



May 7, 2024

Subject: Invitation to the Meeting of Unitholders No. 1/2024 of Lotus's Retail Growth Freehold and Leasehold Property Fund

To: Unitholders of Lotus's Retail Growth Freehold and Leasehold Property Fund

- Enclosure:
1. Minutes of the 2023 Annual General Meeting of Unitholders
 2. Summary of Trust Deed
 3. Summary of the Comparison of Material Information and Differences between Lotus's Retail Growth Freehold and Leasehold Property Fund and Aextra Future City Freehold and Leasehold Real Estate Investment Trust and the Features to be Changed upon the Conversion
 4. 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
 5. Summary of Agreements which Lotus's Retail Growth Freehold and Leasehold Property Fund has entered into with Third Parties and Still Valid and Status of the Progress in Causing the Other Parties to Agree or Consent to the Change of the Contractual Party from Lotus's Retail Growth Freehold and Leasehold Property Fund to Aextra Future City Freehold and Leasehold Real Estate Investment Trust
 6. Impact on Unitholders from the Conversion
 7. Projected Income Distribution Per Unit, Projected Income and Distribution Statements (Pro-forma) and Financial Information of Earnings Before Rental Fee, Interest, Taxes, Depreciation and Amortization
 8. Conversion Plan, Dissolution, Liquidation, and Tentative Timeline of Each Procedure and Step (Conversion Timeline)
 9. Expenses in relation to the Conversion, the Dissolution and the Liquidation of Lotus's Retail Growth Freehold and Leasehold Property Fund
 10. Opinion of the Independent Financial Advisor regarding (1) the Reasonableness of the Conversion and the Swap Ratio of Investment Units to Trust Units (2) the Impact on the Unitholders of Lotus's Retail Growth Freehold and Leasehold Property Fund from the Conversion and the Pros and Cons of the Conversion (3) the Reasonableness of the Adjustment of a Property Management Fee under the Property Manager Appointment Agreement
 11. Details of the Liquidator of Lotus's Retail Growth Freehold and Leasehold Property Fund
 12. Details of the REIT Manager of Aextra Future City Freehold and Leasehold Real Estate Investment Trust
 13. Details of the Trustee of Aextra Future City Freehold and Leasehold Real Estate Investment Trust
 14. Information Memorandum on the AXTRARTs Related Party Transactions between AXTRART and Persons Related to the REIT Manager
 15. Procedure on Registration to Attend the Meeting and Proxy Granting According
 16. Proxy Form
 17. Details of the Management Company's personnel proposed for appointment as unitholder's proxy
 18. Map of Meeting Venue
 19. List of Unitholders
 20. Privacy Notice for the Unitholder's Meeting

Krungthai Asset Management Public Company Limited (the "**Management Company**"), as the management company of Lotus's Retail Growth Freehold and Leasehold Property Fund ("**Fund**" or "**LPF**") deems it appropriate to hold the Meeting of Unitholders No. 1/2024 of LPF (the "**Unitholders' Meeting No. 1/2024**") on 24 May 2024 at 2 p.m. at Surasak 1 room, 11th Floor, Eastin Grand Hotel Sathorn Bangkok No. 33/1 South Sathorn Road, Yannawa, Sathorn, Bangkok, the map of the meeting venue is attached as **Enclosure 18**. The registration will start at 12 p.m. In this regard, the Management Company would like to invite the unitholders to attend the Unitholders' Meeting No. 1/2024 on date, time, and venue as informed to consider the following agendas.



Agenda 1. To acknowledge the Minutes of the 2023 Annual General Meeting of Unitholders.

The Management Company has delivered and published the Minutes of the 2023 Annual General Meeting of Unitholders of the Fund which was held through electronic media (E-AGM). The details of which are as shown in **Enclosure 1**, were sent to the unitholders with the invitation to the Unitholders' Meeting No. 1/2024 for consideration.

The Opinion of the Management Company

The Management Company deemed it appropriate to propose the Minutes of the 2023 Annual General Meeting of Unitholders of the Fund which was held through electronic media (E-AGM) to the unitholders for acknowledgment.

Conditions of proposal of agenda items 2 to 6 for approval from the Unitholders' Meeting No. 1/2024 are as detailed below.

In this regard, agenda items 2 to 6 to be proposed for approval in the Unitholders' Meeting No. 1/2024 are related to and conditional upon one another. Therefore, if the Unitholders' Meeting No. 1/2024 does not approve any of the proposed agenda items 2 to 6, all agenda items previously be approved by the Unitholders' Meeting No. 1/2024 shall be deemed to be cancelled, and the other remaining agenda items will not be further proposed to the Unitholders' Meeting No. 1/2024 for consideration.

Agenda 2. To consider and approve the conversion of LPF into AXTRART, conversion plan, and transfer of Assets and Liabilities of LPF to AXTRART (Initial Investment Assets)

2.1 Background and rationales of the conversion

The Management Company intends to convert LPF into Aextra Future City Freehold and Leasehold Real Estate Investment Trust ("REIT" or "AXTRART") in accordance with the Notification of Capital Market Supervisory Board No. TorJor. 34/2559 Re: Conversion of Property Fund into Real Estate Investment Trust (as amended) (the "Notification TorJor. 34/2559"), as the Management Company views that the conversion will be beneficial. This is because, according to the relevant laws and regulations at present, the Fund cannot proceed with increase of the registered capital in order to invest in additional immovable properties, resulting in an additional investment to further increase LPF's size of income being limited, which is also cause the increase of returns to unitholders of LPF being limited. Moreover, the Fund is restricted with a lower borrowing rate than that of the REIT, which is the limitation for LPF to arrange the capital management structure more efficiently. As such, upon the conversion of LPF into REIT, the Fund will be provided with opportunities and objectives to invest in additional immovable properties which are the main assets of REIT after the conversion of LPF into REIT, and the borrowing rate (Debt to Equity Ratio) will be higher. Please see more details in Summary of the Comparison of Material Information and Differences between Lotus's Retail Growth Freehold and Leasehold Property Fund and Aextra Future City Freehold and Leasehold Real Estate Investment Trust and the Features to be Changed upon the Conversion as detailed in **Enclosure 3**.

In addition, there are measures to secure tax benefits from the conversion under the Royal Decree issued by virtue of the Revenue Code Governing Exemption from Taxes (No. 763) B.E. 2566 (2023), which requires that unitholders of property funds shall be exempted from income tax, and the property funds themselves shall receive tax benefits in the form of exemption from value added tax, specific business tax, and stamp duty due to the conversion of the property fund into real estate investment trust (the "Royal Decree (No. 763)"), as well as 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 (the "Ministerial Regulation re: Fee") (the Royal Decree (No. 763) and the Ministerial Regulation re: Fee, collectively refer to as "Tax and Fee Incentives from Conversion"). As a result, in order to receive such Tax and Fee Incentives from Conversion, LPF is required to convert itself (including to transfer its assets and obligations of LPF to AXTRART by swapping with new trust units, a fund liquidation and swapping trust units held by a fund with unitholders of a fund) within the effective period of the laws relating to the Tax and Fee Incentives from Conversion (currently, the Conversion must be undertaken by 31 December 2024).

However, if any of registration of rights and juristic acts related to the lessor may not be exempted from the fees associated with registration of rights and juristic acts related to real estate in accordance with the Ministerial Regulation re: Fee, LPF will proceed with the registration of rights and juristic acts by settling such registration fees in accordance with the relevant laws. The details of the registration fees for transferring assets from LPF to AXTRART, which are conversion expenses, are as described in **Enclosure 9**.

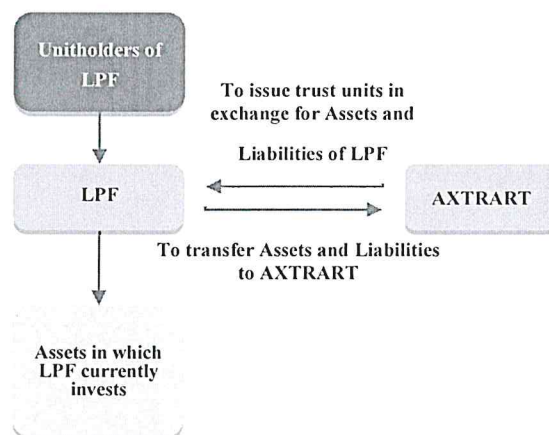


2.2 Conversion Plan

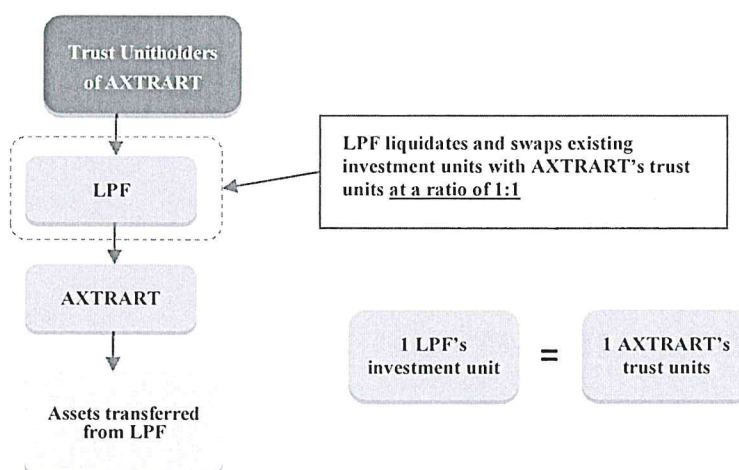
The diagram below is prepared for demonstrating the process of the conversion.

Diagram demonstrating the process of the conversion of LPF into AXTRART

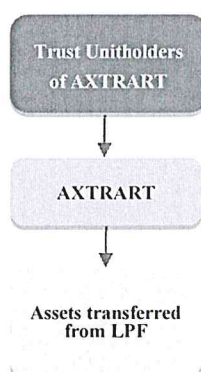
1. Issuance of trust units of AXTRART



2. Liquidation of LPF



3. AXTRART's structure after conversion



Unitholders of LPF refer to those existing unitholders of LPF whose names are listed on the record date to determine the unitholders' entitlement to swap LPF's investment units with AXTRART's trust units.

Remark: The abovementioned information is preliminarily provided for explanation purposes only



2.2.1 Obtaining approval from the unitholders of LPF and permission from the SEC

The conversion of LPF into AXTRART can be proceeded only after the Unitholders' Meeting No. 1/2024 resolves to approve the conversion including other relevant matters prescribed by the Notification TorJor. 34/2559 and other related laws. Upon such approval, Aextra Future City Property REIT Co., Ltd., will serve as the REIT Manager after AXTRART has been fully established ("Company" "Settlor" or "REIT Manager"). The Company will submit an application for permission to issue and offer the trust units in exchange for assets, debts, and liabilities of LPF ("Assets and Liabilities of LPF") with the Office of the Securities and Exchange Commission (the "SEC Office"), with the details and conditions specified in the registration statement and the prospectus to be submitted with the SEC Office.

2.2.2 Establishment of AXTRART

AXTRART will be established as a result of the Trust Deed and complete when the REIT Manager, as the Settlor, creates property rights for the Management Company, as the trustee of the AXTRART ("Trustee") by entering the agreement that binds the Management Company to cause the assets of the converted LPF be transferred to AXTRART in exchange for new trust units of AXTRART issued to LPF.

In this regard, the details of the summary of trust deed are as shown in **Enclosure 2** and the Summary of the Comparison of Material Information and Differences between LPF and AXTRART and the Features to be Changed upon the Conversion are as shown in **Enclosure 3**.

2.2.3 Transfer of Assets and Liabilities of LPF to AXTRART

After the AXTRART has been established, the Management Company shall comply with the conversion plan approved by the Unitholders' Meeting No. 1/2024. The Management Company will transfer the Assets and Liabilities of LPF to AXTRART in exchange for all AXTRART's trust units newly issued for the conversion. The Assets and Liabilities of LPF shall consist of the rights and obligations under the agreement to which LPF is currently a party, as well as immovable properties, which are currently being invested by LPF, totaling 23 properties as follows:

- (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, Nakornsrihamarat 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
 - 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
- (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
 - 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
 - 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
 - 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
 - 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



- 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
- (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

Apart from the transfer of assets of LPF to AXTRART, LPF's existing rights and obligations under the agreements to which LPF is currently a party shall also be transferred to AXTRART by LPF and AXTRART's entering agreement to transfer the Assets and Liabilities of LPF and other relevant agreements. Summary of agreements which LPF has entered into with third parties and still valid, and status of the progress in causing the other parties to agree or consent to the change of the contractual party from LPF to AXTRART are as detailed in **Enclosure 5**.

The Assets and Liabilities of LPF to be transferred to AXTRART shall consist of the aforesaid Assets and Liabilities of LPF, including LPF's existing rights, duties, and obligations under the agreement on the transfer date of Assets and Liabilities of LPF, but shall exclude the following:

- (1) Assets or funds reserved for debt repayment.
- (2) Dividends or average returns from the decrease in the registered capital of LPF, which are not yet be returned to the unitholders or persons entitled to such monies.
- (3) Fees and expenses relating to the dissolution of LPF and the liquidation thereof, deregistration of Value Added Tax and deposit of property.
- (4) All LPF's existing disputes on the date of conversion in which LPF is a party that has not yet been settled. As of 21 March 2024, there are total of 11 disputes which do not have a negative impact on LPF more than 5 percent of the net asset value of LPF as at the end of the latest fiscal year, as well as do not significantly affect the investment and provision of benefits of LPF.

The details of assets and liabilities, investment portfolio, value of immoveable properties, net asset value, value of investment units and number of investment units of LPF are as detailed in **Enclosure 4**.

2.2.4 AXTRART's newly issued trust units in exchange for acquisition of transfer of Assets and Liabilities of LPF

The conversion of LPF into AXTRART is the transfer of assets and liabilities to AXTRART and AXTRART shall issue trust units to LPF in exchange. After acquiring such trust units, LPF will proceed with the dissolution and swap such trust units with investment units of the unitholders whose names are listed on the record date, who shall become the trust unitholder of AXTRART acquiring all the assets and liabilities from LPF.

In this regard, the Management Company determined the swap ratio of LPF's investment units to AXTRART's trust units which the unitholders are entitled to receive to be 1 investment unit to 1 trust unit ("Swap Ratio of Investment Units to Trust Units"). At present, the total number of LPF's investment units is 2,337,282,928 units. Therefore, the total number of AXTRART's trust units to be issued by the REIT Manager and offered for sale to LPF is 2,337,282,928 units, provided that there shall be no repurchase of LPF's investment units from the unitholders who attend the Unitholders' Meeting No. 1/2024 and vote to disapprove the conversion.

2.2.5 Dissolution of LPF, Liquidation of LPF and Swap of Investment Units and Trust Units

After the transfer of Assets and Liabilities of LPF (after conversion), the Management Company will proceed with the dissolution of LPF and liquidation thereof, which shall be approved by the Unitholders' Meeting No. 1/2024 to be proposed in **Agenda 4**.

In the liquidation process, the liquidator will allocate AXTRART's trust units to LPF's unitholders whose names are listed in the unitholders register book as at the book closing date or the record date



to determine the unitholders' entitlement to swap investment units with trust units (which will be further determined and announced) (the unitholders who are entitled to swap investment units to trust units and shall become AXTRART's trust unitholders after the liquidator has allocated AXTRART's trust units, may not be the same unitholders who attend the unitholders' meeting to approve the conversion). The unitholders who are entitled to receive the trust units may be affected by the conversion. The details regarding the impact on the unitholders from the conversion are set out in Enclosure 6.

2.2.6 Delisting of LPF's investment units and listing of the AXTRART's newly issued trust units in support of the conversion with the Stock Exchange of Thailand

After completion of dissolution and allocation of AXTRART's trust units to LPF's unitholders, the Management Company will proceed with delisting of LPF's investment units from the Stock Exchange of Thailand ("SET") within 15 business days from the closing date of offering of newly issued trust units. The details of conversion plan, dissolution, liquidation, and tentative timeline of each procedure and step (Conversion Timeline) are as set out in Enclosure 8.

2.3 The implementation period of the conversion plan and tentative timeline of each procedure and step

The implementation period of the conversion plan, the dissolution of LPF, the liquidation, and the tentative timeline of each step (Conversion Timeline) after the Unitholders' Meeting No. 1/2024 resolves to approve the conversion of LPF shall be as detailed in Enclosure 8.

The Management Company expect that the date to transfer the Assets and Liabilities of LPF shall be within the fourth quarter of 2024, subject to the effectiveness of the registration statement and the draft prospectus submitted to the SEC Office.

However, if any of registration of rights and juristic acts related to the lessor may not be exempt from the fees associated with registration of rights and juristic acts related to real estate in accordance with the Ministerial Regulation re: Fee, LPF will proceed with the registration of rights and juristic acts by settling such registration fees in accordance with the relevant laws. The details of the registration of rights and juristic acts fees for transferring assets from LPF to AXTRART, which are conversion expenses, are as specified in Enclosure 9.

2.4 Expenses in relation to the conversion

The expenses in relation to the conversion, the dissolution and the liquidation that will be charged to LPF are as detailed in Enclosure 9.

In this regard, Discover Management Co., Ltd. has been appointed to be an independent financial advisor to render its opinions on and analyze information relating to the conversion of LPF into AXTRART in support of the unitholders' resolution for the relevant matters. The opinion of the independent financial advisor is attached as Enclosure 10. In addition, the Management Company also attach for the unitholders' consideration the Projected Income and Distribution Statements (Pro-forma) for the period of 1 January 2025 to 31 December 2025 in Enclosure 7.

In this regard, the Management Company deems it appropriate to propose to the unitholders to consider and approve the conversion of LPF into AXTRART, the conversion plan, the transfer of Assets and Liabilities of LPF to AXTRART and the receipt of consideration from AXTRART in trust units and to approve the Management Company to be the authorized person to perform the following actions:

- (1) To perform necessary and relevant actions including consider determining other details relating to the conversion of LPF into AXTRART, the performance in accordance with the conversion plan, the transfer of Assets and Liabilities of LPF to AXTRART and the receipt of consideration from AXTRART in trust units, including but not limited to the timeline and conditions for the conversion, provided that they are not contradictory to or inconsistent with the resolution of the Unitholders' Meeting No. 1/2024 and/or the order or the recommendation of the SEC Office and/or the SET and/or any other relevant authorities, including to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.



- (2) To negotiate, prepare, execute, deliver and/or amend any agreement or commitment for the transfer of Assets and Liabilities of LPF to AXTRART including the transfer of assets of LPF and existing rights and obligations under the agreements to which LPF is currently a party to AXTRART and/or other relevant agreements and/or documents, as well as to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (3) To perform any other actions necessary for or relating to the above purposes in all respects so as to ensure the success of the aforementioned actions, including to appoint and/or remove the person(s) sub-authorized to perform the actions in (1) and/or (2) above so as to ensure a success of the aforementioned actions.

The Opinion of the Management company

(a) The conversion of LPF into AXTRART

The Management Company views that the conversion will be beneficial and intends to proceed with the conversion of LPF into AXTRART with the rationales described above. This is because, according to the relevant laws and regulations at present, the Fund cannot proceed with increase of the registered capital in order to invest in additional immovable properties, resulting in an additional investment to further increase LPF's size of income being limited, which is also cause the increase of returns to unitholders of LPF being limited. Moreover, the Fund is restricted with a lower borrowing rate than that of the REIT, which is the limitation for LPF to arrange the capital management structure more efficiently.

As such, the Management Company views that the conversion of LPF into AXTRART will reduce the limitation of additional investment to further increase LPF's size of income as AXTRART will be provided with opportunities to invest in additional assets, which increase the opportunity to expand its size of income, including the opportunity to structure appropriate investments through loan that has a financial cost lower than the cost of capital (Gearing Benefit), which will result in trust unitholders of AXTRART having the opportunity to obtain more benefits in return in the long term.

(b) Swap Ratio of LPF's Investment Units to AXTRART's Trust Units

The swap ratio of LPF's investment units to AXTRART's trust units (Swap Ratio), which is 1 investment unit to 1 trust unit, is an appropriate ratio. This is because the Swap Ratio of Investment Units to Trust Units is calculated based on net asset value of LPF before the transfer of the Assets and Liabilities of LPF in exchange for the number of trust units of AXTRART. Therefore, the said ratio will not affect the voting rights of the unitholders (Control Dilution Effect).

In this regard, Discover Management Co., Ltd. has been appointed to be an independent financial advisor to render its opinions on and analyze information relating to the conversion of LPF into AXTRART. The independent financial advisor shall include the reasonableness of the conversion and the Swap Ratio of Investment Units to Trust Units as well as the impact on the unitholders of LPF from the voting and the pros and cons of the conversion in support of the unitholders' resolution. The opinion of the independent financial advisor is attached as **Enclosure 10**. The unitholders should thoroughly study the details and information before making a decision.

Resolution

This agenda requires affirmative votes of not less than three fourth of all investment units of the unitholders attending the Unitholders' Meeting No.1/2024. None of the unitholders have special interests in this Agenda.

Conditions of resolution and transaction implementation

Agendas 2 to 6 are related to and conditional upon one another. If the Unitholders' Meeting No. 1/2024 resolves to approve this agenda, the Management Company shall proceed with transaction in this agenda only if the Unitholders' Meeting No. 1/2024 resolves to approve all of agendas 2 to 6.

Agenda 3. To consider and approve the amendment to the fund scheme.

Pursuant to Agenda 2, the Management Company deems it appropriate to propose to the Unitholders' Meeting No. 1/2024 to consider and approve the amendment of the fund scheme of LPF with respect to the transfer of the Assets and Liabilities of LPF to AXTRART in exchange for newly issued trust units of AXTRART for the conversion of LPF, fees and expenses to be borne by KPF, the dissolution of LPF, the liquidation of LPF and the distribution of monies and/or trust units of AXTRART to the unitholders upon the



dissolution of LPF to be in accordance with the conversion of LPF into AXTRART and the conversion plan. In this regard, the details of the amendment of the fund scheme for such proceeding are summarized as follows:

3.1 The transfer of Assets and Liabilities of LPF to AXTRART in exchange for AXTRART's newly issued trust units

The amendment of the transfer of Assets and Liabilities of LPF to AXTRART by exchanging with the newly issued trust units of AXTRART for the conversion to be in accordance with the conversion of LPF into AXTRART.

Current	Amendment
-There is no relevant statement-	<p>Clause 40.5 The transfer of assets and liabilities of the Fund to Real Estate Investment Trust.</p> <p>The transfer of assets and liabilities of the Fund to Real Estate Investment Trust by way of exchanging with the newly issued trust units for the conversion, in accordance with the conversion of the Fund to Real Estate Investment Trust.</p> <p>For the avoidance of doubt, the term “assets and liabilities of the Fund” means assets, liabilities and obligations of the Fund, exclusive of the followings:</p> <p>(1) Assets or funds reserved for debt repayment.</p> <p>(2) Dividends or average returns from the decrease in the registered capital, which are not yet be returned to the unitholders or the unitholders has not deposited his/her cheque to the bank to receive such monies.</p> <p>(3) Fees and expenses relating to the conversion, the dissolution and the liquidation thereof, deregistration of Value Added Tax and deposit of property.</p> <p>(4) All existing disputes on the date of the transfer of assets and liabilities of the Fund to Real Estate Investment Trust in which the Fund is a party that has not yet been settled.</p>

3.2 Fees and expenses charged to LPF

The amendment of fees and expenses charged to LPF in relation to the conversion of LPF into FUTURERT into AXTRART

Current	Amendment
<p>Clause 28.2 Fees and expenses charged to the Fund</p> <p>-There is no relevant statement-</p>	<p>Clause 28.2 Fees and expenses charged to the Fund</p> <p>Clause 28.2 (11) Fees and expenses in relation to the conversion, the dissolution, the liquidation of the Fund, deregistration of Value Added Tax and deposit of property.</p>



3.3 The dissolution of the Fund

The amendment of the events of the dissolution of LPF to be in accordance with the conversion of LPF into AXTRART

Current	Amendment
Clause 35 The dissolution of the Fund <i>-There is no relevant statement-</i>	Clause 35 The dissolution of the Fund Clause 35.7 Upon the conversion of the Fund into Real Estate Investment Trust.

3.4 The liquidation of the Fund and methods for calculating average returns and/or for allocating AXTRART's trust units to unitholders upon dissolution of the Fund

The amendment of method for the liquidation of LPF in case of dissolution of LPF due to the conversion whereby LPF shall distribute the trust units of AXTRART (which LPF will receive from the conversion) to the unitholders of LPF according to the Swap Ratio of Investment Units to Trust Units to be in accordance with the conversion of LPF into AXTRART.

Current	Amendment
Clause 36 The liquidation of the Fund and methods for calculating average returns and/or other assets to the unitholders upon dissolution of the Fund <i>-There is no relevant statement-</i>	Clause 36 The liquidation of the Fund and methods for calculating average returns and/or other assets to the unitholders upon dissolution of the Fund The liquidation of the Fund and methods for calculating average returns and/or other assets to the unitholders upon dissolution of the Fund in case of dissolution of the Fund due to the conversion of the Fund into Real Estate Investment Trust, the Fund would return the trust units of the Real Estate Investment Trust to the unitholders. In this regard, to be in accordance with the conversion of the Fund into Real Estate Investment Trust, the liquidator shall distribute the trust units of Real Estate Investment Trust, received by the Fund in exchange from the transfer of assets and liabilities of the Fund to Real Estate Investment Trust, to the unitholders whose names appeared in the register of unitholders at the record date for the right to swap the investment units with the trust units as informed by the management company.

The Management Company deems it appropriate to propose to the unitholders to consider and approve the Management Company to proceed with the amendment of the Fund Scheme of LPF to be in accordance with the conversion of LPF as proposed in all respects and to consider and approve to authorize the Management Company to be the authorized person to perform the following actions:

- (1) To amend wordings or statements in the Fund Scheme of LPF as deemed necessary and relevant for the benefit of the conversion of LPF into AXTRART and the performance in accordance with the conversion plan, provided that they are not contradictory to or inconsistent with the amendment of wordings or statements in the Fund Scheme of LPF and/or the order or the recommendation of the SEC Office and/or the SET and/or any other relevant authorities, including to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (2) To perform any other actions necessary for or relating to the above purposes in all respects so as to ensure the success of the aforementioned actions, including to appoint and/or remove the person(s) sub-authorized to perform the actions in (1) above so as to ensure a success of the aforementioned actions.



The Opinion of the Management Company

The unitholders should consider and approve the amendment of the Fund Scheme of LPF to be in accordance with the conversion of LPF and the conversion plan that the unitholders have already considered in Agenda 2.

In this regard, upon the approval from the Unitholders' Meeting No. 1/2024, the Management Company will notify the amendment of the Fund Scheme of LPF to the SEC Office within 15 days from the date on which the Unitholders' Meeting No. 1/2024 has resolved to approve the amendment. In addition, the Management Company will notify all amendments of the Fund Scheme to all unitholders and publish such amendment in the manner that general investors can inspect within the period specified by relevant laws and regulations.

Resolution

This Agenda requires affirmative majority votes of all investment units held by the unitholders attending the Unitholders' Meeting No. 1/2024 and having the right to vote. None of the unitholders have special interests in this Agenda.

Conditions of resolution and transaction implementation

Agendas 2 to 6 are related to and conditional upon one another. If the Unitholders' Meeting No. 1/2024 resolves to approve this agenda, the Management Company shall proceed with transaction in this agenda only if the Unitholders' Meeting No. 1/2024 resolve to approve all of agendas 2 to 6. In case that the Unitholders' Meeting No. 1/2024 does not approve any of the agenda items 2 to 6, all agenda items previously be approved shall be deemed to be cancelled, and the other remaining agenda items will not be further proposed to the Unitholders' Meeting No. 1/2024 for consideration.

Agenda 4. To consider and approve the dissolution, liquidation, and appointment of liquidator

Pursuant to Agenda 2, upon the transfer of the Assets and Liabilities of LPF to AXTRART in exchange for the number of trust units of AXTRART, the Management Company, the Settlor, and the liquidator of LPF will proceed with the following actions:

- (1) The Management Company shall dissolve LPF and notify the dissolution of LPF to the unitholders and fund supervisor of LPF, the SET, and the SEC Office at least 5 business days prior to the dissolution of LPF.
- (2) The liquidator shall allocate AXTRART's trust units received by LPF from the conversion to LPF's unitholders whose names are listed in the unitholders register book as at the record date to determine the unitholders' entitlement to swap investment units to trust units as informed by the Management Company without delay.

In such distribution of the trust units, the liquidator will provide the following documents to the unitholders:
 - (a) Documents showing the number of trust units received by the unitholders; and
 - (b) Prospectus for the offer for sale of trust units in support of the conversion or a document containing material information in line with the fact sheet as set out in the registration statement for the offer for sale of trust units submitted to the SEC Office.
- (3) The liquidator shall complete the liquidation of LPF within 90 days from the dissolution date of LPF, unless an exemption has been granted from the SEC Office if necessary and reasonable, subject to the criteria prescribed in the relevant notifications.
- (4) The liquidator and/or the Management Company shall file an application for the delisting of LPF's investment units as listed securities from the SET.
- (5) The Settlor shall file an application for the listing of AXTRART's trust units as listed securities on the SET.
- (6) The liquidator shall submit an application for the registration of the dissolution of LPF together with the liquidation report to the SEC Office within 30 days from the



- (6) The liquidator shall submit an application for the registration of the dissolution of LPF together with the liquidation report to the SEC Office within 30 days from the completion date of the liquidation process, in accordance with the criteria prescribed in the relevant notifications.

The details of the conversion timeline are in accordance with the Conversion Plan, Dissolution of LPF, Liquidation and Tentative Timeline of Each Procedure and Step (Conversion Timeline) as appeared in **Enclosure 8**.

Advisor By Proud Co., Ltd. by Miss Sansanee Poolsawat CPA license No. 6977 and/or Miss Vitita Sujitranuch CPA license No. 7408 will serve as the liquidator with a fee of not exceeding THB 2,550,000, exclusive of VAT, taxes and any other costs associated with the liquidation including but not limited to auditor fee, expenses for deregistration of Value Added Tax, deposit of property, legal expenses, travel expenses, photocopying expenses, fund supervisor fees (if any) and other related expenses which is an actual expenses incurred during liquidation. The details of the liquidator are as set out in **Enclosure 11**.

The Management Company deems it appropriate to propose to the Unitholders' Meeting No. 1/2024 to resolve to approve the dissolution of LPF, the liquidation and the appointment of Advisor By Proud Co., Ltd. by Miss Sansanee Poolsawat CPA license No. 6977 and/or Miss Vitita Sujitranuch CPA license No. 7408 to serve as the liquidator, including to authorize the Management Company to be the authorized person to perform the following actions:

- (1) To perform as deemed necessary and relevant for the benefit of the dissolution of LPF, the liquidation, and liquidation process, including to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (2) To negotiate, prepare, execute, deliver and/or amend any agreements or commitments for the dissolution of LPF, the liquidation and the appointment of the liquidator.
- (3) To perform any other actions necessary for or relating to the above purposes in all respects so as to ensure the success of the aforementioned actions, including to appoint and/or remove the person(s) sub-authorized to perform the actions in (1) and (2) above so as to ensure a success of the aforementioned actions.

The Opinion of the Management Company

The unitholders should consider and approve the dissolution of LPF, the liquidation and the appointment of the liquidator of LPF to be in line with the resolution of the Unitholders' Meeting No. 1/2024 and the relevant regulations.

Resolution

This Agenda requires affirmative majority votes of all investment units held by the unitholders attending the Unitholders' Meeting No. 1/2024 and having the right to vote. None of the unitholders have special interests in this agenda.

Conditions of resolution and transaction implementation

Agendas 2 to 6 are related to and conditional upon one another. If the Unitholders' Meeting No. 1/2024 resolves to approve this agenda, the Management Company shall proceed with transaction in this agenda only if the Unitholders' Meeting No. 1/2024 resolves to approve all of agendas 2 to 6. In case that the Unitholders' Meeting No. 1/2024 does not approve any of the agenda items 2 to 6, all agenda items previously be approved shall be deemed to be cancelled, and the other remaining agenda items will not be further proposed to the Unitholders' Meeting No. 1/2024 for consideration.

Agenda 5. To consider and approve the appointment of a third party other than the Management Company to be the REIT Manager of AXTRART

Pursuant to Agenda 2, the Management Company would like to propose the Unitholders' Meeting No. 1/2024 to consider and approve the appointment of Aextra Future City Property REIT Co., Ltd. to serve as the REIT Manager of AXTRART in replacement of Krungthai Asset Management Public Company Limited, the current management company of LPF and upon resolution of Agenda 6, the Management Company shall become



- (1) To perform as deemed necessary and relevant for the benefit of the appointment of Aextra Future City Property REIT Co., Ltd. to serve as the REIT Manager of AXTRART, provided that they are not contradictory to or inconsistent with the resolution of the Unitholders' Meeting No. 1/2024 and/or the order or the recommendation of the SEC Office and/or the SET and/or any other relevant authorities, including to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (2) To negotiate, prepare, execute, deliver and/or amend any agreements or commitments for the appointment of Aextra Future City Property REIT Co., Ltd. to serve as the REIT Manager of AXTRART and/or other relevant agreements and/or documents, as well as to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (3) To perform any other actions necessary for or relating to the above purposes in all respects so as to ensure the success of the aforementioned actions, including to appoint and/or remove the person(s) sub-authorized to perform the actions in (1) and (2) above so as to ensure a success of the aforementioned actions.

The Opinion of the Management Company

Aextra Future City Property REIT Co., Ltd. (“AXTRARM”) is currently in the process of submitting a request for approval to be a REIT Manager to the SEC Office, which AXTRARM must obtain a REIT Manager license before the establishment of AXTRART. AXTRARM has directors and executives with experience in investment management and procuring benefits from real estate and has good knowledge and understanding of assets so that AXTRARM is suitable to be a REIT Manager. Therefore, the Management Company deems it appropriate to propose to the Unitholders’ Meeting No. 1/2024 to resolve to approve the appointment of the REIT Manager for the conversion of LPF into AXTRART be smoothly proceeded and in accordance with relevant laws and resolutions of the Unitholders’ Meeting No. 1/2024.

Resolution

This Agenda requires affirmative votes of not less than half of all investment units held by the unitholders attending the Unitholders’ Meeting No. 1/2024 and having the right to vote.

The Management Company will not count the units of unitholders who have a special interest in the appointment of the REIT Manager and a group of the associated persons, in order to comply with relevant notifications of the SEC Office.

The unitholders with special interests who do not have the right to vote in this Agenda (As of 23 April 2024 which is the date to determine the names of unitholders who have the right to attend the Unitholders’ Meeting No. 1/2024 (Record Date)) are as shown in **Enclosure 19**.

Conditions of resolution and transaction implementation

Agendas 2 to 6 are related to and conditional upon one another. If the Unitholders’ Meeting No. 1/2024 resolves to approve this agenda, the Management Company shall proceed with transaction in this agenda only if the Unitholders’ Meeting No. 1/2024 resolves to approve all of agendas 2 to 6. In case that the Unitholders’ Meeting No. 1/2024 does not approve any of the agenda items 2 to 6, all agenda items previously be approved shall be deemed to be cancelled, and the other remaining agenda items will not be further proposed to the Unitholders’ Meeting No. 1/2024 for consideration.

Agenda 6. To consider and approve the appointment of a third party other than the fund supervisor to be the Trustee of AXTRART

Pursuant to Agenda 2, the Management Company would like to propose the Unitholders’ Meeting No. 1/2024 to consider and approve the appointment of Krungthai Asset Management Public Company Limited to serve as the Trustee of AXTRART in replacement of The Hongkong and Shanghai Banking Corporation Limited, Bangkok Branch, the current fund supervisor of LPF. The details of the Trustee are as set out in **Enclosure 13**, including to authorize the Management Company to be the authorized person to perform the following actions:



- (1) To perform as deemed necessary and relevant for the benefit of the appointment of Krungthai Asset Management Public Company Limited to serve as the Trustee of AXTRART, provided that they are not contradictory to or inconsistent with the resolution of the Unitholders' Meeting No. 1/2024 and/or the order or the recommendation of the SEC Office and/or the SET and/or any other relevant authorities, including to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (2) To negotiate, prepare, execute, deliver and/or amend any agreements or commitments for the appointment of Krungthai Asset Management Public Company Limited to serve as the Trustee of AXTRART and/or other relevant agreements and/or documents, as well as to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (3) To perform any other actions necessary for or relating to the above purposes in all respects so as to ensure the success of the aforementioned actions, including to appoint and/or remove the person(s) sub-authorized to perform the actions in (1) and (2) above so as to ensure a success of the aforementioned actions.

The Opinion of the Management Company

Krungthai Asset Management Public Company Limited (“KTAM”) has already be awarded with a license to provide trustee services for REIT from the SEC Office and has experience in serving as a trustee of REIT as well as managing property fund so that KTAM has good knowledge and understanding of the REIT's operations and related regulations. Therefore, the Management Company deems it appropriate to propose to the Unitholders' Meeting No. 1/2024 to resolve to approve the appointment of KTAM to serve as Trustee of AXTRART upon the conversion.

Resolution

This agenda requires affirmative votes of not less than three fourth of all investment units of the unitholders attending the Unitholders' Meeting No.1/2024 and having the right to vote.

The Management Company will not count the units of unitholders who have a special interest in the appointment of the Trustee and a group of the associated persons, in order to comply with relevant notifications of the SEC Office.

The unitholders with special interests who do not have the right to vote in this Agenda (As of 23 April 2024 which is the date to determine the names of unitholders who have the right to attend the Unitholders' Meeting No. 1/2024 (Record Date)) are as shown in **Enclosure 19**.

Conditions of resolution and transaction implementation

Agendas 2 to 6 are related to and conditional upon one another. If the Unitholders' Meeting No. 1/2024 resolves to approve this agenda, the Management Company shall proceed with transaction in this agenda only if the Unitholders' Meeting No. 1/2024 resolve to approve all of agendas 2 to 6. In case that the Unitholders' Meeting No. 1/2024 does not approve any of the agenda items 2 to 6, all agenda items previously be approved shall be deemed to be cancelled, and the other remaining agenda items will not be further proposed to the Unitholders' Meeting No. 1/2024 for consideration.

Conditions of proposal of agenda item 7 for approval from the Unitholders' Meeting No. 1/2024 are as detailed below.

Agenda item 7 will be proposed for approval in the Unitholders' Meeting No. 1/2024 only if the Unitholders' Meeting No. 1/2024 approves agenda item 2 to agenda item 6 in its entirety. However, agenda item 7 is not conditional upon agenda item 2 to agenda item 6. Therefore, if agenda item 7 is not approved by the Unitholders' Meeting No. 1/2024, the disapproval of agenda item 7 shall have no effect on the approval of agenda item 2 to agenda item 6, whatsoever.



Agenda 7. To consider and approve the adjustment of a property management fee under the Property Manager Appointment Agreement

Ek-Chai Distribution System Co., Ltd. (“**Ek-Chai**”) is currently a property manager of LPF under the Property Manager Appointment Agreement (as amended) between LPF and Ek-Chai (“**Current PMA**”). In this regard, if the Unitholders’ Meeting No. 1/2024 considers and approves the conversion and related matters as per agenda items 2 to 6 as aforementioned, LPF will transfer its rights and obligations under the Current PMA to AXTRART under the same terms and conditions, except for the property management fee base to be proposed for the adjustment in this Agenda 7 and to be approved by the Unitholders’ Meeting No. 1/2024.

In this regard, the adjustment of the property management fee is due to the fact that after the conversion to AXTRART, AXTRART will be able to invest in additional assets by way of capital increase or procuring a loan. However, the fee base of the property management fee is currently calculated based on the net asset value (NAV) of LPF. Therefore, the adjustment of the property management fee base to be calculated based on the total asset value (TAV) of AXTRART will reflect the value of the AXTRART’s main assets management and justify the property management fee as well as make it reasonable to the parties.

From the reason above, it is proposed to adjust the property management fee and will be in effect after the conversion to be AXTRART as follows:

Property Management Fee (Current)	Property Management Fee (Adjusted)
Property Management Fee of <u>not exceeding 0.3% per annum of the net asset value (NAV) of LPF</u>	<p>For the year of 2024 – 2025</p> <p>Property Management Fee of <u>not exceeding 0.3% per annum of the net asset value (NAV) of AXTRART</u></p> <p><u>From 2026 onwards</u></p> <ul style="list-style-type: none"> - In case the total asset value is equal or more than 32,000 million Baht: Property Management Fee of <u>not exceeding 0.271% per annum of the adjusted total asset value (Adjusted TAV) of AXTRART</u>; - In case the total asset value is less than 32,000 million Baht : Property Management Fee of <u>not exceeding 0.30% per annum of the adjusted total asset value (Adjusted TAV) of AXTRART but will not exceed 90 million Baht per annum.</u> <p><i>The adjusted total asset value is calculated from the book value of the main assets managed by the property manager which is divided by the book value of all main assets of the REIT and multiply by the total asset value of the REIT.</i></p>

Please see more details in Information Memorandum on the Related Party Transactions between the REIT and Persons Related to the REIT Manager as set out in **Enclosure 14**.

In this regard, Discover Management Co., Ltd. has been appointed to be an independent financial advisor to render its opinions on and analyze information relating to the adjustment of a property management fee under the Property Manager Appointment Agreement in support of the unitholders’ resolution for the relevant matters. The opinion of the independent financial advisor is attached as **Enclosure 10**.

Therefore, it is proposed to the Unitholders’ Meeting No. 1/2024 to consider and approve the adjustment of a property management fee under the Property Manager Appointment Agreement including to authorize the Trustee and the REIT Manager to be the authorized person to perform the following actions:



- (1) To perform as deemed necessary and relevant for the benefit of the adjustment of a property management fee under the Current PMA, provided that they are not contradictory to or inconsistent with the resolution of the Unitholders' Meeting No. 1/2024 and/or the order or the recommendation of the SEC Office and/or the SET and/or any other relevant authorities, including to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (2) To negotiate, prepare, execute, deliver and/or amend any agreements or commitments for the adjustment of a property management fee under the Current PMA and/or other relevant agreements and/or documents, as well as to contact with the SEC Office, the SET, a government agency or a governmental organization or any person for such purposes.
- (3) To perform any other actions necessary for or relating to the above purposes in all respects so as to ensure the success of the aforementioned actions, including to appoint and/or remove the person(s) sub-authorized to perform the actions in (1) and (2) above so as to ensure a success of the aforementioned actions.

The Opinion of Aextra Future City Property REIT Co., Ltd. (AXTRARM) that will become the REIT Manager of AXTRART

The REIT Manager is of the opinion that the adjustment of the property management fee in the Property Manager Appointment Agreement to be calculated from the total asset value (Total Asset Value: TAV) will reflect the value of the AXTRART's main assets management and capital structure of AXTRART which may secure loan as part of source of fund. In addition, the total asset value of the REIT will make it justifiable and reasonable to the parties.

The Opinion of Krungthai Asset Management Public Company Limited (KTAM) that will become the Trustee of AXTRART

The Management Company, which will become Trustee of AXTRART, is of the opinion that the adjustment of the property management fee in the Property Manager Appointment Agreement is not contrary to the trust deeds or relevant applicable laws. The property management fee to be calculated from the total asset value (Total Asset Value: TAV) will reflect the value of the AXTRART's main assets management and justify the property management fee as well as make it reasonable to the parties.

In this regard, Discover Management Co., Ltd. has been appointed to be an independent financial advisor to render its opinions on and analyze information relating to the adjustment of a property management fee under the Property Manager Appointment Agreement. The opinion of the independent financial advisor shall include the reasonableness of the adjustment as well as the impact on the unitholders of LPF from the voting and the pros and cons of the adjustment in support of the unitholders' resolution for this agenda. The opinion of the independent financial advisor is attached as **Enclosure 10**. The unitholders should thoroughly study the details and information before making a decision.

Resolution

This agenda requires affirmative votes of not less than three fourth of all investment units of the unitholders attending the Unitholders' Meeting No.1/2024 and having the right to vote.

The Management Company will not count the units of unitholders who have a special interest in the adjustment of the property management fee and a group of the associated persons, in order to comply with relevant notifications of the SEC Office.

The unitholders with special interests who do not have the right to vote in this Agenda (As of 23 April 2024 which is the date to determine the names of unitholders who have the right to attend the Unitholders' Meeting No. 1/2024 (Record Date)) are as shown in **Enclosure 19**.

Agenda 8. To consider other matters (if any)

The Management Company therefore would like to invite the unitholders to attend the Unitholders' Meeting No. 1/2024 on date, time and venue as informed above. The registration will start from 12 p.m. Please refer to the map of the meeting venue as detailed in **Enclosure 18** and the Procedure on Registration to Attend the



Meeting and Proxy Granting According as detailed in Enclosure 15. If a unitholder is unable to attend the Unitholders' Meeting No. 1/2024 in person and wishes to appoint a proxy to attend the Unitholders' Meeting No. 1/2024, please fill in the details and sign the proxy form as detailed in Enclosure 16. In this regard, unitholders can appoint a representative from the Management Company as a proxy, the details of the representative from the Management Company are as set out in Enclosure 17.

In addition, for convenience and speed in meeting registration process, the Management Company would like to ask for cooperation from unitholders or proxy to deliver the proxy form together with THB 20 stamp duty affixed to the address below by 5.30 p.m. on 23 May 2024, or present it to the registration officer before the Unitholders' Meeting No. 1/2024 starts.

Address:

Property & Infrastructure Fund and Trust Business Department

Krung Thai Asset Management Public Company Limited

No. 1 Empire Tower, 32nd Floor, South Sathorn Rd., Yannawa, Sathorn,

Bangkok 10120

Yours faithfully,



(Mrs. Chavinda Hanratanakool)
Chief Executive Officer

For more information,
Please contact client service center Tel. 0-2686-6100 Ext.9

