

14 September 2026

Re: Notification of the subscription right for the newly issued trust units for the ninth capital increase of
WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust

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

- Enclosures
1. Certificate of Subscription Right for the Newly Issued Trust Units for the Ninth Capital Increase (issued by Thailand Securities Depository Co., Ltd., as the Registrar of WHART)
 2. Details regarding the trust unit subscription method for the ninth capital increase
 3. Executive summary of the registration statement for the offering of trust units for the ninth capital increase of WHART (Fact Sheet)
 4. Subscription form for the newly issued trust units for the ninth capital increase of WHART
 5. FATCA/CRS Self-Certification Form for Individual Customer, applicable for subscribers wishing to deposit the securities into the Issuer Account
 6. FATCA/CRS Self-Certification Form for Entity/Juristic Person, applicable for juristic person subscribers wishing to deposit the securities into the Issuer Account
 7. List of nationalities of the existing trust unitholders that are not Thai which the REIT Manager shall take into consideration whether or not to offer the 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 Form

Pursuant to which the Office of the Securities and Exchange Commission (the “Office of the SEC”) has approved WHA Real Estate Management Company Limited (the “REIT Manager”), in its capacity as the REIT manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (“WHART”), to offer the newly issued trust units for the ninth capital increase of WHART on 20 August 2026 and the registration statement for the offering of trust units and the prospectus for the offering of trust units for the ninth capital increase of WHART have become effective on 1 September 2026, whereby the summary of such registration statement for the offering of trust units and the prospectus for the offering of trust units shall be as appeared in Enclosure 3 Executive summary of the registration statement for the offering of trust units for the ninth capital increase of WHART (Fact Sheet).

The REIT Manager hereby provides the material information regarding the offering of the additional trust units for the ninth capital increase of WHART as follows:

1. The total number of the newly issued trust units for the ninth capital increase shall not exceed 127,545,000 units, comprising:

First Portion To offer to the existing trust unitholders whose names appear in the trust unitholders register in proportion to their respective trust unitholding proportion, without allocating to the trust unitholders who would cause WHART to be subject to the obligations under foreign laws.

To grant the trust units subscription right to the existing trust unitholders whose names appear in the trust unitholders register of WHART (which may include WHA Corporation Public Company Limited (“WHA”) and/or WHA’s associated persons) in proportion to their respective trust unitholding proportion as indicated in Clause 2, without offering to the trust unitholders, if doing so constitutes an act contrary to the rules, regulations or requirements relating to the offering and allocation of trust units in foreign countries, or would cause unreasonable burden and operational expenses to WHART under the foreign laws, in the amount not exceeding 127,545,000 units.

The list of the nationalities of the existing trust unitholders that are not Thai, which the REIT Manager shall take into consideration whether or not to offer the trust units pursuant to the abovementioned eligibility is as indicated in Enclosure 7.

In this regard, the existing trust unitholders may declare their intention to subscribe for the additional trust units offered this time in accordance with their allocated right, or in excess of their allocated right, or in an amount lower than their allocated right, or waive their right to subscribe for the additional trust units offered this time.

In the event where the allocation of trust units according to the prescribed proportion results in any existing trust unitholders being entitled to subscribe for additional trust units in a fractional amount which cannot be made a whole unit, such fractional trust units shall be rounded down to the nearest whole unit.

After the completion of the allocation of the trust units under the First Portion to the existing trust unitholders in accordance with their allocated right, the REIT Manager will allocate the remaining additional trust units to the existing trust unitholders who have declared their intention to subscribe for the trust units in excess of their allocated right, as the REIT Manager deems appropriate, either concurrently with or after the allocation of the trust units under the Second Portion, or otherwise.

Second Portion To allocate the remaining trust units from the offering under the First Portion to (1) the persons on a private placement basis (private placement), including the institutional investors who are not the existing trust unitholders of WHART in accordance with the notifications of the Office of the SEC 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 the Underwriting of Securities and any other relevant notifications.

In this regard, the REIT Manager reserves the right to allocate the remaining trust units after the allocation of the trust units to the existing trust unitholders who are entitled to subscribe for the trust units under the First Portion who have declared their intention to subscribe for the trust units in excess of their allocated right, as the REIT Manager deems appropriate, either concurrently with or after the allocation under the Second Portion, or otherwise.

Nevertheless, the allocation of the trust units as aforementioned shall not result in any trust unitholder or any group of persons being the trust unitholder of WHART which hold more than 50 percent of the total trust units issued and offered by WHART.

2. The offering ratio for the allocation of the additional trust units issued and offered to the existing trust unitholders entitled to be allotted the additional trust units in proportion to their respective trust unitholding proportion is at **1 existing trust unit to 0.0367 newly issued trust units**. In this regard, the trust units which are calculated to a fractional amount which cannot be made a whole unit shall be rounded down to the nearest whole unit.
3. The maximum offering price of the trust units shall not exceed **Baht 11.10 per trust unit**. In this regard, the REIT Manager will announce the final offering price through the website of the Stock Exchange of Thailand during the subscription period, whereby the following subscribers shall make subscription payment at the maximum offering price:
 - The subscribers of the portion offered to the existing trust unitholders who are individuals and juristic persons.
 - The subscribers of the portion offered to the existing trust unitholders who are institutional investors who have not submitted the Bookbuilding document.

In the event that the final offering price is lower than the maximum offering price of the trust units, the underwriter who has accepted the subscription from the subscribers shall refund the difference between the final offering price and the maximum offering price of the trust units without any interest

and/or compensation to the subscribers in accordance with the method indicated in the effective prospectus for the offering of trust units.

4. The details of the subscription place, together with the subscription period are as follows:

Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period
First Portion Offering to existing trust unitholders whose names appear in the trust unitholder register in proportion to their respective trust unitholding proportion		
Individuals and juristic persons	Subscribe at the maximum offering price at Baht 11.10 per unit	Subscription can be made at the offices and branches of the lead underwriter, including the online channel of the lead underwriter and the recorded telephone system of the lead underwriter during the period from 21 September 2026 to 24 September 2026, from 9.00 hrs. to 16.00 hrs., or during the business hours of the offices and branches of the lead underwriter; and on 25 September 2026, from 9.00 hrs. or the business hours of the offices and branches of the lead underwriter to 15.00 hrs.
Institutional investors who have not submitted the Bookbuilding document	Subscribe at the maximum offering price at Baht 11.10 per unit	Subscription can be made only at the offices of the lead underwriter during the period from 21 September 2026 to 24 September 2026, from 9.00 hrs. to 16.00 hrs., and on 25 September 2026, from 9.00 hrs. to 15.00 hrs.
Institutional investors who have submitted the Bookbuilding document	Subscribe at the final offering price	Subscription can be made only at the offices of the lead underwriter during the period from 28 September 2026 to 30 September 2026, from 9.00 hrs. to 16.00 hrs.
WHA and/or WHA's associated persons	Subscribe at the final offering price	Subscription can be made only at the offices and branches of the lead underwriter during the period from 28 September 2026 to 1 October 2026, from 9.00 hrs. to 16.00 hrs.

Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period
Second Portion Offering the outstanding additional trust units from the offering under the First 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 the period from 28 September 2026 to 1 October 2026, from 9.00 hrs. to 16.00 hrs.
Persons under the discretion of the Underwriters	Subscribe at the final offering price	Subscription can be made at the offices and branches of the underwriters, including the online channel of the lead underwriter and the recorded telephone system of the underwriters during the period from 28 September 2026 to 1 October 2026, from 9.00 hrs. to 16.00 hrs., or the business hours of the offices and branches of the underwriters.

In this regard, please consider the additional details concerning the subscription of the trust units and the subscription payment in **Enclosure 2** Details regarding the trust unit subscription method for the ninth capital increase and in Part 3 Details on the Offering of Trust Units, of the prospectus for the offering of trust units for the ninth capital increase.

- The Lead Underwriter shall not offer the trust units to the trust unitholders if such offering may result in an act contrary to the laws, rules and regulations relating to the offering and allocation of trust units in any foreign countries, or would impose unreasonable obligations and operational expenses on WHART under the foreign laws, or in the event that the subscriber is a person of any nationality other than Thai nationality, as provided in the list of nationalities of the existing trust unitholders that are not Thai which the REIT Manager shall take into consideration whether or not to offer the trust units, details of which shall be as appeared in **Enclosure 7**.

In this regard, investors may study additional information from the effective prospectus for the offering of the trust units, which shall be available for download at the website of the Office of the SEC (www.sec.or.th).

Please be informed accordingly.

Yours respectfully,

(Mr. Suppasit Sitthasate)

Chief Executive Officer

As the Authorized Person

WHA Real Estate Management Company Limited

REIT Manager