

Date 23 November 2023

Re: Notification of Subscription Right for Newly Issued Trust Units of the Eighth Capital Increase of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust

To: Trust unitholders of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust

- Enclosures
1. Certificate of Subscription Right for Newly Issued Trust Units of the Eighth Capital Increase (issued by Thailand Securities Depository Co., Ltd. as the Registrar of WHART)
 2. Details regarding the Trust Unit Subscription Method for the Eighth Capital Increase
 3. Executive Summary of Registration Statement for the Trust Unit Offering for the Eighth Capital Increase of WHART (Fact Sheet)
 4. Subscription Form for Newly Issued Trust Units for the Eighth Capital Increase of WHART
 5. FATCA/CRS Self-Certification Form for Individual Customer applicable for subscriber wishing to deposit securities into Issuer Account
 6. FATCA/CRS Self-Certification Form for Entity/Juristic Person applicable for juristic person subscribers and wishing to deposit securities into Issuer Account
 7. List of nationalities of the existing trust unitholders that are not Thai which the REIT Manager will take into consideration whether to not offer trust units
 8. Suitability Test for Individual Investor
 9. Suitability Test for Juristic Investor
 10. Know Your Customer & Customer Due Diligence (KYC/CDD) Form
 11. Power of Attorney (POA)

As the Office of the Securities and Exchange Commission (the “Office of the SEC”) has approved WHA Real Estate Management Co., Ltd. (“Company” or “REIT Manager”), in its capacity as the REIT Manager of WHA

Premium Growth Freehold and Leasehold Real Estate Investment Trust (“WHART”) to offer newly issued trust units of the eighth capital increase of WHART on 7 November 2023 and the Registration Statements and Prospectus of the eighth capital increase of WHART are effective on 10 November 2023, the summary of such Registration Statements and Prospectus are provided in Enclosure 3 Executive Summary of Registration Statement for the Trust Unit Offering for the Eighth Capital Increase of WHART (“Fact Sheet”),

The Company would like to announce the information regarding the offering of additional trust units for the eighth capital increase of WHART as follows:

1. The total number of additional trust units of the eighth capital increase shall not exceed 195,899,000 units, comprising:

First Portion offered to existing trust unitholders whose names appear in the trust unitholders register in proportion to their respective trust unitholding, without allocating to trust unitholders who will cause WHART to have duties under foreign law.

To give subscription right to existing trust unitholders whose names appear in the trust unitholders register of WHART in proportion to their respective trust unitholding as indicated in Clause 2, but will not offer to trust unitholders, if doing so would violate the laws, rules and regulations regarding the offering and allocation of trust units in foreign countries or would impose unreasonable burden and operation expenses under foreign laws on WHART, for portion of not exceeding 195,899,000 units.

Details of the nationalities of trust unitholders that are not Thai, which the REIT Manager will take into consideration whether to not offer trust units pursuant to the abovementioned eligibility are as indicated in Enclosure 7.

In the event the allotment of newly issued trust units as mentioned above results in any existing trust unitholders having the right to subscribe for newly issued trust units in a fraction of a trust unit that cannot be allotted as a full trust unit, such fraction of trust unit shall be rounded down to the nearest integer number. In this regard, existing trust unitholders may declare their intention to subscribe to the newly issued trust units in accordance with their subscription right, or in excess of their subscription right or less than their subscription right or waive their right to subscribe to newly issued trust units for this offering.

After the allotment of trust units in the First Portion to existing trust unitholders, the REIT Manager reserves the right to allocate the remaining trust units to the existing trust unitholders who have declared

their intentions to subscribe trust units in excess of the number they are entitled to, as it deems appropriate, at the same time or after the allocation of trust units in the Third Portion.

Second Portion offered to WHA Corporation Public Company Limited ("WHA") and/or WHA's associated persons

The number of trust units to be allotted to WHA and/or WHA's associated persons, when combining with the number of trust units allotted to WHA and/or WHA's associated persons in the First Portion shall not exceed 15 percent of the total number of trust units issued and offered in the eighth capital increase, equivalent to not exceeding 29,384,850 units.

Third Portion offered the outstanding units from the First Portion and/or the Second Portion to (1) persons on a private placement basis (Private Placement) which include institutional investors, who are not trust unitholders, and/or (2) the general public (Public Offering) as deemed appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. TorThor. 27/2559 Re: Rules, Conditions, and Procedures for Securities Underwriting, and other related notifications, whereby the number of additional trust units offered in this portion might include the number of outstanding additional trust units after the offering for sale in the First Portion and/or the Second Portion.

In this regard, the REIT Manager reserves the right to allot the remaining trust units to the subscribers who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe to trust units in excess of the number they are entitled to, at the same time or after the allocation of trust units in the Third Portion. In addition, in the event that the allocation of this additional trust units results in any subscriber entitled to subscribe in the First Portion having the right to subscribe for newly issued trust units in a fraction of a trust unit that cannot be allotted as a full trust unit, such fraction of trust unit shall be rounded down to the nearest integer number.

2. Offering ratio for allotment of the newly issued trust units issued and offered to the existing trust unitholders entitled to be allotted newly issued trust units in proportion to their respective trust unitholding is **1 existing trust unit to 0.0598 newly issued trust unit**. In case there is remaining fraction of trust unit from calculation, the fraction shall be rounded down to the nearest integer number.
3. The maximum offering price of the trust unit shall not exceed **Baht 9.60 per trust unit**. The REIT Manager will announce the final offering price during the subscription period of the trust units through the website of the Stock Exchange of Thailand. The following subscribers shall make subscription payment at the maximum offering price:

- The subscribers in the portion offered to the existing trust unitholders in the type of individuals and juristic persons.
- The subscribers in the portion offered to the existing trust unitholders in the type of institutional investors who have not submitted Bookbuilding document.

In the event that the final offering price is lower than the maximum offering price for trust units, the underwriter who accepts the subscription from the subscribers will refund the difference between the final offering price and the maximum offering price without any interest and/or compensation to the subscribers according to the method as indicated in the Prospectus.

4. Channels for the request of subscription form and subscription place, together with subscription period of the additional trust units are as follows:

Type of Investors	Subscription Price	Channels for the request of subscription form and subscription place and Subscription Period
First Portion: Offered to existing trust unitholders whose names appear in the trust unitholders register in proportion to their respective trust unitholding		
Type of individuals and juristic persons	Subscribe at the maximum offering price, which is Baht 9.60 per unit	Subscription can be made at the offices and branches of the Lead Underwriter, together with the online channel of the Lead Underwriter and the telephone system of the Lead Underwriter, during 1 December 2023, 4 December 2023 and 6 December 2023 to 7 December 2023 from 9.00-16.00 hrs. or the business hours of the offices and branches of the Lead Underwriter and 8 December 2023 from 9.00 hrs. or the business hours of the offices and branches of the Lead Underwriter until 15.00 hrs.
Type of institutional investors who have not submitted Bookbuilding document	Subscribe at the maximum offering price, which is Baht 9.60 per unit	Subscription can be made only at the offices of the Lead Underwriter during 1 December 2023, 4 December 2023 and 6 December 2023 to 7 December 2023 from 9.00-16.00 hrs. and 8 December 2023 from 9.00 - 15.00 hrs.

Type of Investors	Subscription Price	Channels for the request of subscription form and subscription place and Subscription Period
Type of institutional investors who have submitted Bookbuilding document	Subscribe at the final offering price	Subscription can be made only at the offices of the Lead Underwriter during 13 December 2023 to 15 December 2023 and 18 December 2023 from 9.00-16.00 hrs.
Second Portion: Offered to the additional trust units to WHA and/or WHA's associated persons		
WHA and/or WHA's associated persons not exceeding 15 percent of the total number of trust units to be issued and offered (when combining with the number of trust units to be allocated under the First Portion)	Subscribe at the final offering price	Subscription can be made only at the offices of the Lead Underwriter during 13 December 2023 to 15 December 2023 and 18 December 2023 from 9.00-16.00 hrs.
Third Portion: Offered the outstanding additional trust units after the offering for sale in the First Portion and the Second Portion to: (1) persons on a private placement basis; and/or (2) the general public		
Institutional investors	Subscribe at the final offering price	Subscription can be made only at the offices of the Lead Underwriter during 13 December 2023 to 15 December 2023 and 18 December 2023 from 9.00-16.00 hrs.
Persons under the discretion of the Underwriters as specified in the Prospectus	Subscribe at the final offering price	Subscription can be made at the offices and branches of the Underwriters, together with the online channel of the Lead Underwriter and the telephone system of the Underwriters, during 13 December 2023 to 15 December 2023 and 18 December 2023 from 9.00-16.00 hrs. or the business hours of the offices and branches of the Underwriters.

Details and subscription method or other conditions are as specified in Enclosure 2 Details regarding the Trust Unit Subscription Method for the Eight Capital Increase and the Prospectus of the Eight Capital Increase of WHART, Part 3: Details regarding the offering of trust units.

The Lead Underwriter will not offer to the trust unitholders if doing so would violate the laws, rules and regulations regarding the offering and allocation of trust units in foreign countries, or would impose unreasonable burden and operation expenses under foreign laws on WHART, or in the event that the subscriber is holds other non-Thai nationalities, as provide in list of nationalities of the existing trust unitholders that are not Thai which the REIT Manager will take into consideration whether to not offer trust units (please see further details of such nationalities in Enclosure 7).

In this regard, the investor can study additional information from the effective Prospectus. Such document is available for download at the website of the Office of the SEC (www.sec.or.th).

Kindly be informed accordingly.

Yours respectfully,



(Mr. Anuwat Jarukornsakul)

Chief Executive Officer

WHA Real Estate Management Company Limited

REIT Manager