

No. REMS014-2024 - EN

17 April 2024

Re: Disclosure of information of WHA Premium Growth Real Estate Investment Trust for the year 2024

To: Trust unitholders of WHA Premium Growth Real Estate Investment Trust

The Notification of the Capital Market Supervisory Board No. TorJor 33/2566, Re: Rules, Conditions and Procedures for Disclosure of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (No. 12) dated 31 October 2023 repeal the rules on holding annual general meetings and provides the trusts to prepare and disclose information of the trusts to unitholders in a way of two-way communication within four months from the end of the trust's fiscal year.

WHA Real Estate Management Co., Ltd. ("Company") in its capacity of the REIT Manager of WHA Premium Growth Real Estate Investment Trust ("Trust") hereby disclose the information of the Trust for the year 2024 to unitholders for acknowledgment as follow:

**1. To report the performance of Trust for the Year 2023, the significant management of the Trust and guidelines for future management of the Trust**

In the year 2023, the Trust successfully completed the 9<sup>th</sup> capital increase for investing in three additional projects of warehouses, factories and offices located in prime logistics areas in Bangna-Trad Area and Chonburi Province in the Eastern Economic Corridor Area (EEC). The total asset value of these new assets was Baht 3,566,486,000 with total building leasable areas of 142,896.00 sq.m. and rooftop areas of 36,466.00 sq.m. As a result of this transaction, the Trust has total building leasable areas under management of 1,886,703.83 sq.m. and rooftop area of 487,243.29 sq.m.

As of December 31, 2023, the majority of the assets are built-to-suit type which accounts for 53.2 percent of the total assets, and 89.2 percent of assets under management are distribution centers and warehouses. In terms of ownership, the Trust has assets in the form of freehold ownership for the proportion of 50.0 percent, leasehold with period of 30+30 years for 18.0 percent, and leasehold with a period of less than 30 years for 32.0 percent. Overall, the assets are well-diversified and all located in strategic locations for the logistics and supply chain of Thailand, which can be classified in four main locations.

- |  |                              |
|--|------------------------------|
| 1. Bangna-Trad Road and Ladkrabang Area          | 60.0% of total leasable area |
| 2. EEC Area (Chonburi Rayong and Chachoengsao)   | 19.0% of total leasable area |
| 3. Northern Bangkok Area (Ayudhaya and Saraburi) | 20.0% of total leasable area |



## 4. Samutsakorn Area (Rama II Road)

1.0% of total leasable area

In terms of the operation performance for the Year 2023, the average annual occupancy rate before undertaking of the Trust was 88.0 percent, higher than the average occupancy rate of industry in warehouse type, which was 84.3 percent<sup>1</sup>. The average annual occupancy rate after the undertaking was 90.0 percent. The weighted average lease expiry (WALE) was approximately 4.11 years, extending to approximately 6.93 years if the option to renew is included. Additionally, the contract renewal and the fill-in rate achieved was approximately 72 percent.

The tenants of the Trust have been well managed, and the portfolio has become more diversified in many aspects as the Trust's key strategy is to invest in additional assets on an annual basis. As of December 2023, the proportion of top 10 tenants represented 55.09 percent of all leasable areas. While this proportion in 2014, the year of Trust establishment, was 92.0 percent. Therefore, with this key strategy, the tenant concentration risk of the portfolio has reduced over the years.

In term of tenant nationality, Thai tenants were the major nationality of the portfolio which accounts for 31.3 percent of total leasable area. Other key nationalities were Asia (exclude Japan) and Europe which account for 26.1 percent and 18.3 percent respectively. On the industry aspect, the main tenants were in two industries including Third Party Logistics (3PLs), an important part of driving the economy nowadays, holding a proportion of 39.8 percent of total leasable area and Fast-Moving Consumer Goods (FMCG), a highly stable industry due to the constant demand for daily life products, holding a proportion of 22.7 percent of total leasable area.

Regarding financial and debt management, as of December 2023, the interest-bearing debt was Baht 15,385,000,000. The current Loan-to-Value ratio of was 27.8 percent, which provides more flexibility for the debt management. The average remaining maturity was 2.2 years, and the Trust has also been given an "A Stable" credit rating by TRIS Rating. Regarding expense control, the Trust has two major expenses which are asset management expenses and financial costs. In the year 2023, the Trust aimed to maintain the financial cost to the appropriate level by issuing three debentures to replace the expired debentures. As of December 31, 2023, the proportion of total interest-bearing debt (excluding lease liabilities) consisted of 72.8 percent debenture and 27.2 percent loan.

For the future outlook, the REIT manager expects 2024 to be one of challenging years. The proportion of lease expiration is approximately 25.0 percent of total occupied area, however, the Trust intends to fill the vacancy and renew contracts with potential tenants. In addition, the Trust has a plan to invest in additional assets

<sup>1</sup> Source: Knight Frank Chartered (Thailand) Co., Ltd.



annually to achieve risk diversification, minimize tenant concentration risks and ensure no significant impacts to the performance of the Trust if uncontrollable factors exist.

For the distribution policy, the Trust has provided the benefit distribution to the unitholders on a regular basis since the establishment of the Trust, despite the significant impact of the COVID-19 pandemic on the global economy and operations in various industries. In the past three years, the Trust has paid the benefit distribution in the range between Baht 0.75 per unit and Baht 0.77 per unit, which are consistent distributions with stable growth rate. Additionally, in the year 2023, the Trust paid the higher benefit distribution than the previous year at Baht 0.7735 per unit, an increase of 1.07 percent year-over-year.

Detailed information on the attached Annual Report of the Year 2023

## 2. To report the financial statements of Trust for the Year 2023

The Company has prepared the Trust's financial statements for the fiscal year 2023 ended on December 31, 2023 which were audited and certified by the auditors as shown in the Annual Report of the Year 2023 as attached with the summary below.

### Statement of Comprehensive Income for the Period from January 1, 2023 to December 31, 2023

|  |                      |             |
|--|----------------------|-------------|
| <b>Total Income</b>  | <b>3,397,677,860</b> | <b>Baht</b> |
| <b>Total Expense</b>   | <b>368,459,984</b>   | <b>Baht</b> |
| Net Income before Financial Cost and Net Gain (Loss) from investment       | 3,029,217,876        | Baht        |
| Financial Costs  | 414,152,403          | Baht        |
| Net Investment Gain (Net Income before Net Gain (Loss) from Investment)    | 2,615,065,473        | Baht        |
| Net loss from investments  | (369,547,878)        | Baht        |
| <b>Increase in Net Assets from Operations during the Year (Net Profit)</b> | <b>2,245,517,595</b> | <b>Baht</b> |

### Statement of Financial Position as of December 31, 2023

|   |                       |             |
|---|-----------------------|-------------|
| Investments in Properties at Fair Value                 | 52,807,817,947        | Baht        |
| Cash and Cash Equivalents                               | 1,915,447,714         | Baht        |
| Deferred Expenses                                       | 23,890,835            | Baht        |
| Deferred income from operating lease agreements         | 394,925,281           | Baht        |
| Refundable value added tax                              | 21,489,158            | Baht        |
| Other Assets  | 136,664,954           | Baht        |
| <b>Total Assets</b>                                     | <b>55,300,235,889</b> | <b>Baht</b> |
| Short-term Borrowings from Financial Institutions - Net | 1,790,677,591         | Baht        |
| Accrued expenses  | 133,168,969           | Baht        |
| Unearned rental and service income                      | 15,438,024            | Baht        |



|  |                       |             |
|--|-----------------------|-------------|
| Deposits received from customers                       | 1,377,126,094         | Baht        |
| Long-term Borrowings from Financial Institutions - Net | 2,375,390,025         | Baht        |
| Debentures - net                                       | 11,181,655,493        | Baht        |
| Lease liabilities, net                                 | 792,231,614           | Baht        |
| Other Liabilities                                      | 175,470,387           | Baht        |
| <b>Total Liabilities</b>                               | <b>17,841,158,197</b> | <b>Baht</b> |
| <b>Net Assets</b>                                      | <b>37,459,077,692</b> | <b>Baht</b> |

The net investment income of the year 2023 was Baht 2,615.07 million which represents approximately 5 percent increase from the year 2022. The Trust recognized full-year revenue from additional assets acquired through the 8<sup>th</sup> capital increase in 2022 together with the partial revenue from assets acquired through the 9<sup>th</sup> capital increase in 2023. Additionally, the increase in net assets from operations during the year (net profit) for the year 2023 is Baht 2,245.52 million, which decreased by approximately Baht 72.19 million or 3.11 percent from the previous year. The reason of this decrease is from the increase of unrealized loss which results of the annual asset valuation, totaling 196.30 million or 113.31 percent. However, this does not affect the cash performance of the Trust.

### 3. To report the appointment of auditors of the Trust for the year 2024

The Company, upon consideration, has appointed the auditors of the Trust for the year 2024 from Pricewaterhousecoopers ABAS Ltd. ("Pricewaterhouse"), namely:

1. Mr. Boonrueng Lerdwiseswit, C.P.A. (Thailand) No. 6552 and/or
2. Ms. Wanvimol Preechawat, C.P.A. (Thailand) No. 9548, and/or
3. Ms. Rodjanart Banyatananusard, C.P.A. (Thailand) No. 8435

Either of the above persons is able to act as the auditor and give opinion to the financial statement of the Trust. In case any above persons may not perform his/her duties, PriceWaterHouse may provide its other auditor to perform the duties.

Remuneration of the auditors for the year 2024 is Baht 961,000 (Exclusion of other Expense).

The Stock Exchange of Thailand allows the listed companies to provide Annual Report in the QR Code format. Therefore, the Company hereby provides the Annual Report of the year 2023 of the Trust to Trust unitholders in the QR Code format. In case any unitholder requires the Annual Report in the booklet format, kindly contact Mr. Nipat Payungitsombat or Ms. Jariya Charnprecha at WHA Real Estate Management Company Limited, No. 777 WHA TOWER, 22<sup>nd</sup> Floor, Room 2206, Moo 13, Debaratna Road (Bangna-Trad) KM.7, Bang Kaeo Sub-district, Bang Phli District, Samutprakarn Province 10540 or Tel: 02-753-3159, Fax Number: 02-753-3527, E-mail: nipatp@wha-rem.co.th; jariyac@wha-rem.co.th

For any questions or inquiries that Trust unitholders may have, the Company will provide the communication channel via [www.whareit.com](http://www.whareit.com) on the date between 17 April 2024 and 30 April 2024. The Company will summarize all the questions and inquiries and will publish the same in the information system of the Securities and Exchange of Thailand within 14 May 2024.

On providing questions/ inquiries, kindly fill in all required information and ensure the accuracy.

The Company reserves the right not to respond questions and inquiries if the Company does not receive the information of Trust unitholders, the information of Trust unitholders is not accurate, the information is confidential and may not be disclosed or the information affects third parties' right.

Please kindly be informed accordingly.

Sincerely Yours,



(Ms. Jareeporn Jarukornsakul)

Chairman of Board of Directors

WHA Real Estate Management Co., Ltd

REIT Manager

