

Date 25 October 2021

Re: Notification of Subscription Right for Newly Issued Trust Units of the Sixth 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 Sixth Capital Increase (issued by Thailand Securities Depository Co., Ltd. as the Registrar of WHART)
 2. Details regarding the Trust Unit Subscription Method for the Sixth Capital Increase
 3. Executive Summary of Registration Statement for the Trust Unit Offering for the Sixth Capital Increase of WHART (Fact Sheet)
 4. Subscription Form for Newly Issued Trust Units for the Sixth Capital Increase of WHART
 5. U.S. Indicia Checklist (Individual & Juristic Person), only applicable for subscriber wishing to deposit securities into Issuer Account
 6. FATCA Status Questionnaire for Juristic Person, only applicable for juristic person subscribers and wishing to deposit securities into Issuer Account only
 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
 9. Know Your Customer & Customer Due Diligence (KYC/CDD) Form
 10. 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 sixth capital increase of WHART on 6 October 2021 and the Registration Statements and Prospectus

of the sixth capital increase of WHART are effective on 14 October 2021, 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 Sixth Capital Increase of WHART (“Fact Sheet”),

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

1. The total number of additional trust units of the sixth capital increase shall not exceed 385,898,000 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 328,013,000 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% of the total number of trust units issued and offered in the sixth capital increase, equivalent to not exceeding 57,884,700 units.

Third Portion offered to (1) persons on a private placement basis (Private Placement) which include institutional investors, who are not trust unitholders according to the Notification of the Office of the Securities and Exchange Commission, and are not connected persons of the owners of the immovable property according to the relevant Notification of the Securities and Exchange Commission 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. 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 0.1181 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 **12.90 per trust unit**¹. The REIT Manager will announce the final offering price during the subscription period of the trust units through the website of

¹ 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 Section 3 Clause 2.7.2 of the Registration Statement for the offering of trust units and the Prospectus for the offering of newly issued trust units in the sixth capital increase.

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	Channels for the request of subscription form and subscription place	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	<ul style="list-style-type: none"> • Online channel of KASIKORNBANK Public Company Limited through the website : www.kasikornbank.com/kmyinvest (only individuals) • Branches of KASIKORNBANK Public Company Limited 	8 November to 11 November 2021 from 9.00-16.00 hrs. or the business hours of the branches and 12 November 2021 from 9.00 hrs. or the business hours of the branches until 15.00 hrs.
Type of institutional investors who have not submitted	Office of the Lead Underwriter, KASIKORNBANK Public Company Limited	8 November to 11 November 2021 from 9.00-16.00 hrs. and

Type of Investors	Channels for the request of subscription form and subscription place	Subscription Period
Bookbuilding document	No. 400/22 KASIKORNBANK Public Company Limited Phahon Yothin Office, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok 10400	12 November 2021 from 9.00 - 15.00 hrs.
Type of institutional investors who have submitted Bookbuilding document	Office of the Lead Underwriter, KASIKORNBANK Public Company Limited No. 400/22 KASIKORNBANK Public Company Limited Phahon Yothin Office, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok 10400	16 November to 18 November 2021 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	Office of the Lead Underwriter, KASIKORNBANK Public Company Limited No. 400/22 KASIKORNBANK Public Company Limited Phahon Yothin Office, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok 10400	16 November to 19 November 2021 from 9.00-16.00 hrs.
Third Portion offered to (1) persons on a private placement basis (Private Placement) and/or (2) the general public (Public Offering) 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		

Type of Investors	Channels for the request of subscription form and subscription place	Subscription Period
Institutional investors	Office of the Lead Underwriter, KASIKORNBANK Public Company Limited No. 400/22 KASIKORNBANK Public Company Limited Phahon Yothin Office, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok 10400	16 November to 19 November 2021 from 9.00-16.00 hrs.
Persons under the discretion of the Underwriter as specified in the Prospectus	<ul style="list-style-type: none"> • Online channel of KASIKORNBANK Public Company Limited through the website : www.kasikornbank.com/kmyinvest (only individuals) • Branches of KASIKORNBANK Public Company Limited • Channels of underwriter(s) and/or selling agent(s) which the offeror may appoint later. 	During 16 November to 19 November 2021 from 9.00-16.00 hrs. or the business hours of the branches.

Details and subscription method or other conditions are as specified in **Enclosure 2** Details regarding the Trust Unit Subscription Method for the Sixth Capital Increase and the Prospectus of the Sixth 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 (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