



บริษัท ทีเอสทีอี รีท แมเนจเม้นท์ จำกัด
TSTE REIT MANAGEMENT COMPANY LIMITED

สำนักงานใหญ่: 90 หมู่ที่ 1 ถนนปู่เจ้าสมิงพราย ตำบลสำโรงกลาง อำเภอพระประแดง จังหวัดสมุทรปราการ 10130 โทรศัพท์ 02-183-4567 โทรสาร 02-722-5079
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(Translation)

No. TRM-SC 023/2569

10th August 2026

Subject : Clarification on the Q2/2026 operating results for the 6-month period ended 30 June 2026 of
Siripinyo Real Estate Investment Trust ("SIRIPRT")

To: The President
The Stock Exchange of Thailand

TSTE REIT Management Company Limited ("Company") as the REIT Manager of Siripinyo Real Estate Investment Trust ("SIRIPRT") would like to clarify the financial operating results for the 6-month period ended 30 June 2026 ("Q2/2026 Operating results") that have been already reviewed from Certified Public Accountant as follows:

For the second quarter of 2026, the Siripinyo Building ("Core Asset") had an average occupancy rate of 76.36% and an average rental rate of 547 baht/square meter/month. The Trust generated total investment income of 26.22 million baht, with the main income coming from rent and services amounting to 25.99 million baht, or 99.13% of total investment income. This compares to the second quarter of 2025, where the average occupancy rate was 76.72% and the average rental rate was 556.87 baht/square meter/month. The Trust generated total investment income of 26.42 million baht, with the main income coming from rent and services amounting to 26.35 million baht, or 99.73% of total investment income.

In the second quarter of 2026, the Trust had total expenses of 8.04 million baht, or 30.68% of total investment income. The majority of expenses were from rental and service costs, totaling 4.82 million baht, or 18.39% of total investment income. Compared to Q2/2025, the Trust's total expenses were 12.01 million baht, or 45.48% of total investment income. The majority of these expenses, totaling 6.37 million baht or 24.13% of total investment income, were rental and service costs. These costs primarily comprised cleaning services, security services, and preventive maintenance. Rental and service costs decreased by 1.55 million baht (YoY) in Q1/2026 due to the Trust's repurchase of a chilled water sales contract for the air conditioning system, previously entered into for the Sansiri Prime Office Property Fund ("SIRIP"), valued at 25.23 million baht. This results in cost savings in terms of rental and service costs, as well as administrative expenses.



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In summary, for Q2/2026, the Trust generated a net investment profit of 18.17 million baht, or 69.32% of total investment income. There was also a gain from changes in the fair value of investments of 2.58 million baht, or 9.85% of total investment income. Therefore, the trust experienced an increase in net assets from operations of 20.76 million baht, or 79.17% of total investment income. Compared to Q2/2026, the trust had a net investment profit of 14.40 million baht, or 54.52% of total investment income, and a gain from changes in the fair value of investments of 4.95 million baht, or 18.74% of total investment income. Therefore, the trust experienced an increase in net assets from operations of 19.35 million baht, or 73.26% of total investment income.

(Unit: million baht)

Statement of Comprehensive Income (3 Months)	For Quarter 2/2026	For Quarter 2/2025
Income	26.22	26.41
Expenses	8.04	12.01
Net investment income	18.17	14.40
Net gain from changes in fair value of investments	2.58	4.95
Increase in net assets from operations	20.75	19.35

(Unit: million baht)

Statement of Comprehensive Income (6 Months)	Half Year 2026	Half Year 2025
Income	52.13	53.43
Expenses	19.48	24.31
Net investment income	32.65	29.13
Net gain from changes in fair value of investments	6.57	9.03
Increase in net assets from operations	39.22	38.16

Please kindly be informed accordingly.

Sincerely Yours,

-Nattawat Atsawathanikkul-

(Mr. Nattawat Atsawathanikkul)

Managing Director

TSTE REIT Management Company Limited

As the REIT Manager