rental guarantees	10	3,929	-
Income from forfeiture of rental and service deposits		2,518	10,577
Other income	10	18,781	6,482
Total income		1,867,337	1,812,849
<i>Expenses</i>			
Cost of rent and service	10	170,446	125,600
Trust management fee	10	216,181	209,890
Trustee fee	10	10,775	10,561
Registrar fee		2,184	1,730
Professional fee		932	930
Administrative expenses	10	5,593	7,623
Amortisation of deferred expenses		2,728	6,206
Finance cost	10	186,905	179,491
Total expenses		595,744	542,031
Net profit on investment		1,271,593	1,270,818
Net gain (loss) on investment			
Net gain on sale of investment in properties	9	3,661	4,602
Net gain (loss) on changes in fair value of investments in properties	3, 9	25,228	(180,113)
Total net gain (loss) on investment		28,889	(175,511)
Net increase in net assets resulting from operations		1,300,482	1,095,307

The accompanying notes form an integral part of the interim financial statements.

Fraser's Property Thailand Industrial Freehold & Leasehold REIT

Statement of changes in net assets (Unaudited)

	Six-month period ended	
	31 March	
	Note	
	2023	2022
	<i>(in thousand Baht)</i>	
Increase (decrease) in net assets resulting from operations during the period		
Net profit on investment	1,271,593	1,270,818
Net gain (loss) on investment	28,889	(175,511)
Increase in net assets during the period	1,300,482	1,095,307
Distribution to trust unitholders	11 (1,145,708)	(1,038,489)
Increase in net assets during the period	154,774	56,818
Net assets at 1 October 2022 / 2021	33,207,484	32,910,932
Net assets at 31 March	33,362,258	32,967,750
Changes in number of Trust unit		
<i>(Baht 9.5363 per unit)</i>		
Trust unit at 1 October 2022 / 2021 <i>(thousand units)</i>	3,063,387	3,063,387
Trust unit at 31 March <i>(thousand units)</i>	3,063,387	3,063,387

The accompanying notes form an integral part of the interim financial statements.

Fraser's Property Thailand Industrial Freehold & Leasehold REIT

Statement of cash flows (Unaudited)

		Six-month period ended	
		31 March	
	<i>Note</i>	2023	2022
		<i>(in thousand Baht)</i>	
<i>Cash flows from operating activities</i>			
Net increase in net assets from operations		1,300,482	1,095,307
<i>Adjustments to reconcile net increase in net assets from operations to net cash from (used in) operating activities:</i>			
Net gains (losses) on changes in fair value of investments in properties	3, 9	(25,228)	180,113
Deferred expense amotisation		2,728	6,206
Interest received		754	2,251
Proceed from sale of investment in securities		-	300,000
Acquisition of investment in properties		(3,239)	(3,245)
Proceed from sale of investment in property - net		78,661	55,802
Net gain on sale of investment in properties	9	(3,661)	(4,602)
Decrease (increase) in rent and service receivables		17,105	(7,278)
Decrease in other receivables		2,126	3,089
Decrease (increase) in other assets		11,972	(4,992)
Increase (decrease) in accrued expenses		7,949	(21,644)
Increase in withholding taxes payable		1,903	629
Increase (decrease) in deposits received from tenants		34,335	(15,787)
Increase (decrease) in other liabilities		(5,784)	5,002
Interest income		(975)	(1,741)
(Reversal of) expected credit loss		(5,795)	1,757
Finance cost		186,905	179,491
Net cash from operating activities		1,600,238	1,770,358

The accompanying notes form an integral part of the interim financial statements.

Fraser's Property Thailand Industrial Freehold & Leasehold REIT

Statement of cash flows (Unaudited)

		Six-month period ended	
	<i>Note</i>	31 March	
		2023	2022
		<i>(in thousand Baht)</i>	
<i>Cash flows from financing activities</i>			
Interest paid		(185,997)	(180,335)
Proceeds from short-term borrowing		133,100	400,000
Repayment of short-term borrowings		(1,885,110)	(650,000)
Repayment of long-term borrowing		-	(442,700)
Repayment of lease liabilities		(9,683)	(9,292)
Proceeds from debentures		1,498,614	998,306
Repayment of debenture		-	(1,000,000)
Distributions to trust unitholders	<i>11</i>	(1,145,708)	(1,038,489)
Net cash used in financing activities		(1,594,784)	(1,922,510)
Net increase (decrease) in cash and cash equivalents		5,454	(152,152)
Cash and cash equivalents at 1 October 2022 / 2021		331,282	800,057
Cash and cash equivalents at 31 March		336,736	647,905
<i>Non-cash transaction</i>			
Payables for acquisition of investment in properties		-	(1,787)

The accompanying notes form an integral part of the interim financial statements.

Frasers Property Thailand Industrial Freehold & Leasehold REIT
Notes to the condensed interim financial statements
For the three-month and six-month periods ended 31 March 2023 (Unaudited)

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Frasers Property Thailand Industrial Freehold & Leasehold REIT
Notes to the condensed interim financial statements
For the three-month and six-month periods ended 31 March 2023 (Unaudited)

These notes form an integral part of the interim financial statements.

The interim financial statements issued for Thai regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements and were approved by management of the Trust on 3 May 2023.

1 General information

Frasers Property Thailand Industrial Freehold & Leasehold REIT (“the Trust”) was established as a specific closed-end Real Estate Investment Trust with an indefinite term. Frasers Property Industrial REIT Management (Thailand) Company Limited (“Management Company”) acts as the REIT Manager and Frasers Property Industrial (Thailand) Company Limited is hired as the Property Management and Thailand Securities Depository Company Limited acts as the Registrar and BBL Asset Management Company Limited acts as Trustee.

The Trust’s dividend payment policy is in accordance with condition and procedures as specified in prospectus.

2 Basis of preparation of the interim financial statements

The condensed interim financial statements are presented in the same format as the annual financial statements together with notes to the interim financial statements on a condensed basis (“interim financial statements”) in accordance with Thai Accounting Standard (TAS) No. 34 *Interim Financial Reporting* and the accounting guidance for Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust issued by the Association of Investment Management Companies (“AIMC”) as approved by The Securities and Exchange Commission. In case of transactions not covered by this accounting guidance, the Trust applied Thai Financial Reporting Standard (TFRS) as announced by Federation of Accounting Professions (“Accounting Guidance”). The interim financial statements do not include all of the financial information required for annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Trust for the year ended 30 September 2022.

In preparing these interim financial statements, judgements and estimates are made by a trust manager in estimating fair value of assets in accordance with the Trust’s accounting policy. Actual results may differ from these estimates. The accounting policies, methods of computation and the key sources of estimation uncertainty were the same as those that described in the financial statements for the year ended 30 September 2022.

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3 Investments in freehold and leasehold properties at fair value

	<i>Note</i>	<i>2023 (in thousand Baht)</i>
Investments in freehold and leasehold properties - at cost		
At 1 October 2022		45,878,636
Addition		3,030
Disposal		(66,800)
At 31 March		45,814,866
Gain (loss) on changes in fair value of investments in freehold and leasehold properties		
At 1 October 2022		440,743
Net gain on changes in fair value of investments in properties	9	25,228
Changes in fair value of investments in properties from disposal		(8,200)
At 31 March		457,771
Investments in freehold and leasehold properties At 31 March		46,272,637

Movements of right-of-use assets which were recognised as investment properties were as follows:

	<i>2023 (in thousand Baht)</i>
At 1 October 2022	9,628,006
Net gain on changes in fair value of investments in properties	17,064
At 31 March	9,645,070

On 28 December 2022, the Trust entered into purchase and sale agreement of certain land and constructions in Hi-Tech Industrial Estate with a company. Whereby the counterparty agreed the assets price at Baht 83.00 million according to the terms and conditions as specified in the agreement. In this regards, the Trust had expenses attributable to the disposal of such investments in properties of Baht 4.34 million.

The fair value of investments in freehold and leasehold properties was determined by an independent professional valuer, at discounted cash flow using risk-adjusted discount rate, according to the independent professional valuers' report assessed during the first quarter of year 2023 and was categorised as a Level 3 fair value.

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Valuation technique

Discounted cash flows; The valuation model considers the present value of net cash flows to be generated from the property, taking into account expected market rental growth rate, occupancy rate and capitalisation rate. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality and lease terms.

Significant unobservable inputs

- Expected market rental growth rate 2.5%
- Occupancy rates 80.0% - 95.0%
- Discount rates 8.0% - 9.0%
- Capitalisation rate 6.0%

Inter-relationship between key unobservable inputs and fair value measurement

The estimated fair value increase (decrease) if:

- Expected market rental growth were higher (lower);
- Occupancy rate were higher (lower);
- Discount rate were lower (higher);
- Capitalisation rate were lower (higher).

4 Cash and cash equivalents

	31 March 2023		30 September 2022	
	(in thousand Baht)	Interest rate (%)	(in thousand Baht)	Interest rate (%)
Cash on hand	81	-	75	-
Cash at banks - current accounts				
Siam Commercial Bank Public Company Limited	4,697	-	6,967	-
Bangkok Bank Public Company Limited	3,972	-	9,080	-
Cash at banks - savings accounts				
Bangkok Bank Public Company Limited	49,984	0.30 - 0.40	69,512	0.125 - 0.30
Siam Commercial Bank Public Company Limited	118,353	0.30 - 0.60	170,442	0.30
United Overseas Bank (Thai) Public Company Limited	9,647	0.35 - 0.45	75,206	0.35
Kiatnakin Phatra Bank Public Company Limited	2	0.55	-	-
Bank of Ayudhya Public Company Limited	150,000	0.60 - 0.85	-	-
Total	336,736		331,282	

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5 Rent and service receivables

	31 March 2023	30 September 2022
	<i>(in thousand Baht)</i>	
Within credit terms	17,218	28,582
Overdue:		
Less than 3 months	7,297	13,046
3 - 6 months	421	-
More than 6 months	910	2,718
Litigation receivables	68,233	72,460
Total	94,079	116,806
Accrued income under operating leases	111,065	105,442
Total	205,144	222,248
Less allowance for expected credit loss	(69,030)	(73,719)
Net	136,114	148,529

Allowance for expected credit losses

	2023	2022
	<i>(in thousand Baht)</i>	
At 1 October 2022 / 2021	73,719	79,152
Increase	-	2,736
Reverse	(4,689)	(1,356)
At 31 March	69,030	80,532

6 Interest-bearing liabilities

	Note	31 March 2023	30 September 2022
		<i>(in thousand Baht)</i>	
<i>Unsecured</i>			
Short-term borrowings		-	1,752,010
Lease liabilities		173,559	180,404
Debentures	7	11,831,631	10,331,788
Total interest-bearing liabilities		12,005,190	12,264,202

On 15 March 2023, the Trust made repayment of principal including interest for short-term borrowings before it become due resulting to the Trust has no outstanding short-term borrowing at 31 March 2023.

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7 Debentures

Type of debenture	Interest rate (%)	Age (year)	Issued date	Maturity date	Number of debenture		Amount	
					31 March 2023	30 September 2022	31 March 2023	30 September 2022
					(unit)		(in thousand Baht)	
Unsubordinated and unsecured debenture								
No. 1/2017								
- Tranche 2	4.18	7	5 April 2017	5 April 2024	1,000,000	1,000,000	1,000,000	1,000,000
					<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
No. 1/2018								
- Tranche 3	3.65	7	28 June 2018	28 June 2025	380,000	380,000	380,000	380,000
- Tranche 4	4.06	10	28 June 2018	28 June 2028	1,260,000	1,260,000	1,260,000	1,260,000
					<u>1,640,000</u>	<u>1,640,000</u>	<u>1,640,000</u>	<u>1,640,000</u>
No. 2/2018								
- Tranche 7	4.19	10	19 December 2018	19 December 2028	600,000	600,000	600,000	600,000
					<u>600,000</u>	<u>600,000</u>	<u>600,000</u>	<u>600,000</u>
No. 1/2019								
- Tranche 1	2.63	4	8 August 2019	8 August 2023	500,000	500,000	500,000	500,000
- Tranche 2	3.14	7	8 August 2019	8 August 2026	500,000	500,000	500,000	500,000
					<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
No. 1/2020								
- Tranche 1	3.00	7	3 April 2020	3 April 2027	450,000	450,000	450,000	450,000
- Tranche 2	3.30	10	3 April 2020	3 April 2030	550,000	550,000	550,000	550,000
					<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
No. 1/2021								
- Tranche 1	1.69	3	24 June 2021	24 June 2024	850,000	850,000	850,000	850,000
- Tranche 2	2.54	5	24 June 2021	24 June 2026	700,000	700,000	700,000	700,000
- Tranche 3	3.30	7	24 June 2021	24 June 2028	700,000	700,000	700,000	700,000
- Tranche 4	3.97	10	24 June 2021	24 June 2031	250,000	250,000	250,000	250,000
					<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>
No. 2/2021								
- Tranche 1	1.84	3	16 December 2021	16 December 2024	1,000,000	1,000,000	1,000,000	1,000,000
					<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
No. 1/2022								
- Tranche 1	3.05	3	31 May 2022	31 May 2025	1,000,000	1,000,000	1,000,000	1,000,000
- Tranche 2	3.85	5	31 May 2022	31 May 2027	600,000	600,000	600,000	600,000
					<u>1,600,000</u>	<u>1,600,000</u>	<u>1,600,000</u>	<u>1,600,000</u>
No. 1/2023								
- Tranche 1	3.12	3	14 March 2023	14 March 2026	1,000,000	-	1,000,000	-
- Tranche 2	3.51	5	14 March 2023	14 March 2028	150,000	-	150,000	-
- Tranche 3	3.80	7	14 March 2023	14 March 2030	350,000	-	350,000	-
					<u>1,500,000</u>	<u>-</u>	<u>1,500,000</u>	<u>-</u>
Total					<u>11,840,000</u>	<u>10,340,000</u>	<u>11,840,000</u>	<u>10,340,000</u>
Less unamortised cost relating to the issuance of debentures							(8,369)	(8,212)
Debentures - net							11,831,631	10,331,788

Interest on debentures is due for repayment on a semi-annually basis.

The debentures contained certain restriction, such as the limitation of interest-bearing debt-to-total assets ratio of not exceed 60% at the end of year throughout the age of debentures, the limitation of the resistance of additional borrowing, the limitation of debt or the limitation of obligation except those incurred under normal commercial term or normal business of transactions.

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8 Capital from trust unitholders

At the 2023 Annual General Meeting of the Trust unitholders, held on 27 January 2023, the unitholders approved as follows:

- Approved the capital increase of the Trust by means of a general mandate through issuance totalling of not exceeding 919,016,114 trust units;
- Approved the offering and allocation of the additional trust units to be issued and offered for sale by means of a general mandate.

The resolution of the trust unitholders in relation to the capital increase by means of a general mandate will be valid for 1 year from the date on which the resolution is passed as proposed, or the date of next annual general meeting of trust unitholders, whichever is earlier.

9 Retained earnings

	<i>Note</i>	2023 <i>(in thousand Baht)</i>	2022
At 1 October 2022 / 2021		2,088,894	1,792,342
Net profit on investment		1,271,593	1,270,818
Net gain on sale of investment in property		3,661	4,602
Net gain (loss) on changes in fair value of investments in properties	3	25,228	(180,113)
Distributions to trust unitholders		(1,145,708)	(1,038,489)
At 31 March		2,243,668	1,849,160

10 Related parties

Significant transactions with related parties

For the six-month period ended 31 March

	2023 <i>(in thousand Baht)</i>	2022
Frasers Property (Thailand) Public Company Limited Group		
Rent and service income	166	159
Income from rental and service guarantees	3,929	-
Other income	20	31
Trust management fee	216,181	209,890
Commission fee from sale of investments in properties	2,568	1,867
Common area service fee	14,255	15,188
Repair and maintenance expenses	13,841	8,872
Utility expenses	18	20
Other service expenses	395	168
Finance cost	2,838	2,898
Bangkok Bank Public Company Limited		
Interest income	124	110
Finance cost	6,878	7,204
BBL Asset Management Company Limited		
Trustee fee	10,775	10,561

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<i>Balances with related parties as at</i>	31 March 2023	30 September 2022
	<i>(in thousand Baht)</i>	
Frasers Property (Thailand) Public Company Limited Group		
Rent and service receivables	613	1,640
Accrued trust management fee	75,978	70,813
Accrued expenses	9,709	24,844
Other deferred income	16	-
Deposits received from tenants	79	79
Lease liabilities	173,559	180,404
Bangkok Bank Public Company Limited		
Cash and cash equivalents	53,956	78,592
Accrued interest income	84	19
Other receivables	2	-
Accrued interest expense	6,727	6,765
Debentures	330,000	330,000
TICON Industrial Growth Leasehold Property Fund		
Other receivables	1	1
BBL Asset Management Company Limited		
Accrued trustee fee	3,598	1,826

Commitments with related party

Future minimum lease payments required under non-cancellable common service contract

Within 1 year	24,118	24,118
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Significant agreement with related party

The Trust entered into a common service agreement with a related party for period of 3 years which will expire in December 2021. Currently, the Trust is in process of renewal the agreement. Therefore, the terms and conditions including service fee still remained as specified in the latest agreement.

11 Distributions to trust unitholders

During the six-month period ended 31 March 2023 and 2022, the Trust has distributed dividends to trust unitholders as follows:

For the six-month period ended 31 March 2023				
The operation for the period	Approved date	Payment date	Amount per unit (in Baht)	Amount (in thousand Baht)
1 July 2022 - 30 September 2022	4 November 2022	2 December 2022	0.1870	572,854
1 October 2022 - 31 December 2022	2 February 2023	2 March 2023	0.1870	572,854
				1,145,708
For the six-month period ended 31 March 2022				
The operation for the period	Approved date	Payment date	Amount per unit (in Baht)	Amount (in thousand Baht)
1 July 2021 - 30 September 2021	5 November 2021	2 December 2021	0.1690	517,713
1 October 2021 - 31 December 2021	2 February 2022	3 March 2022	0.1700	520,776
				1,038,489

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12 Information on investment purchase and sale transactions

The Trust's purchase and sale transactions during the six-month period ended 31 March 2023, excluding investments in cash at banks, amounted to Baht 69.83 million which was 0.11% of the average net asset values during the period (2022: Baht 52.66 million which was 0.06% of the average net asset values during the period).

13 Segment information

Operating segment information is reported in a manner consistent with the Trust's internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

The one main reportable operating segment of the Trust is to provide the rental of immovable properties. Its operation is carried on only in Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain to the aforementioned reportable operating segment and geographical area.

14 Information on fair value level and fair value measurement of investment

<i>Fair value categorised by measurement approach</i>	Level 1	Level 2	Level 3	Total
		<i>(in thousand Baht)</i>		
<i>At 31 March 2023</i>				
Investments in freehold and leasehold properties at fair value	-	-	46,272,637	46,272,637
<i>At 30 September 2022</i>				
Investments in freehold and leasehold properties at fair value	-	-	46,319,379	46,319,379

Investment in freehold and leasehold properties at fair value categorised in level 3 have significant unobservable data.

15 Commitment with non-related party

	31 March 2023	30 September 2022
	<i>(in thousand Baht)</i>	
<i>Other commitment</i>		
<i>Future minimum lease payments under non-cancellable common service contracts</i>		
Within 1 year	1,680	1,680
After 1 year but within 5 years	6,720	6,720
After 5 years	19,601	20,441
Total	28,001	28,841

The Trust entered into common service agreement with a company for period of 19 years which will expire in November 2039.

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16 Litigation

On 17 March 2022, the Trust was filed as a co-defendant in a civil case for the compensation of warehouse damages totalling Baht 118.28 million. The lawsuit is currently in the judicial process and the Trust assessed that there was an uncertainty to compensate such damages, resulting to not record this provision as at 31 March 2023. In this regards, the Trust and the Property Manager have the public liability insurance with limit of liability by Baht 100.00 million.

17 Events after the reporting period

At the Board of Directors Meeting of the REIT Manager held on 3 May 2023, the Board approved the appropriation of distribution of Baht 0.1870 per unit, totalling Baht 572.85 million. Such distribution will be paid to trust unitholders in June 2023.