

Details of the Assets and Liabilities, Investment Portfolio, Value of Immoveable Properties, Net Asset Value, Value of Investment Units and the Number of Investment Units of C.P. Tower Growth Leasehold Property Fund

1. CPTGF's information prepared as of 15 May 2024

| | |
|----------------------------------|---|
| Fund Name | : C.P. Tower Growth Leasehold Property Fund |
| Fund Symbol | : CPTGF |
| Fund Type | : Closed-end Property fund |
| Total Assets Value ^{/1} | : Baht 9,904,763,521.04 |
| Net Assets Value ^{/1} | : Baht 9,507,457,892.07 |
| NAV per unit ^{/1} | : Baht 9.8319 per unit |
| Number of Investment Units | : 967,000,000 units |

Remark:

^{/1} The information from financial statement for the quarter 1/2024 of CPTGF.

2. The investment information and details of the assets and liabilities of CPTGF

The assets of CPTGF to be transferred to CPTREIT shall include but not limited to all main assets of CPTGF as follows:

(1) The assets used in the operation of C.P. Tower 1 (Silom) Building Project

Such as the leasehold right consisting of land, building, utilities system which is the beneficial use in C.P.Tower 1 (Silom) Building, fixtures and component part of land and building that CPTGF has leased from CPL and the ownership in tools and equipment and other relating assets and necessary for the beneficial use in C.P.Tower 1 (Silom) Building.

(2) The assets used in the operation of C.P. Tower 2 (Fortune Town) Building Project

Such as the leasehold right in the assets consists of land and partial of building (except 10th Floor and 29th Floor and excluding the area of Grand Fortune Hotel Bangkok) and utilities system which is the beneficial use in C.P.Tower 2 (Fortune Town) Building fixtures and component part of land and building that CPTGF has leased from CPL and the ownership in tools and equipment and other relating assets and necessary for the beneficial use in C.P.Tower 2 (Fortune Town) Building.

(3) **The assets used in the operation of C.P. Tower 3 (Phayathai) Building Project**

Such as the leasehold right in the assets consists of land and building, utilities system which is the beneficial use in C.P.Tower 3 (Phayathai) Building, fixtures and component part of land and building that CPTGF has leased from CPL and the ownership in tools and equipment and other relating assets and necessary for the beneficial use in C.P.Tower 3 (Phayathai) Building.

The liabilities of CPTGF to be transferred to CPTREIT shall include, but not limited to debts, duties, obligations and liabilities of CPTGF under various agreements entered into by and between CPTGF and other parties and are still currently effective but not yet due as of the Assets and Liabilities Transfer Date, and any other agreements entered by and between CPTGF and other parties which are still effective on the Transfer Date. In this regard, the summarized information of various agreements entered into by and between CPTGF and other parties and are still currently effective as of 15 May 2024 and summary of pending litigation of CPTGF which are under the Court's consideration and/or legal enforcement and the status of the arrangement for the agreement or consent from the counterparties to change the party of the agreement from CPTGF to CPTREIT, having details appeared in Enclosure 4.

3. **Fair Value of Investment in Immoveable Properties of CPTGF**

Fair value of investment in immoveable properties of CPTGF as appeared in the latest financial statements as of 31 March 2024 which is appraised by the mean of income approach on 31 March 2024 prepared by Sims Property Consultant Company Limited as an independent property appraiser, can be summarized in the following table:

| Assets of CPTGF | | Value as of date | Fair Value (Baht) |
|-----------------|--------------------------------------|------------------|----------------------|
| 1. | C.P. Tower 1 (Silom) Building | 31 March 2024 | 3,823,000,000 |
| 2. | C.P. Tower 2 (Fortune Town) Building | 31 March 2024 | 4,331,000,000 |
| 3. | C.P. Tower 3 (Phayathai) Building | 31 March 2024 | 614,000,000 |
| | | Total | 8,768,000,000 |