

BUALUANG FUND



INVESTOR NEWSLETTER ISSUE 2 2Q 2018



Message from the Management Company

To Trust Unitholders

Bualuang Office Leasehold Real Estate Investment Trust

In 2Q2018, B-WORK recorded total income and net investment income of THB 143.67mn and THB 79.51mn, respectively.

The Meeting of Real Estate Investment Committee of BBL Asset Management Company Limited acting as a REIT Manager of Bualuang Office Leasehold Real Estate Investment Trust (“B-WORK”), held on August 9, 2018 passed a resolution of dividend payment at the rate of Baht 0.3034 per unit trust which will be paid from operational performance during February 6, 2018 to June 30, 2018.

QUARTERLY HIGHLIGHTS (1 APR - 30 JUN 2018)

- Total income in 2Q 2018 was THB 143.67mn
- Net investment income in 2Q 2018 was THB 79.51mn
- As of 30 Jun 2018, Net Asset Value (NAV) was THB 3,812.29mn, or THB 10.3370 per unit

NOTE: Due to rounding, numbers presented throughout this document may not add up precisely to the total.

FINANCIAL PERFORMANCE

TOTAL INCOME

Total income for 2Q 2018 was THB 143.67mn which came from rental and services income of THB 134.91mn, interest income of THB 0.50mn and other incomes of THB 8.26mn.

TOTAL EXPENSE

Total expense for 2Q 2018 was THB 64.15mn which came from cost of rental and services of THB 38.63mn, fees and expenses for property and property management of THB 15.31mn, administrative expenses of THB 0.33mn, amortisation of deferred expenses of THB 0.13mn and finance cost of THB 9.75mn.

NET INVESTMENT INCOME

In 2Q 2018, B-WORK recorded net investment income of THB 79.51mn.

Unit (THB mn)	1Q 2018 ⁽¹⁾	2Q 2018
Total Income	81.76	143.67
Rental and services income	78.78	134.91
Interest income	0.3	0.50
Other incomes	2.66	8.26
Total Expense	36.98	64.15
Costs of rental and services	21.78	38.63
Fees and expenses for property management	8.40	15.31
Administrative expenses	1.19	0.33
Amortisation of deferred expenses	0.06	0.13
Finance cost	5.57	9.75
Net investment income	44.78	79.51
Total unrealised gain on investments	-	-
Increase in net assets resulting from operations	44.78	79.51

(1) B-WORK was established on 6 Feb 2018. Therefore, the financial statement for the first quarter of 1/2018 covered the period from 6 Feb 2018 to 31 Mar 2018 B-WORK invested in 30 years leasehold right of True Tower 1 and True Tower 2 office buildings on 8 Feb 2018. Thus, the revenue recognition started from 8 Feb 2018 onwards.

BALANCE SHEET

TOTAL ASSETS

Total assets of B-WORK were THB 4,975.14mn. These consist of investment in leasehold properties at fair value of THB 4,569.85mn, investment in securities and cash at financial institutions of THB 306.85mn and other assets of THB 98.44mn.

TOTAL LIABILITIES

Total liabilities were THB 1,162.85mn. These consist of account payables, accrued expenses, and rental and services income received in advance of THB 131.99mn, deposits from rental and services of THB 109.27mn, long-term loan of THB 920.00mn and other liabilities of THB 1.59mn.

NET ASSET VALUE

Net asset value as of 30 Jun 2018 was THB 3,812.29mn, or THB 10.3370 per unit.

Unit (THB mn)	As of 31/3/2018	As of 30/6/2018
Total Assets	4,874.48	4,975.14
Investment in leasehold properties at fair value	4,569.85	4,569.85
Investment in securities and cash at financial institutions	212.82	306.85
Other assets	91.81	98.44
Total Liabilities	1,141.70	1,162.85
Accounts payable, accrued expenses, and rental and services income received in advance	111.45	131.99
Deposits from rental and service	108.53	109.27
Long-term loan	920.00	920.00
Other liabilities	1.72	1.59
Net asset value	3,732.78	3,812.29
Capital from unitholders	3,688.00	3,688.00
Retained earnings	44.78	124.29
Net asset value	3,732.78	3,812.29
Net asset value per unit	10.1214	10.3370

HISTORICAL DIVIDEND PAYOUT

No.	Dividend Period	Dividend Payout (Baht/Unit)
1	6 Feb 2018 – 30 Jun 2018	0.3034

The 1 st Dividend Distribution Timetable	
XD Date	21 Aug 2018
Book Closure Date	23 Aug 2018
Payment Date	6 Sep 2018

SUMMARY

REIT name	Bualuang Office Real Estate Investment Trust (B-WORK)
Initial investment	30 Years leasehold right in land and office Buildings of TRUE Tower 1 and TRUE Tower 2
Term of the REIT	Indefinite
REIT manager	Bualuang Asset Management Company Limited
Trustee	Krungthai Asset Management Public Company Limited
Property Manager	True Properties Company Limited
Offering value	Not exceeding THB 3,688 mn
Offering unit	Not exceeding 368.8mn units
Offering price	THB 10.00

Management Company
 **Bualuang Fund**
BBL Asset Management

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