

-Translation -

**Minutes of the 2023 Annual General Meeting of Unitholders of
C.P. Tower Growth Leasehold Property Fund (CPTGF)**

The 2023 Annual General Meeting of Unitholders (the **"Meeting"**) of C.P. Tower Growth Leasehold Property Fund (CPTGF) was held on 26th April 2023 at 14:00 hours via electronic means (E-AGM) in accordance with the Emergency Decree on Electronics Meeting B.E. 2563 (as amended) and other laws and regulations related to meetings via electronic means.

Preliminary Proceeding

Ms.Pakpibong Tahlotsookdinon, the secretary of the Meeting, and a person assigned as the master of ceremonies (**"MC"**), on behalf of Krungthai Asset Management Public Company Limited (the **"Management Companies"**), as management companies of C.P. Tower Growth Leasehold Property Fund (CPTGF) (the **"Fund"**), welcomed all Unitholders to the Meeting.

The MC announced that the Meeting was convened via electronic means (E-AGM) only. In this Meeting, the Management Companies have engaged the Online Asset Co. Ltd. as the meeting organizer, which is the professional meeting organizer verified by the Electronic Transactions Development Agency (ETDA) and other related authorities in accordance with the Emergency Decree on Electronics Meeting B.E. 2563 (as amended) and other laws and regulations related to meetings via electronic means and Notification of the Ministry of Digital Economy and Society Re: Standards for Maintaining Security of Meetings via Electronic Means B.E. 2563 (2020) (as amended) and Notification of the Ministry of Digital Economy and Society Re: Standards for Maintaining Security of Meetings System and Disclosure of Information Systems via Electronic Means B.E. 2555 (2012).

The MC introduced the representatives from the Management Companies as follows:

Representative from Krungthai Asset Management Public Company Limited (**"KTAM"**)

- | | |
|---------------------------|--------------------------|
| 1. Mr. Piraj Migasena | Executive Vice President |
| 2. Mr. Eakamol Na. Ranong | Senior Vice President |
| 3. Mr. Anuchit Katetrakul | Vice President |

Representative from C.P. Land Public Company Limited as the Property Manager

- | | |
|-----------------------------------|--------------------------|
| 1. Mr. Chakraphant Piyaprucksapan | Executive Vice President |
|-----------------------------------|--------------------------|

2. Mr. Chaiwat Amwong

Senior Vice President of Retail & Office Business

Further, there were the representatives from the Fund Supervisor, the auditors, and legal advisors attending the Meeting as follows:

Representative from Bank of Ayudhaya Public Company Limited as Fund Supervisor

1. Mr. Jatuphoom Prachayangprecha

Auditors from EY Office Limited

1. Ms. Rachada Yongsawadvanich
2. Ms. Saranya Pludsri
3. Ms. Chonlada Dejjwatthanagomol

Legal Advisors from Dherakupt International Law Office Ltd.

1. Ms. Narissara Swaisaenyakorn
2. Ms. Nattarin Jamnongwat

The Chairman assigned the MC to explain the procedures and guidelines of the Meeting proceeding, including how to inquire during the Meeting through electronic media as follows:

The MC informed the Meeting of the acknowledgment of 6 Agendas. Since all proposed agendas were for acknowledgment, there would be no voting.

Unitholders could submit their questions or recommendations relevant to each agenda as deemed appropriate after the proposal of each agenda was completed. The procedures of the Meeting proceeding and sending the questions and recommendations as appropriate during the Meeting are as follows:

A unitholder who wishes to ask questions or express opinions on the matter regarding the respective agenda item in the discussion may do so in accordance with any of the following methods:

- (1) Select the agenda that the unitholder wished to ask questions about or express opinions about and then click on the "Menu" button and type the question, then press "Send the Question" to submit the message into the system. For the questions or recommendations, the Management Companies will answer in agenda item 6.

- (2) The inquirers were requested to specify their full names and indicate whether they were attending the Meeting in person or a proxy to any unitholder every time before sending in the questions and recommendations for the purposes of accuracy and completion of minutes recording.
- (3) In case there are lots of questions, the Management Companies reserve the right to select the only appropriate questions for arranging the duration of the Meeting.
- (4) The Management Companies will select the relevant question for each agenda. If there are many questions, the Management Companies reserve the right to select the questions as deemed appropriate. The Management Companies may answer the question at the end of the last agenda or publish the answer on the website of the Management Companies and the website of the Fund.

If a unitholder has any questions or encounters any technical difficulties regarding the E-meeting system, he/she may follow and read the Guidelines for Attending Electronic Meetings or select “Help” or contact Online Asset Call Center at 02-022 6200 Ext 2,626. In the case of a system error during the Meeting, the unitholders would receive an email to return to the Meeting through a substitute channel.

The MC then informed the quorum of the Meeting as follows:

At 14.00 hours, there were 3 unitholders attending the Meeting through electronics systems representing 6,190,000 units, and 59 unitholders attending the Meeting by proxy representing 477,385,400 units (Including of the unitholders attended by proxy to the representative of the Management Company of 55 unitholders representing 411,318,600 units and the unitholders attended by proxy of 4 unitholders representing 66,066,800 units), totaling 62 unitholders representing 483,575,400 units or 50.0078 % of the total unit sold (the amount of total unit sold is 967,000,000 units). A quorum thus was formed in accordance with Section 129/2 of the Securities and Exchange Act B.E.2535 (as amended); there shall be unitholders attending the meeting in person and by proxies amounting to at least 25 (twenty-five) persons or no less than one-half of the total number of unitholders, and such unitholders shall represent no less than 1/3 (one-third) of the total issued investment units of the fund, to constitute a quorum.

Subsequently, the MC invited Mr. Piraj Migasena, Executive Vice President of Krungthai Asset Management Public Company Limited, who presided as a Chairman of the Meeting (the “Chairman”), to welcome the unitholders and attendees and declare the commencement of the Meeting.

The Chairman greeted and welcomed the unitholders to the 2023 Annual General Meeting of Unitholders via electronic means (E-AGM) which contains six agendas for Unitholders to consider and acknowledge as specified in the Invitation Letter.

Before considering agenda items, the Chairman of the meeting informed the Meeting about the general information of the Fund as follows:

Items	Details
Fund Name	C.P. Tower Growth Leasehold Property Fund (CPTGF)
Property Manager	C.P. Land Public Company Limited
Fund manager	Krung Thai Asset Management Public Company Limited
Fund Supervisor	Bank of Ayudhaya Public Company Limited
Details of the Fund's investment in immovable property and benefit procurement policy	<p>The Fund invests in the leasehold rights of immovable property in the category of the office building and shopping centers, namely, CP Tower 1 (Silom), CP Tower 2 (Fortune), and CP Tower 3 (Phayathai)</p> <p>The Fund and KTAM have the policy to seek the benefits by renting the areas of the three buildings to tenants for their business operation and appointing C.P. Land Public Company Limited to be the property manager of the Fund.</p>

After that, the Chairman started the consideration according to the Meeting's agendas, as follows:

Agenda item 1 To acknowledge the Minutes of the 2022 Annual General Meeting of Unitholders.

The Chairman assigned the MC to inform the details of this agenda to the Meeting.

The Chairman informed the Meeting that the Management Companies have deemed it appropriate to convene the 2022 Annual General Meeting of Unitholders on 28 April 2022. As such, the Management Companies have sent the Minutes of the 2022 Annual General Meeting of Unitholders of the Fund to unitholders, as well as published the Minutes and relevant documents thereof on the website of the Fund and disclosed such information to the unitholders for acknowledgment through the digital platform of the

Stock Exchange of Thailand within 14 days as prescribed by regulation as well as published on the website of the Management Companies (www.ktam.co.th) on 12 May 2022 onward. In addition, the Minutes were sent to the unitholders with the invitation to the 2023 Annual General Meeting of Unitholders for their consideration.

The MC informed the Meeting that the Management Companies considered and viewed that the Minutes of the 2022 Annual General Meeting of Unitholders of the Fund had been accurately and wholly recorded and deemed it appropriate to propose to the 2023 Annual General Meeting of the Unitholders for acknowledgment.

The MC asked the Meeting if there was any query about such an agenda, as no attendee asked or gave any opinion.

Resolution:

The Chairman then clarified that since this Agenda was an acknowledgment, it was concluded that the Meeting acknowledged the Minutes of the 2022 Annual General Meeting of Unitholders of the Fund.

Agenda item 2 To acknowledge the Fund's significant management and future direction in management.

The Chairman assigned Mr. Chaiwat Amwong, Senior Vice President of Retail & Office Business of C.P. Land Public Company Limited as the Property Manager ("CP Land"), to inform the meeting of the Fund's significant management and future direction in management.

Mr. Chaiwat Amwong, the representative from C.P. Land Public Company Limited, informed the Meeting of the Fund's significant management in 2022 and future direction in management as follows:

The Fund's significant management occurred in the year 2022

CP Land as the Property Manager has arranged for the maintenance of the building and its components of the building, various engineering systems such as air condition systems, utilizes for use safely in accordance with engineering principles for all 3 buildings, namely, CP Tower 1 (Silom), CP Tower 2 (Fortune), and CP Tower 3 (Phayathai).

For the year ended 2022, the Fund receive the income from the investment of 3 buildings as specified in the details as follows:

Income from the performance for the year ended 2022 is 1,185 million baht which is separated into the rental income of approximately 1,015 million baht and utility and facility income of approximately 170 million baht. The lease ratio is separated into the office rental ratio is around 82% of all buildings and the retail rental ratio is around 91% of all buildings.

For the income of CP Tower 1 (Silom) from the performance for the year ended 2022 is 474 million baht. The lease ratio is separated into the office rental ratio is around 89% of all buildings and the retail rental ratio is around 84% of all buildings.

For the income of CP Tower 2 (Fortune) from the performance for the year ended 2022 is 624 million baht. The lease ratio is separated into the office rental ratio is around 77% of all buildings and the retail rental ratio is around 94% of all buildings.

For the income of CP Tower 3 (Phayathai) from the performance for the year ended 2022 is 86 million baht. The lease ratio is separated into the office rental ratio is around 66% of all buildings and the retail rental ratio is around 76% of all buildings.

The average rental rate (Baht/ square meter) 2022.

1. CP Tower 1 (Silom) the average rental rate for offices is 850 baht per square meter, and the average rental rate for retail shops is 976 baht per square meter.

2. CP Tower 2 (Fortune) the average rental rate for offices is 614 baht per square meter, and the average rental rate for retail shops is 891 baht per square meter.

3. CP Tower 3 (Phayathai) the average rental rate for offices is 466 baht per square meter, and the average rental rate for retail shops is 655 baht per square meter.

In addition, for the year 2022, there was a management program that was continuously operated both online and offline. This program aimed to stimulate sales and create new opportunities for tenant acquisition, assist and maintain existing tenants, as well as build good relationships with business partners. There were also meetings held to discuss various issues to promote growth in the coming year.

CP Land is considered to integrate technology for building improvement. There were implemented various activities, including group activities for students and the general public to support business owners and tenants. Property managers also placed importance on good management practices, cleanliness, safety, and maintenance of building engineering systems and machinery to ensure an efficient operation that is appropriate for usage and energy-saving to reduce energy costs.

Future direction in management

In terms of rental space management, as the property manager maintains the quality of management and has a good relationship with the tenants, especially helping the tenants of retail space affected by the Covid-19 epidemic, it results in occupancy rates for both office and rental spaces and the average rental rate were at a good level.

The MC informed the Meeting that the Management Companies considered and viewed that it is appropriate to propose to the unitholders to acknowledge the Fund's significant management and future direction in management as prescribed above.

The MC asked the Meeting if there was any query in relation to such an agenda. In this agenda, there were questions raised by the unitholders as follows:

Mr. Tongkam Piyatheerawong, the unitholder attending the Meeting in person, asked why the area of C.P. Tower 3 (Phayathai) had a low occupancy rate and how the property management has a strategy to develop the building to compete with other leased buildings.

Mr. Chaiwat Amwong, as the Representative from the Property Manager answered as reported regarding the occupancy rate in 2022, it was a period with work-from-home measures. However, in 2023, the occupancy rate increased to 80%. The management approach is presented regarding the part about upgrading or developing the rented buildings. The Property Manager is currently in the process of developing and improving the buildings, such as incorporating technology, maintaining cleanliness, and preserving energy in all three buildings.

Mr. Tongkam Piyatheerawong, the unitholder attending the Meeting in person, asked whether there is a historical electrical usage of the C.P. Tower 2 (Fortune Town).

Mr. Chakraphant Piyaprucksapan, the Representative of the Property Manager answered that the Property Manager has regularly collected and stored historical electricity consumption data, and it is possible to request the data from the company.

Resolution:

The Chairman then clarified that since this Agenda was an acknowledgment, therefore, it was concluded that the Meeting acknowledged the Fund's significant management and future direction outlook.

Agenda item 3 To acknowledge the Fund's performance for the year 2022 and acknowledge the financial statement for the year ended December 31, 2022.

The Chairman assigned Mr. Anuchit Katetrakul to inform the details of this agenda for the Meeting.

Mr. Anuchit Katetrakul has informed the meeting of the Fund's performance for the year 2022.

The detail of the Income statement as of 31 December 2022 is shown as follows:

	(Unit: THB Million)	
Years ended December 31	2022	2021
Income Statement		
Investment revenues		
Rental and services income	1,174.97	1,026.65
Interest income	4.78	2.85
Other income	11.85	19.43
Total revenues	1,191.59	1,048.94
Expenses		
Rental and service expenses	362.61	329.39
Management fee	13.30	13.29
Trustee's fee	1.90	1.91
Registrar fee	2.06	2.06
Property management fee	106.99	99.99
Professional fees	1.40	1.31
Administrative expenses	7.95	5.31
Total expenses	496.19	453.25
Total income from net investment	695.39	595.68
Net gains (Losses) from investments		
Net gains (loss) from investments	-	-
Net realized gains (losses) from investments	(225.13)	80.73
Total realized and unrealized gains (losses) on investments	(225.13)	80.73
Increase in net assets from operations	470.26	676.42

Mr. Anuchit Katetrakul has informed the meeting that according to the income statement of the Fund, there is the amount of income received from the rental and services income is approximately 1,174.97 million baht. In 2022, the income was better than in 2021, with a total of 1,026.65 million baht and interest income of 4.78 million baht, which was better than in 2021, and other income is approximately 11.85 million baht,

while in 2021 it was 19.43 million baht. The total income in 2022 was 1,191.59 million baht, which was an improvement compared to 2021.

For the total expenses in 2022 were similar to the estimated expenses from the previous year, with some expenses changing based on the increased income base. Rental and service costs were 362.61 million baht, which increased from 2021, for management fees of 13.30 million baht, trustee fees of 1.90 million baht, and other fees were similar to those in the previous year. Professional fees, such as accounting exam fees, were similar to the previous year, resulting in total expenses of 496.19 million baht, which increased based on the increased income base. Therefore, after deducting expenses, the net investment income was 695.39 million baht, an increase from the previous year. However, in 2022, the mutual fund had a net loss of approximately 225.13 million baht, while the net profit or increase in net assets was 470.26 million baht.

The detail of the Balance Sheet as of 31 December 2022 is shown as follow:

	(Unit: THB Million)	
Statement of Assets and Liabilities	2022	2021
On December 31, 2022		
Assets		
Investments in leasehold right to properties at fair value	9,363.00	9,586.00
Investment on assets at fair value	597.78	602.43
Cash and cash at banks	399.87	342.92
Debtor	42.14	73.57
Deferred expenses	17.18	23.72
Other assets	9.16	10.62
Total assets	10,429.13	10,639.29
Liabilities		
Other payables	56.45	68.21
Accrued expenses	66.51	80.38
Payable to the Revenue Department	2.51	2.42
Unearned income	21.30	22.29
Guarantee deposits received from customers	269.19	280.02
Total liabilities	415.96	453.32
Net assets	10,013.17	10,185.97
Net assets:		
Fund registered	9,751.42	9,751.42
Retained earnings	261.75	434.55

Net assets	10,013.17	10,185.97
Net asset per unit (Baht)	10.3548	10.5335
Total units sold at the year-end (million units)	967.00	967.00

Mr. Anuchit Katetrakul has informed the meeting that according to the Balance Sheet as of December 31, 2022. The Fund has invested in leasehold rights of immovable property worth 9.363 billion baht, which is a decrease from 9.586 billion baht in 2021. Meanwhile, the investment in securities is based on fair value in the amount of 597.78 million baht, which is close to the previous years. The cash and cash equivalent balance is approximately 399.87 million baht, an increase from the previous year. The Fund also had debts of 42.14 million baht, resulting in total assets of 10,429.13 million baht in 2022 which is a decrease from 2021 due to a revaluation of core assets. The Fund also had liabilities of 415.96 million baht, which included a debt owed to the Revenue Department of 2.51 million baht. After deducting liabilities, the Fund had net assets value of 10,013.17 million baht, a slight decrease from 2021 due to an adjustment of accumulated profits resulting from asset valuation.

The MC informed the Meeting that the Management Companies considered and viewed that the report of the Fund's performance for the year 2022 has been prepared entirely and accurately, and the financial statements for the fiscal year ended December 31, 2022, have been audited and certified by the approved auditor. Therefore, it is appropriate to propose to the unitholders that they acknowledge the report of the Fund's performance for the year 2022 and the financial statements for the fiscal year ended December 31, 2022, to be consistent with the rules of the Securities and Exchange Commission and the Fund Scheme.

The MC asked the Meeting if there was any query in relation to such an agenda as there was attendees asked or given an opinion as follows:

Mr. Tongkam Piyatheerawong, the unitholder attending the Meeting in person, asked what the investment details are. Is there any investment in debt securities or any losses. What is the investment plan during the rising interest rates?

Mr. Anuchit Katetrakul as the representative from the Management Company answered that investments in securities will be based on fair value. The Funds may invest in liquid assets not exceeding 25% of the net asset value, in accordance with relevant laws and regulations. The investments may be made in government bonds in accordance with the criteria of the Securities and Exchange Commission and the prospectus of the Funds which is allowed to invest in Short Term Fixed Income. According to such investments, the Fund invested in Short Term Government Fixed Income. Therefore, there was limited risk of loss. These

investments seek to generate additional benefits for consideration of the future distribution of dividends to unitholders. The Interest rates risk have minimum impact on these investments since they are investing in Short Term Government Fixed Income.

Resolution:

The Chairman then clarified that since this Agenda was an acknowledgment, it was concluded that the Meeting acknowledged the Fund's performance for the year 2022 and the financial statement for the year ended December 31, 2022.

Agenda item 4 To acknowledge the dividend payment from operating results of the year 2022.

The Chairman assigned Mr. Anuchit Katetrakul to inform the details of this agenda to the Meeting.

Mr. Anuchit Katetrakul informed the Meeting that the Fund had paid dividends to unitholders 4 times from operating results of the year 2022, the details of which are as follows:

The details of the dividend payment from the operating result of the year 2022.

(Baht: Unit)

No.	Operating Result	Dividend Payment Ratio	Payment Date
1	Jan 1, 2022 – Mar 31, 2022	0.1900	17 Jun 2022
2	Apr 1, 2022 – Jun 30, 2022	0.1500	14 Sep 2022
3	Jul 1, 2022 – Sep 30, 2022	0.1660	19 Dec 2022
4	Oct 1, 2022 – Dec 31, 2022	0.1615	21 Mar 2023
Total dividend per unit		0.6675	-

The details of the dividend payment from the operating result of the year 2021.

(Baht: Unit)

No.	Operating Result	Dividend Payment Ratio	Payment Date
1	Jan 1, 2022 – Mar 31, 2021	0.1495	16 Jun 2021
2	Apr 1, 2022 – Jun 30, 2021	0.1315	15 Sep 2021
3	Jul 1, 2022 – Sep 30, 2021	0.1210	17 Dec 2021
4	Oct 1, 2022 – Dec 31, 2021	0.1590	21 Mar 2021
Total dividend per unit		0.5610	-

Anuchit Katetrakul as the Management Company reported that regarding to the distribution of dividends from operating results, as stipulated by the Securities and Exchange Commission's (SEC) criteria for determining dividend payouts and capital return of the Property Fund, which may affect the definition used in calculating changes. Specifically, the Property Fund paid dividends during the 2021 fiscal year with a distribution rate of 137% per net profit adjusted under current criteria, whereas in 2022 the distribution rate was adjusted to 80%, resulting in a significant difference. However, according to the necessary definition of dividend payout ratio per net profit adjusted, the rate was 93% for 2021 and 91% for 2022, with relatively close results. Therefore, this report informs unitholders that although the definition has changed in this case, the assessment and calculation results remain the same. The dividend payout rate will continue to maintain the ability to pay dividends in accordance with the management of the Property Fund and relevant criteria, based on the results of each fiscal year.

The Information on the comparison of the dividend payment for the year ended 2021 and 2022 under the newly issued regulation are as follows:

	Year	
	2022	2021
Net Revenue from Investments	695.39	595.68
Net Profit (Loss) from Investments	(225.13)	80.73
Adjusted Net Profit (Current Regulation)	470.26	676.42
Total Investments Units at Year Ended (Unit)	967.00	967.00
Adjusted Net Profit Per Unit (Baht)	0.4863	0.6995
Dividends Payment Per Unit (Baht)	0.6675	0.5610
Dividends Payment Rate Per Adjusted Net Profit (Current Regulation)	137%	80%
Dividends Payment Rate Per Adjusted Net Profit Based on the Necessary Cash Flow Requirements	93%	91%

Information on the remuneration of the Fund for the past 5 years and the accumulated amount

Per unit (Baht)	2019	2020	2021	2022	2023	Accumulate
Dividend	0.8092	0.8475	0.6830	0.5610	0.6675	6.7354
Cap reduction	-	-	-	-	-	0.0658
Total	0.8092	0.8475	0.6830	0.5610	0.6675	6.8012

The MC informed the Meeting that the Management Companies considered and viewed that the dividend payment, as abovementioned complies with the Notification of the Capital Market Supervisory Board re: Rules, Conditions, and Procedures for Establishment and Management of Infrastructure Fund and in accordance with the Fund Scheme. Accordingly, the Management Companies deem it appropriate to propose to the 2022 Annual General Meeting of Unitholders to acknowledge the Fund's dividend payment from the operating results of the year 2022.

The MC asked the Meeting if there was any query about such an agenda as there was an attendee asked or given an opinion as follows:

Mr. Tongkam Piyatheerawong, the unitholder attending the Meeting in person, asked how the Fund plan to distribute dividends or return capital from losses.

Mr. Anuchit Katetrakul as the representative from the Management Company answered that the payment of the capital reduction is in accordance with the policy of the Fund, which is paid from the excess liquidity in each accounting year and each quarter. If there is excess liquidity in any quarter, the Fund will consider reducing the fund and paying the unit holders as a return on investment. However, excess liquidity cannot be estimated in advance.

Resolution:

The Chairman then clarified that since this Agenda was an acknowledgment, therefore, it was concluded that the Meeting acknowledged the dividend payment from the operating results of the year 2022.

Agenda item 5 To acknowledge the appointment of the auditors and the determination of their remuneration for the year 2023.

The Chairman was assigned Mr.Eakamol Na. Ranong to inform the details of this agenda at the Meeting.

Mr. Eakamol Na. Ranong informed the Meeting about the appointment of the auditors and the determination of their remuneration for the fiscal year 2023.

The Management Companies have appointed the auditors from EY Office Limited to be the Fund's auditors for the fiscal year 2023 in order to audit and provide an opinion on the financial statements of the Fund as EY Office Company Limited has experience and expertise in auditing financial statements, as well as a good standard of work and business understanding, including performing the duties with good quality. The proposed auditors are all on the list of approved auditors who are allowed to audit as per the regulations of

the Securities and Exchange Commission. In addition, the auditors from EY Office Limited are knowledgeable and competent auditors and have no relationship and/or conflict of interest with the Management Company. The name of the auditors for the year 2023 is as follows:

1. Ms. Saranya Pludsri holding license no. 6768 and/or
2. Ms. Bongkot Kriangphanamorn holding license no. 4499 and/or
3. Ms. Wanwilai Phetsang holding license no. 4951

Any of the above-mentioned auditors shall be appointed to audit and provide opinion to the financial statements of the Fund, and in the case where any of the approved auditors is unable to perform her duties, EY Office Company Limited shall procure other qualified auditors from EY Office Limited to replace such auditor. The details of the profiles and work experience of the proposed auditors for the year 2023 are set out in the invitation letter sent to the unitholders.

Moreover, the Management Company has considered and determined a remuneration of auditors for the year 2023 in the amount of 1,154,000 baht (excluding the out-of-pocket expenses), the details of which are as follows:

Auditor's Remuneration	2020	2021	2022	2023	Difference
The audit fee for the financial statements (Audit Fee)	1,154,000	1,130,000	1,130,000	1,154,000	2.12%
Other service fees	-None-	-None-	-None-	-None-	

Remarks: The proposed audit fee does not include out-of-pocket expenses.

Mr. Eakamol Na. Ranong informed the Meeting that expenses adjusted in 2022, it was because the accounting examiner reduced the accounting exam rate during the COVID-19 pandemic in 2021 and 2022. After the situation eased, the audited firm continued to apply the same audit fee.

The MC informed the Meeting that the Management Companies considered and viewed that the auditors from EY Company Limited have adequately performed their duties with expertise in auditing and giving opinions on the Financial Statements of the Fund. They are neither relationship with nor interest in the Fund, its executives, major unitholders, or related persons thereof, and thus they are independent in performing their duties. Accordingly, the Management Companies deem it appropriate to appoint auditors from EY Company Limited as the Fund's auditors for the year 2023 in the amount of 1,154,000 baht (excluding the out-of-pocket expenses) and propose to the 2023 Annual General Meeting of Unitholders for the unitholders

to acknowledge the appointment of the auditors and the determination of their remuneration for the year 2023 according to the rules of the Securities and Exchange Commission and the Fund Scheme.

The MC asked the Meeting if there was any query about such an agenda. As there were attendees asked or gave opinions as follows:

Mr. Tongkam Piyatheerawong, the unitholder attending the Meeting in person, asked how the accounting company contributed to promoting the E-Tax.

Mr. Anuchit Katetrakul the representative from the Management Company answered that the announcement from the Securities and Exchange Commission's Office sets criteria regarding E-Tax that are related to mutual funds, which the management company will further consider.

Resolution:

The Chairman then clarified that since this Agenda was an acknowledgment, it was concluded that the Meeting acknowledged the appointment of the auditors and the determination of their remuneration for the year 2023.

Agenda item 6 Other matters (if any).

The Chairman informed the Meeting that this agenda had been scheduled for unitholders to inquire and/or provide any opinion to the Management Companies. Therefore, this agenda is not for unitholders meeting approval, and no voting is required for this agenda for transparency and fairness in the Meeting and to give equal rights to all Unitholders. Therefore, the Management Companies suppose that there should not be an addition of agenda items for consideration which is not stated in the invitation letter, as the unitholders do not obtain appropriate information and opportunities for consideration.

The Management Companies have no other matters to propose to the Meeting. The Management Companies then allow the unitholders to ask additional questions pertaining to the related matters.

The MC asked the Meeting if there was any query in relation to such an agenda. If there are many questions, the Management Companies reserve the right to select the only appropriate questions for arranging the duration of the Meeting.

Furthermore, there have been investors who have inquired through the electronic meeting system. After the Meeting has been conducted, the Management Company would like to gather the questions and provide the following answers:

Mr. Silawat Pongthunya asked whether the Fund is able to transformation into Real Estate Investment Trust (REITs).

The Management Company answered that the Fund is under research and consideration regarding to the possibility of such investment. In this regard, The Fund will gather all significant information and disclosure through the Stock Exchange of Thailand's information disclosure system for the unitholder's consideration accordingly.

Considering no unitholders asked any further questions or proposed any other matters for consideration, the MC thus invited the Chairman to give closing remarks for the 2023 Annual General Meeting of the Fund.

The Chairman informed the Meeting that the Meeting considered all of the agendas and answered all questions. By the corporate governance practices, the Management Companies will disclose the Notification of Resolutions of the 2023 Annual General Meeting of Unitholders through the Stock Exchange of Thailand's information disclosure system within the next business day. Furthermore, they shall disclose the Minutes of the 2023 Annual General Meeting of Unitholders on the Management Companies' website and the Fund's website and notify the disclosure of the said Minutes through the Stock Exchange of Thailand's information disclosure system within 14 days of the date of the Meeting for the consideration and reference of unitholders.

On behalf of the Management Companies of C.P. Tower Growth Leasehold Property Fund (CPTGF), the Chairman expressed her appreciation to all participants for attending the Meeting. Accordingly, they declared the Meeting adjourned at 2.50 p.m.

Sincerely yours,

Mr. Piraj Migasena
Chairman of the Meeting