

- Translation -

**Expenses in relation to the Conversion, the Dissolution and the Liquidation of  
C.P. Tower Growth Leasehold Property Fund**

The conversion, the dissolution and the liquidation of CPTGF has significant expenses that can be summarized as follows:

Expenses (excluding VAT)	Estimated <sup>/1</sup>
<b>General Fees and Expenses</b>	
1. Consulting fees	Baht 19,450,000
2. Fees for Invitation to Unitholders' Meeting Documents and holding Unitholders' Meeting of CPTGF	Baht 747,500
3. Liquidator fees of CPTGF	Baht 2,550,000
4. Other relevant expenses for the conversion of CPTGF into CPTREIT	As actually paid
<b>Registration Fees and Taxes</b>	
1. Value added tax for the transfer of assets from CPTGF to CPTREIT	Exempted until 31 December 2024 <sup>/2</sup>
2. Stamp duties for the transfer of assets from CPTGF to CPTREIT	Exempted until 31 December 2024 <sup>/2</sup>
3. Income tax of CPTGF's unitholders for the income arising from the exchange of investment units of CPTGF into trust units of CPTREIT	Exempted until 31 December 2024 <sup>/2</sup>
4. Registration of rights and juristic acts fees for the transfer of assets from CPTGF to CPTREIT	At the rate of 0.01% but not exceeding Baht 100,000 until 31 December 2024 <sup>/3</sup> per one juristic act
<b>Registration Fees with the Office of the SEC and the Stock Exchange of Thailand</b>	
1. Fees for application for approval of an offer for sale of trust unit	Baht 300,000 <sup>/4</sup>
2. Fees for submission of registration statements (filing) of the Office of the SEC	At the rate of 0.01% of the total value of the offering trust units <sup>/5</sup>
3. Listing fee of the Stock Exchange of Thailand	Exempted until 31 December 2024 <sup>/6</sup>

**หมายเหตุ:** <sup>/1</sup> All expenses are only estimated as of 8 May 2024, exclusive of VAT, taxes and any other costs associated with the liquidation including but not limited to auditor fee, expenses for VAT deregistration, expenses for deposit of property, legal expenses, travel expenses, photocopying expenses, fund supervisor fees (if any) and other related expenses actually incurred during liquidation, out of pocket expenses, and such expense are subject to change without prior notice.

- <sup>/2</sup> Pursuant to the Royal Decree Issued Under the Revenue Code Governing Exemptions of Taxes and Duties (No.763) B.E. 2566.
- <sup>/3</sup> Pursuant to the Ministerial Regulations prescribing the fees in connection with the registration of rights and juristic acts related to real estate for the conversion of property fund into real estate investment trust B.E.2567.
- <sup>/4</sup> Pursuant to the Notification of the Securities and Exchange Commission No. KorMor. 31/2565 Re: Determination of Fees in relation to the Application for Approval for Offering of Newly Issued Securities and Application for Approval for Securitization Project.
- <sup>/5</sup> Pursuant to the Notification of the Office of the Securities and Exchange Commission No. SorBor. 28/2547 Re: Determination of Fees for Filing of Registration Statement, Registration and Other Applications (as amended).
- <sup>/6</sup> Pursuant to the Circular Letter of the Stock Exchange of Thailand No. Sor Phor Lor (Wor). 001-2566 Re: Exemption of Registration Fees for Conversion of Property Fund into Real Estate Investment Trusts (REIT) dated 24 July 2023.

Remark: Expenses as shown in the table are based on estimated data, which are subject to change without prior notice.

However, if the Conversion of CPTGF cannot be completed within 31 December 2024 and it will cause CPTGF and the unitholders not to receive Tax and Fee Benefits for the Conversion, CPTGF reserves the right to not proceed with the Conversion of CPTGF that will be proposed to the Unitholders' Meeting of CPTGF at this time.