

No. PFRD 004/2569

20 February 2026

Re: Notification of the Non-Payment of Dividend from Operational Period during 1 January 2025 – 31 December 2025 of Trinity Freehold and Leasehold Property Fund (TNPFF)

To: President
The Stock Exchange of Thailand

Principal Asset Management Company Limited (“Management Company”), in the capacity of the Management Company of Trinity Freehold and Leasehold Property Fund (“Fund”), would like to inform you that, according to the Fund’s operational period during 1 January 2025 – 31 December 2025, the Fund has a decrease in net assets from operation of 19.97 million Baht by having unrealized net investment loss of 29.03 million Baht as a result of a decrease in the appraised price of the real property. After adjustment by deducting such unrealized net investment loss from the net gain from the operational period during 1 January 2025 – 31 December 2025, the Fund will have a total net investment gain of 9.06 million Baht. However, the Fund still has accumulated deficit of 493.63 million Baht. Due to such reason, the Management Company deems appropriate not to declare the dividend payment from the Fund’s operational period during 1 January 2025 – 31 December 2025.

Please be informed accordingly.

Yours sincerely,



(Mr. Jumpon Saimala)

Authorized Persons to Disclose Information

Property Fund and Real Estate Investment Trust Department

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