

Overview

Bhiraj Office Leasehold Real Estate Investment Trust (BOFFICE), a Grade A office building that has been designed as a Mixed-Use Commercial Complex, with gross leasable area of 80,830 square meter.

BOFFICE was invested in the leasehold right of BHIRAJ TOWER at EmQuartier, listed security on the Stock Exchange of Thailand on 23 January 2018, and invested in the additional asset the leasehold right of BHIRAJ TOWER at BITEC on 20 August 2020.

BOFFICE is managed by Bhiraj REIT Management Company Limited as the REIT manager. The REIT manager appointed BHIRAJ Management Company Limited as a Property Manager, and Sponsor of the REIT is BHIRAJ BURI COMPANY LIMITED.



REIT Manager



Property Manager



Trustee

Stock Information



Paid-up capital
6,426.35 Million Unit



Market Cap
3,873.83 Million Baht



Market Price
5.25 THB / Unit
Closing Price at 31 Mar 2026



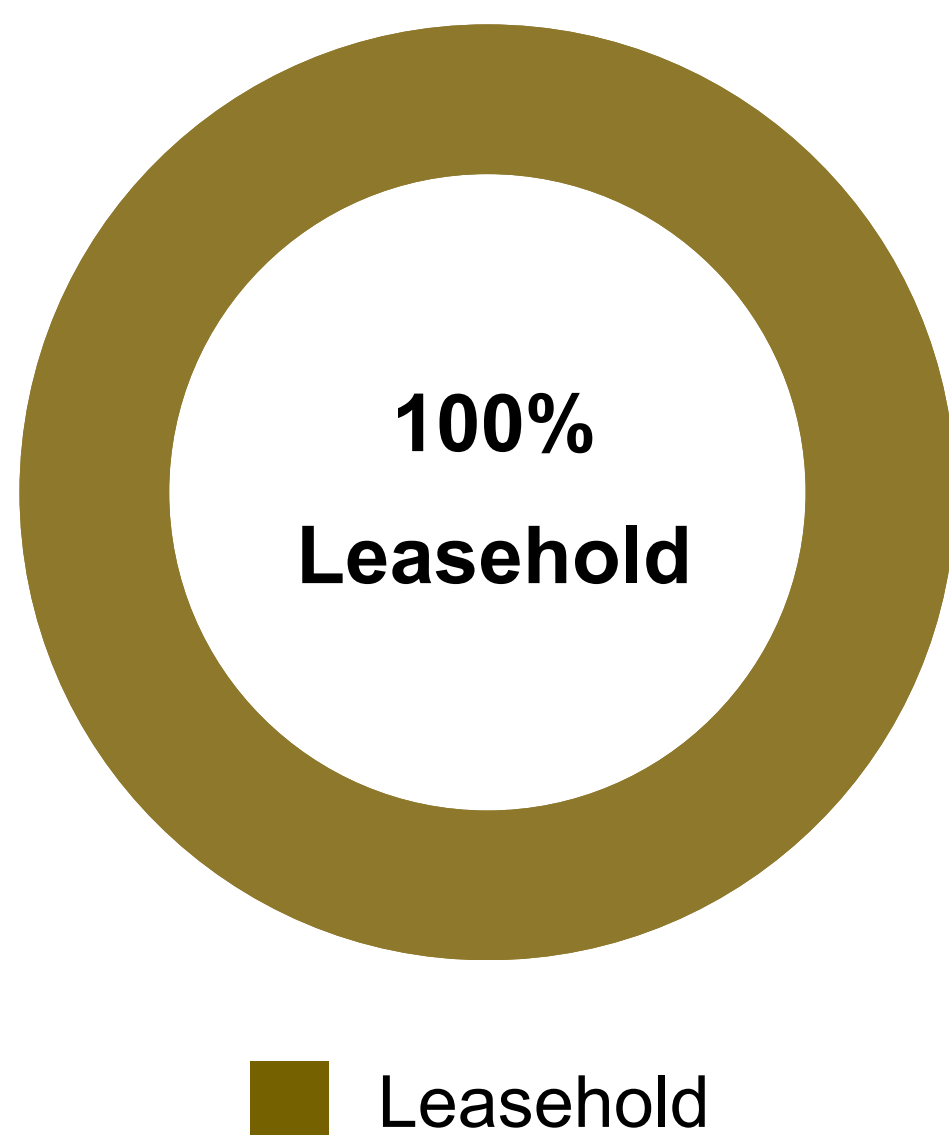
NAV per unit
9.6428 THB / Unit



PAR per unit
8.7093 THB / Unit

Portfolio

Investment Proportion



Total Leasable Area



■ BHIRAJ TOWER at EmQuartier 61%
■ BHIRAJ TOWER at BITEC 39%

Asset Under Management



BHIRAJ TOWER at EmQuartier

The Mixed-Use Commercial Complex

Emquartier Department store

Leasehold Remaining Period

19 years and 4 months

Appraisal Value As of 1 Jun 2025

6,289 Million Baht

Occupancy Rate As of 31 Mar 2026

87%



BHIRAJ TOWER at BITEC

The Mixed-Use Commercial Complex

Bangkok International Trade & Exhibition Centre (BITEC)

Leasehold Remaining Period

25 years and 2 months

Appraisal Value As of 1 Jun 2025

2,699 Million Baht

Occupancy Rate As of 31 Mar 2026

87%

Financial Information

Statements of Comprehensive Income

As of 31 March 2026

Total Revenue

221.62 MB

▲ 0.43% Y-o-Y

Total Expenses

100.48 MB

▲ 8.36% Y-o-Y

Net Investment Income

121.15 MB

▼ -5.31% Y-o-Y

Increase in net assets from operations

111.53 MB

▼ -14.02% Y-o-Y

Statements of Financial Position

As of 31 March 2026

Total Asset

9,666.34 MB

▼ -0.60% Y-o-Y

Total Liabilities

2,551.13 MB

▲ 0.75% Y-o-Y

Net Assets

7,115.21 MB

▼ -1.08% Y-o-Y

Net asset value per unit

9.6428 THB/Unit

Number of units issued at the end of period

737,872,074 Unit

Dividend Payment

Dividend Per Unit

(over the past four quarters)

As of Q12026

0.5551 THB / Unit

Dividend Yield

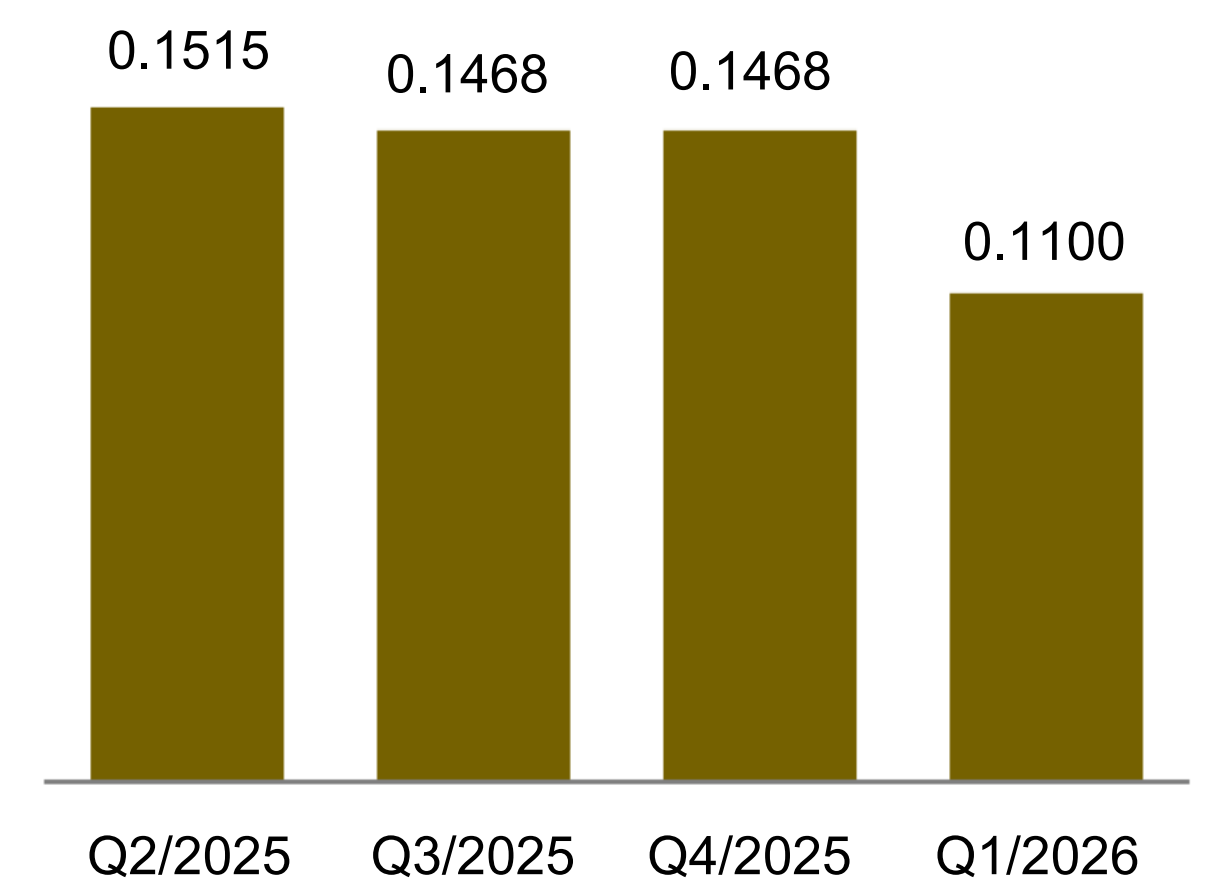
As of 31 Mar 2026

MKT Price = 5.25 THB

10.57%

Yield at PAR

6.37%



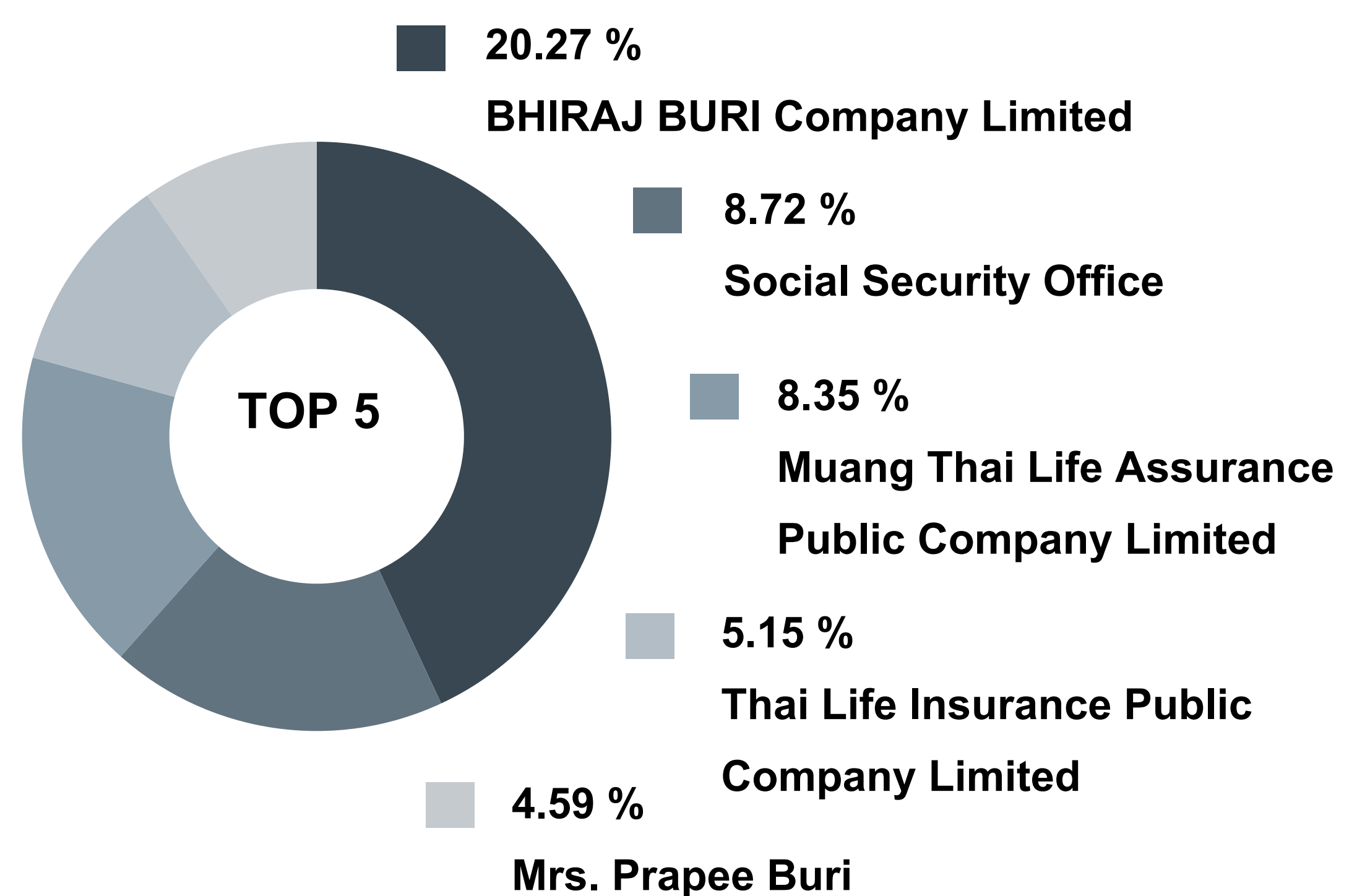
Remark : From the operating results period of 1 January – 31 March 2026, BOFFICE has partially repaid the loan to Kasikorn Bank Public Company Limited in the amount of 27.10 MB. The amount paid represents funds reserved for loan repayment prior to the quarterly distribution.

Historical Distribution

Details	2020	2021	2022	2023	2024	2025
Dividends	0.6817	0.1466	0.6939	0.4784	0.5664	0.6001
Capital Reduction	-	0.4981	-	0.1856	0.0643	-
Total	0.6817	0.6447	0.6939	0.6640	0.6307	0.6001

TOP 5 Major Unitholders

Overview As of 13 March 2026 Rights Type : XD/XM



IR CONTACT



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BOFFICE Sustainability