

**Details of Investment Portfolio, Value of Immoveable Properties, Net Asset Value,
Value of Investment Units and Number of Investment Units of
Lotus's Retail Growth Freehold and Leasehold Property Fund**

1. LPF's information as disclosed in the latest financial statements as of 29 February 2024^{/1}

Fund Name (Thai)	กองทุนรวมอสังหาริมทรัพย์และสิทธิการเช่าโลตัส รีเทล โกรท
Fund Name (English)	LOTUS'S Retail Growth Freehold and Leasehold Property Fund
Fund Symbol	LPF
Management Company	Krungthai Asset Management Public Company Limited
Property Manager	Ek-Chai Distribution System Co., Ltd.
Fund Supervisor	The Hongkong and Shanghai Banking Corporation Limited, Bangkok Branch
Type of Fund	Closed-end Freehold and Leasehold Property Fund
Investments In Properties at Fair Value^{/1}	THB 29,801,323,805
Net Assets Value^{/1}	THB 28,475,937,462
Investment Unit Value / Net Assets Value Per Unit^{/1}	THB 12.1833 per unit
Number of Investment Units	2,337,282,928 units

Remark:

^{/1} Information as disclosed in the latest financial statements as of 29 February 2024 of LOTUS'S Retail Growth Freehold and Leasehold Property Fund prepared on 24 April 2024.

2. Investment Portfolio and Assets of LPF

- (1) The properties invested by LPF with ownership of land and buildings (Freehold Properties)
- 1) Srinakarin Project located at No. 9 Moo 6 Srinakarin Road, Bangmueangmai Sub-district, Mueang District, Samuthprakarn Province, having total area of 48 Rai 1 Ngan 74.3 Square Wah or 77,497.20 Square Meters

- 2) Krabi Project located at No. 191 Moo 12 Petchkasem Road, Krabi Noi Sub-district, Mueang District, Krabi Province, having total area of 30 Rai 1 Ngan 51.8 Square Wah or 48,607.20 Square Meters
- 3) Prachacheun Project located at No. 829 Pracharat 2 Road, Bangsue Sub District, Bangsue District, Bangkok, having total area of 14 Rai 3 Ngan 93.40 Square Wah or 23,973.60 Square Meters
- 4) Rangsit Klong 7 Project located at No. 41/2 Moo 2 Rungsit-Nakorn Nayok Road, Lumpakkood Sub-district, Thunyaburi District, Prathumthani Province, having total area of 144 Rai 1 Ngan 71 Square Wah or 231,084 Square Meters
- 5) Tung Song Project located at No. 144 Moo 2 Chumporn-Pattalung Road (TL. 41) Nong Hong Sub-district, Tung Song District, Nakornsrithamarat Province, having total area of 30 Rai 2 Ngan 85.7 Square Wah or 49,142.80 Square Meters
- 6) Singburi Project located at No. 189 Moo 7 Bangpa-in-Nakornsawan (TL. 32) Bang Nga Sub-district, Tha Vong District, Lopburi Province, having total area of 24 Rai 2 Ngan 9 Square Wah or 39,236 Square Meters
- 7) Pranburi Project located at No. 706 Moo 7 Petchkasem Road, Kao Noi Sub-district, Pranburi District, Prachubkireekan Province, having total area of 22 Rai 3 Ngan 58.6 Square Wah or 36,634.40 Square Meters
- 8) Mahachai Project located at No. 119 Moo 7 Settakit 1 Road Thasai Sub-district, Mueang District, Samuthsakorn, having total area of 20 Rai 3 Ngan 71 Square Wah or 33,484 Square Meters
- 9) Maesai Project located at No. 156 Moo 5 Phaholyotin Road, Viengpangkam Sub-district, Maesai District, Chiengrai Province, having total area of 32 Rai 3 Ngan or 52,400 Square Meters
- 10) Ranong Project located at No. 25/15 Moo 1 Petchkasem Road, Bangrin Sub-district, Muang District, Ranong Province, having total area of 26 Rai 50.8 Square Wah or 41,803.20 Square Meters

- 11) Phuket Project located at No. 104 Moo 5 Chaloem Phrakiat Road Rama 9, Ratsada Sub-district, Muang District, Phuket District, having total area of 44 Rai 2 Ngan or 71,200 Square Meters
 - 12) Salaya Project located at No. 99/14 Moo 1 Boromratchonnee Road, Bangtoey Sub-District, Sampran District, Nakhon Pathom Province, having total area of 38 Rai 3 Ngan 99 Square Wah or 62,396 Square Meters
 - 13) Nakorn Sri Thammarat Project located at No. 15 Pathanakan-Kukhwang Road, Nai Mueang Sub-District, Mueang District, Nakorn Sri Thammarat Province having total area of 26 Rai 0 Ngan 33.6 Square Wah or 41,734.40 Square Meters
 - 14) Navanakorn Project located at No. 98/103 Moo 13 Phahon Yothin Road, Klong Neung, Klong Luang, Patumtani Province, having total area of 31 Rai 0 Ngan 5 Square Wah or 49,620 Square Meters
- (2) The properties invested by LPF with partial ownership of land and building, and partial leasehold rights in land (Mixed Properties)
- 1) Samui Project located at No. 1/7 Moo 6 Taweeratpakdee Road, Bohphut Sub-district, Koh Samui District, Surathani Province, having total area of 47 Rai 1 Ngan 30 Square Wah or 75,720 Square Meters
- The remaining period of leasehold rights in the first part of the leased land is approximately 10 years 9 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 29 August 2035.
- The remaining period of leasehold rights in the second part of the leased land is approximately 5 years 9 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 29 August 2030.
- 2) Pitsanulok Project located at No. 909 Moo 10 Mittraphap Road, Aranyik Sub-district, Muang Pitsanulok District, Pitsanulok Province, having total area of 32 Rai 1 Ngan 30.9 Square Wah or 51,723.60 Square Meters

The remaining period of leasehold rights in the partial land is approximately 11 years 1 month (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 29 December 2035.

(3) The properties invested by LPF with leasehold rights in land, and ownership of building (Leasehold Properties)

- 1) Amatanakorn Project located at No. 700/75 Moo 5 Debaratna Road, Klongtumru Sub-district, Muang Chonburi District, Chonburi Province, having total area of 45 Rai 1 Ngan 35.6 Square Wah or 72,542.40 Square Meters

The remaining period of leasehold rights in land is approximately 14 years 10 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 20 October 2039.

- 2) Petchaboon Project located at No. 929 Moo 2 Saraburi-Lom Sak Road, Sa Diang Sub-district, Muang Petchaboon District, Petchaboon Province, having total area of 43 Rai 2 Ngan 5.4 Square Wah or 69,621.60 Square Meters

The remaining period of leasehold rights in the first part of the leased land is approximately 12 years 8 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 22 August 2037.

The remaining period of leasehold rights in the second part of the leased land is approximately 13 years 2 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 8 February 2038.

- 3) Lamlukka Klong 6 Project located at No. 75 Moo 5 Lamlukka Road, Bungkumproy Sub-district, Lamlukka District, Patumthani Province, having total area of 33 Rai 1 Ngan or 53,200 Square Meters

The remaining period of leasehold rights in land is approximately 12 years 5 months (based on the assumption that the transfer of assets and liabilities of LPF occurs

in November 2024) from the expected transfer of assets and liabilities of LPF date until 14 May 2037.

- 4) Sena Project located at No. 49 Moo 1 Ayutthaya-Sena Road (TL. 3263), Bangnomko Sub-district, Sena District, Ayudhya Province, having total area of 24 Rai 2 Ngan 96 Square Wah or 39,584 Square Meters

The remaining period of leasehold rights in land is approximately 13 years 4 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 3 April 2038.

- 5) Rangsit-Nakornnayok Project located at No. 90 Moo 2 Rangsit-Nakornnayok Road, Bueng Yitho Sub-district, Thanyaburi District, Patumtani Province, having total area of 33 Rai 2 Ngan or 53,600 Square Meters

The remaining period of leasehold rights in land is approximately 10 years 9 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 6 September 2035.

- 6) Bang Pu Project located at No. 2502 Moo 3 Sukumvit Road, Bang Pu mai Sub-District, Mueang District, Sumutprakarn Province, having total area of 55 Rai 80 Square Wah or 88,320 Square Meters

The remaining period of leasehold rights in land is approximately 12 years 11 months (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 4 October 2037.

- (4) The properties invested by LPF with leasehold rights in land and building (Leasehold Property) which is Rama 1 Project located at No. 831 Rama 1 Road, Wang Mai Sub-district, Pathumwan District, Bangkok, having total area of 12 Rai 3 Ngan 3.25 Square Wah or 20,413 Square Meters

The remaining period of leasehold rights in land and buildings of this project is approximately 10 years (based on the assumption that the transfer of assets and liabilities of LPF occurs in November 2024) from the expected transfer of assets and liabilities of LPF date until 11 December 2034.

3. Investments In Properties at Fair Value

Investments in properties at fair value as disclosed in the latest financial statements as of 29 February 2024 appraised by 2 appraisal companies which are Sims Property Consultant Co., Ltd. and 15 Business Advisory Limited by Income Approach method at 20th and 25th November 2023, respectively.

Invested Property	As of	Fair Value (Thousand Baht)
1. Srinakarin	29 February 2024	3,602,330
2. Krabi	29 February 2024	2,019,939
3. Prachacheun	29 February 2024	1,723,430
4. Rangsit Klong 7	29 February 2024	1,409,971
5. Tung Song	29 February 2024	733,552
6. Singburi	29 February 2024	624,363
7. Pranburi	29 February 2024	947,706
8. Mahachai	29 February 2024	428,848
9. Maesai	29 February 2024	920,439
10. Ranong	29 February 2024	722,015
11. Phuket	29 February 2024	3,108,427
12. Salaya	29 February 2024	2,009,530

Invested Property	As of	Fair Value (Thousand Baht)
13. Nakorn Sri Thammarat	29 February 2024	1,425,511
14. Navanakorn	29 February 2024	2,596,033
15. Samui	29 February 2024	728,111
16. Pitsanulok	29 February 2024	1,088,456
17. Amatanakorn	29 February 2024	1,648,130
18. Petchaboon	29 February 2024	784,895
19. Lamlukka Klong 6	29 February 2024	546,574
20. Sena	29 February 2024	355,408
21. Rangsit-Nakornnayok	29 February 2024	645,580
22. Bang Pu	29 February 2024	766,243
23. Rama 1	29 February 2024	965,833
Total		29,801,324