Enclosure 2

Details regarding the Trust Unit Subscription Method for the Ninth Capital Increase

Part 1 Information on the Allocation of Additional Trust Units for the Ninth Capital Increase

1. Date and number of the Board of Directors' Meeting which approved the allocation of the additional trust units for the ninth capital increase

   The Board of Directors' Meeting No. 4/2026, held on 10 March 2026

2. Details of the allocation of the additional trust units for the ninth capital increase

Type of trust unit	:	Non-redeemable trust units
Existing paid-up capital	:	Baht 30,760,867,981.30
Increasing paid-up capital	:	Not exceeding Baht 1,415,749,500
Number of trust units to be issued and offered	:	Not exceeding 127,545,000 units
Maximum offering price (Baht per unit)	:	Baht 11.10
Capital to be increased and allotted to the existing trust unitholders	:	Not exceeding Baht 1,415,749,500
Number of trust units to be issued, offered and allocated to the existing trust unitholders	:	Not exceeding 127,545,000 units
Allocation method	:	The REIT Manager shall allocate the newly issued trust units for the ninth capital increase in the amount not exceeding 127,545,000 units as follows: 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.

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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) as of the record date for the determination of the list of trust unitholders entitled to subscribe for the trust units to be issued and offered on 4 September 2026, whereby the offering ratio to the existing trust unitholders shall be at 1 existing trust unit to 0.0367 newly issued trust units, 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, or in the event that the subscriber is a person of any nationality other than Thai nationality. The nationalities of the existing trust unitholders that are not Thai, which the REIT Manager shall take into consideration whether to not offer the trust units pursuant to the abovementioned eligibility are 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

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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 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 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.

In the event of any problems, obstacles or restrictions in the processes, and to ensure fair treatment of all investors and for the successful offering of this additional trust unit, the REIT Manager and/or the Lead Underwriter reserve the right to exercise discretion in changing the number of the aforementioned trust unit allocated to each type of investors (claw back/claw forward), according to the details set out in this document as deemed appropriate, taking into

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account various factors, such as the demand from each type of investors, etc., provided that the action does not violate the Securities and Exchange Act B.E. 2535 (and its amendments) and other related laws.

3. Underwriters

3.1 Lead Underwriter

KASIKORNBANK Public Company Limited

No. 400/22, KASIKORNBANK Building, Phahon Yothin Road, Sam Sen Nai Sub-District, Phaya Thai District, Bangkok

Tel: (02) 888-8888

4. Subscription period and subscription payment period for the trust units

4.1 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	Payment of Subscription Amount
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[/1]	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.	- If the subscription is made during the period from 21 September 2026 to 12.00 hrs. of 24 September 2026, the subscription payment shall be made either through: (1) cash, wire transfer or transfer through BAHTNET system; or (2) cheque, cashier's cheque or draft. - If the subscription is made after 12.00 hrs. of 24 September 2026, the subscription payment shall be made by cash, wire transfer or transfer through BAHTNET system only.
Institutional investors who have not submitted the Bookbuilding document	Subscribe at the maximum offering price at Baht 11.10 per unit[/1]	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.	- If the subscription is made during the period from 21 September 2026 to 12.00 hrs. of 24 September 2026, the subscription payment shall be made either through: (1) cash, wire transfer or transfer through BAHTNET system; or

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Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period	Payment of Subscription Amount
			(2) cheque, cashier's cheque or draft. - If the subscription is made after 12.00 hrs. of 24 September 2026, the subscription payment shall be made by cash, wire transfer or transfer through BAHTNET system only.
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.	- If the subscription is made during the period from 28 September 2026 to 12.00 hrs. of 29 September 2026, the subscription payment shall be made either through: (1) cash, wire transfer or transfer through BAHTNET system; or (2) cheque, cashier's cheque or draft. - If the subscription is made after 12.00 hrs. of 29 September 2026, the subscription payment shall be made by cash, wire transfer or transfer through BAHTNET system only.
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.	- If the subscription is made during the period from 28 September 2026 to 12.00 hrs. of 30 September 2026, the subscription payment shall be made either through: (1) cash, wire transfer or transfer through BAHTNET system; or (2) cheque, cashier's cheque or draft. - If the subscription is made after 12.00 hrs. of 30 September 2026, the subscription payment shall be made by cash, wire transfer or transfer through BAHTNET system only.
<u>Second Portion</u>	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	- If the subscription is made during the period from 28 September 2026 to 12.00 hrs. of 30 September 2026, the subscription payment shall be made either through:

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Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period	Payment of Subscription Amount
		1 October 2026, from 9.00 hrs. to 16.00 hrs.	(1) cash, wire transfer or transfer through BAHTNET system; or (2) cheque, cashier's cheque or draft. - If the subscription is made after 12.00 hrs. of 30 September 2026, the subscription payment shall be made by cash, wire transfer or transfer through BAHTNET system only.
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.	- If the subscription is made during the period from 28 September 2026 to 12.00 hrs. of 30 September 2026, the subscription payment shall be made either through: (1) cash, wire transfer or transfer through BAHTNET system; or (2) the transfer through the Automatic Transfer System (ATS) or by debiting from the securities trading account of the subscriber (only in the case of the subscription with the underwriter who accepts the payment through such system and can only be done for the subscriber who has opened a securities trading account with the underwriter and has made a request to automatically transfer money to pay for the obligations and such system is effective on the date of the subscription); or (3) cheque, cashier's cheque or draft. - If the subscription is made after 12.00 hrs. of 30 September 2026, the subscription payment shall be made either through: (1) cash, wire transfer or transfer through BAHTNET system; or (2) the transfer through the Automatic Transfer System (ATS) or by debiting

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Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period	Payment of Subscription Amount
			from the securities trading account of the subscriber (only in the case of the subscription with the underwriter who accepts the payment through such system and can only be done for the subscriber who has opened a securities trading account with the underwriter and has made a request to automatically transfer money to pay for the obligations and such system is effective on the date of the subscription).

Remark: /1 *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.*

5. Subscription method, supporting documents for the subscription and details of the subscription payment method for the existing trust unitholders entitled to subscribe for the trust units of the capital increase No. 9

5.1 Subscription by completing the details in the trust unit subscription form (hard copy)

5.1.1 Supporting documents for the subscription

(1) Trust Unit Subscription Form, whereby the subscriber must correctly, completely and clearly complete the details of the subscription in the trust unit subscription form, and affix his/her signature thereto. In the case where the subscriber is a juristic person, the trust unit subscription form shall be signed by the authorized signatories of such juristic person and affixed with the juristic person's seal (if any);

(2) Certificate of Subscription (if any) issued by Thailand Securities Depository Co., Ltd. ("TSD");

(3) Copy of evidence of payment;

(4) In the event that the subscriber does not have an account with the lead underwriter and/or has not completed the Know Your Customer & Customer Due Diligence (KYC/CDD) procedures, the subscriber must correctly, completely and clearly

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complete the KYC/CDD procedures and affix his/her signature thereto, and submit the same to the lead underwriter as supporting document of the trust unit subscription form;

(5) Suitability Test for Individual Investor or Suitability Test for Juristic Investor (as the case may be) (in the event that the subscriber has not conducted a risk assessment or suitability test with the lead underwriter within 2 years prior to the subscription for the trust units);

(6) FATCA/CRS Self-Certification Form for Individual Customer for individual customers who intend to deposit the securities into the issuer account or FATCA/CRS Self-Certification Form for Entity/Juristic Person for juristic person customers who intend to deposit the securities into the issuer account (as the case may be) (in the event that the subscriber uses the services of TSD to deposit securities into the account of the issuer, member No. 600);

(7) Copy of the first page of the bank passbook specifying the account number and account name, in the event that the subscriber requests a refund of the subscription proceeds for the trust units by transferring the proceeds to a bank account, whereby the name of such bank account must be the same as the name of the subscriber, together with a certification of true and correct copy; and

(8) Copy of identification evidence (as the case may be), duly certified true and correct copy, pursuant to the following details:

<u>In the case of an individual of Thai nationality</u>

- A copy of the valid and unexpired Thai national identification card of the subscriber, duly certified as a true and correct copy, whereby the signature must correspond to the signature affixed to all documents relating to the subscription, or in the event that the subscriber does not have a national identification card, a copy of the house registration containing the 13-digit national identification number or a copy of another official document containing the 13-digit national identification number;
- Document or evidence evidencing a change of name or surname (if any), duly certified as a true and correct copy;
- In the event that the subscriber is a minor who does not have a national identification card, a copy of the birth certificate, together with a copy of the valid

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and unexpired national identification card of the person exercising parental power (father or mother or legal representative) or legal guardian, and a copy of the house registration in which the minor resides, must be submitted. In this regard, the person exercising parental power (father or mother or legal representative) or legal guardian must duly certify true and correct copies of such documents and provide a consent letter, together with any other evidence demonstrating that the subscriber who is a minor is legally entitled to subscribe for the trust units;

- In the event that the subscriber is a minor who has a national identification card, a copy of the minor's valid and unexpired national identification card, a copy of the valid and unexpired national identification card of the person exercising parental power (father or mother or legal representative) or legal guardian, and a copy of the house registration in which the minor resides must be submitted. In this regard, the person exercising parental power (father or mother or legal representative) or legal guardian must duly certify true and correct copies of such documents and provide a consent letter, together with any other evidence demonstrating that the subscriber who is a minor is legally entitled to subscribe for the trust units.

<u>In the case of a juristic person or institutional investor registered in Thailand</u>

- A copy of the document evidencing the status of a juristic person or copy of the certificate issued by the Ministry of Commerce within 3 months prior to the subscription date, duly certified as a true and correct copy by the authorized signatories of such juristic person and affixed with the juristic person's seal (if any);
- A copy of the valid and unexpired national identification card or alien identification card or passport (as the case may be) of the authorized signatories of such juristic person, duly certified as a true and correct copy, whereby the signature must correspond to the signature affixed to all documents relating to the subscription.

<u>In the case of a juristic person or institutional investor registered overseas</u>

- A copy of the document evidencing the status of a juristic person or copy of the Certificate of Incorporation, Memorandum of Association, Articles of Association and certificate issued within 3 months prior to the subscription date, duly certified as true and correct copies by the authorized signatories of such juristic person and affixed with the juristic person's seal (if any);

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- A copy of the valid and unexpired national identification card or civil servant identification card or state enterprise employee identification card of the authorized signatories of such juristic person (in the event that the civil servant identification card or state enterprise employee identification card does not specify the national identification number, a copy of the house registration containing the 13-digit national identification number must also be submitted), duly certified as a true and correct copy;
- In the event that the authorized signatory of the juristic person is a person who is not of Thai nationality, a copy of the valid and unexpired alien identification card or passport (as the case may be) of such authorized signatory must be submitted, duly certified as a true and correct copy;
- All copies of the aforementioned supporting documents that have been duly certified as true and correct copies must be notarized by a Notary Public and legalized by an officer of the Thai Embassy or Thai Consulate in the country where such documents were prepared or certified, which must have been issued or certified within 3 months prior to the subscription date.

<u>In the case of a juristic person or institutional investor authorizing a Custodian to act on its behalf in subscribing for the trust units</u>

- A copy of the power of attorney from the subscriber authorizing the Custodian to act on its behalf in subscribing for the trust units, together with copies of the documents of the principal. Such documents shall be in accordance with the type of subscriber specified above, as the case may be and the documents must be duly certified as true and correct copies by the authorized signatories of the subscriber or the Custodian, as the case may be, and affixed with the juristic person's seal (if any). In addition, a copy of the valid and unexpired national identification card or alien identification card or passport (as the case may be) of the authorized signatories of the Custodian must be submitted, duly certified as a true and correct copy.

<u>In the case where the subscriber authorizes another person to act on its behalf in subscribing for the trust units (for existing trust unitholders who are individuals or</u>

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juristic persons, WHA and/or WHA's associated persons, and subscribers who are persons at the discretion of the underwriters who are not institutional investors)

- In the event that the subscriber does not wish to make the subscription for the trust units by itself, the subscriber may authorize another person to act on its behalf in subscribing for the trust units at the branch of the lead underwriter and make payment of the subscription price for the trust units in accordance with the prescribed payment methods. In this regard, such authorization may only be made by a subscriber who has completed the Know Your Customer & Customer Due Diligence (KYC/CDD) procedures with the lead underwriter. The subscriber, as the principal, and the authorized person must sign the power of attorney, affix a stamp duty of Baht 30 and attach copies of the valid and unexpired national identification cards of the principal and the authorized person, duly certified as true and correct copies, together with the trust unit subscription form and supporting documents for the subscription, with all details correctly, completely and clearly completed, and signed by the subscriber as the principal.

  In this regard, in the event that the subscriber has not completed the Know Your Customer & Customer Due Diligence (KYC/CDD) procedures with the lead underwriter, the subscriber must subscribe for the trust units by itself at the branch of the lead underwriter only and make payment of the subscription price in accordance with the prescribed payment methods.

5.1.2 Details of the payment method of the subscription price

1) **For individual subscribers, juristic person subscribers and institutional investors who have not submitted the Bookbuilding document**

   The subscriber must pay for the subscription price of the trust units in an amount corresponding to the number of trust units subscribed for at the maximum offering price of 11.10 Baht per unit, through the following payment methods:

   - If the subscription is made during the period from 21 September 2026 to 12.00 hrs. of 24 September 2026, the subscriber may pay for the subscription price either through:

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(1) cash, wire transfer or transfer through BAHTNET system, which may be made at the offices and branches of Kasikornbank Public Company Limited; or

(2) Cheque, cashier's cheque (also known as a "bank cheque"), or draft, whereby such cheque, cashier's cheque, or draft must be dated within 24 September 2026 and must be capable of being cleared through a clearing house in Bangkok within 1 business day only. In this regard, payment of the subscription price by cheque, cashier's cheque or draft shall be crossed and made payable to:

"บัญชีจองซื้อหน่วยทรัสต์ WHART" or "Subscription Account for WHART"

- If the subscription is made after <u>12.00 hrs. of 24 September 2026</u>, the subscriber must pay for the subscription price in cash, wire transfer or transfer through BAHTNET system only.

In this regard, the subscriber shall be responsible for any fees for the fund transfers or cheque collection fees (if any).

2) For institutional investors who have submitted the Bookbuilding document

The subscriber must pay for the subscription price of the trust units in an amount corresponding to the number of trust units subscribed for at the final offering price, through the following payment methods:

- If the subscription is made during the period <u>from 28 September 2026 to 12.00 hrs. of 29 September 2026</u>, the subscriber may pay for the subscription price either through:

(1) cash, wire transfer or transfer through BAHTNET system, which may be made at the offices and branches of Kasikornbank Public Company Limited; or

(2) Cheque, cashier's cheque (also known as a "bank cheque"), or draft, whereby such cheque, cashier's cheque, or draft must be dated within 29 September 2026 and must be capable of being cleared through a clearing house in Bangkok within 1 business day only. In this regard,

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payment of the subscription price by cheque, cashier's cheque or draft shall be crossed and made payable to:

"บัญชีจองซื้อหน่วยทรัสต์ WHART" or "Subscription Account for WHART"

- If the subscription is made after 12.00 hrs. of 29 September 2026, the subscriber must pay for the subscription price in cash, wire transfer or transfer through BAHTNET system only.

In this regard, the subscriber shall be responsible for any fees for the fund transfers or cheque collection fees (if any).

5.2 Subscription via online system of the lead underwriter

Subscribers who wish to subscribe for the trust units through the online system via the K PLUS application of Kasikornbank Public Company Limited must be individual persons of Thai nationality aged 20 years or over but not more than 80 years of age and must have applied for K PLUS services of Kasikornbank Public Company Limited. In addition, such subscribers must have completed the Know Your Customer & Customer Due Diligence (KYC/CDD) procedures and the Suitability Test in accordance with the methods prescribed by the lead underwriter prior to making the subscription for the trust units. In the event that the result of the Suitability Test of the subscriber is not suitable for the subscription for the trust units this time, the subscriber must confirm his/her intention to subscribe for the trust units and confirm, in his/her capacity as the subscriber, that if any losses arise from the investment in the trust units in the future, the issuer and/or the lead underwriter shall have no obligation to assume any responsibility. The subscriber must also confirm that the subscriber has studied and understood the information regarding the offering of the trust units in the Executive Summary or Fact Sheet or the prospectus for the offering of the trust units, accepts the risks associated with the investment, and agrees to be bound by such Executive Summary or Fact Sheet or prospectus for the offering of the trust units before submitting the subscription order for the trust units through the online system.

Subscribers who wish to subscribe for the trust units through the online system of the lead underwriter must review and complete their personal information and fill in the information regarding the subscription for the trust units, as well as checking the accuracy and completeness of all information every time before confirming the investment by themselves. In this regard, subscribers are not required to complete and sign the trust unit subscription form or attach any documents in

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support of the subscription or a photograph of the first page of the deposit account passbook for the investor's deposit account opened with Kasikornbank Public Company Limited.

In this regard, subscribers who wish to subscribe for the trust units through the online system of the lead underwriter must make payment through the K PLUS service immediately after making the subscription for the trust units through the online system. The subscription for the trust units shall be deemed completed when the subscriber makes full payment of the subscription price for the trust units in a single payment for the entire amount subscribed for, and the subscriber will receive evidence confirming the subscription for the trust units, subject to the method and maximum daily transfer limit prescribed by Kasikornbank Public Company Limited. In this regard, if the subscriber wishes to subscribe for the trust units and pay the subscription price for the trust units in an amount exceeding such limit, the subscriber may proceed through the branches or offices of the lead underwriter which provide the subscription services for the trust units.

The terms and procedures for the subscription for the trust units through this online system shall be subject to the terms and conditions for the use of the online securities subscription service through the K PLUS application of Kasikornbank Public Company Limited. In addition, for subscribers who wish to subscribe for the trust units through the online system of the lead underwriter, there shall be agreements, terms and conditions as determined at the discretion of the lead underwriter.

In subscribing for the trust units through the online system, the lead underwriter will carry out the following actions:

- Have sufficiently stringent controls and supervision over the subscription for the trust units through the online system and be able to verify the identity of the subscriber through authentication via the Mobile Application - K PLUS;
- Provide the Executive Summary or Fact Sheet in the online system;
- Specify the final offering price of the trust units, the minimum number of trust units to be subscribed for and the multiple of the number of trust units to be subscribed for, and inform the subscriber that the subscriber may download the prospectus for the offering of trust units to study the details of this offering of the trust units prior to making the subscription from the website of the Office of the SEC at www.sec.or.th.

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The lead underwriter reserves the right not to accept subscriptions for the trust units from minors and parents exercising the right to subscribe for the trust units on behalf of minors for subscriptions for the trust units through the online system.

In this regard, the lead underwriter reserves the right to prescribe additional criteria and conditions for the subscribers subscribing for the trust units through the online system of the lead underwriter in order to comply with the notifications of the Office of the Securities and Exchange Commission (the "**Office of the SEC**") and the relevant Capital Market Supervisory Board, and the lead underwriter will subsequently notify the general investors who wish to subscribe for the trust units of such additional criteria and conditions accordingly.

5.3 Subscription via recorded telephone (for subscriptions through Kasikornbank Public Company Limited only)

Subscribers who wish to subscribe via recorded telephone may subscribe for the trust units through the investment consultant of the lead underwriter, whereby the subscriber must be a customer who has applied for KBank Private Banking services in order to provide consent for the conduction of transactions via telephone and signed a consent letter allowing the deduction from the deposit account with Kasikornbank Public Company Limited, who has completed the Know Your Customer & Customer Due Diligence (KYC/CDD) procedures and has completed the suitability test with the lead underwriter within 2 years prior to the subscription for the trust units via recorded telephone. The lead underwriter must have sufficiently stringent controls and supervision over the subscription for the trust units via recorded telephone, and the subscriber must confirm that the subscriber has studied the information regarding the offering of the trust units in the prospectus for the offering of trust units or Executive Summary or Fact Sheet and agrees to be bound by such prospectus. The subscriber is not required to attach any documents in support of the subscription for the trust units. In accepting the subscriptions for the trust units, the lead underwriter shall comply with the following procedures:

- The investment consultant of the lead underwriter must provide information to the subscriber via recorded telephone, specifying the maximum offering price, the amount to be paid, the depository of the trust units, the method and date for the payment of the subscription price, and inform the subscriber that the subscriber may study the information regarding the offering of the trust units of WHART in the prospectus for the offering of trust units from the website of the Office of the SEC at www.sec.or.th;

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- The investment consultant of the lead underwriter must verify the identity of the subscriber via recorded telephone, such as by using the identification card number, date of birth or name of the investment consultant, etc.;
- The subscriber must verbally confirm that the subscriber has acknowledged the information regarding the offering of the trust units in the prospectus for the offering of the trust units or the Executive Summary or Fact Sheet and agrees to be bound by such prospectus.

Upon the investment consultant of the lead underwriter receiving the confirmation, together with the subscription details via recorded telephone, the investment consultant must record the subscription order through the system prepared by the lead underwriter. The system will display the information regarding the subscription via recorded telephone, the name of the investment consultant and the date and time of recording the subscription through the system.

6. Repayment of subscription proceeds

The trust units offeror will refund the subscription proceeds for the trust units to the subscribers in the following cases, subject to the conditions specified below:

1) In the event that the subscriber is not allocated any trust units, or the REIT Manager exercises its right to reject the allocation of trust units, whether in whole or in part;

2) In the event that the final offering price is lower than the maximum offering price of the trust units;

3) In the event that the subscriber is allocated fewer trust units than the number of trust units subscribed for;

4) In the event that the subscriber is not allocated any trust units due to the inability to collect the subscription proceeds under the cheque for the subscription price of the trust units; and

5) In the event that the offering of the trust units is cancelled.

Upon the cancellation of the offering, regardless of the reason, each underwriter, acting as the subscription agent for the trust units, will refund the subscription proceeds for the trust units without any interest and/or damages by any one of the following methods, i.e., the underwriter will refund the subscription proceeds for the trust units by transferring the proceeds to the bank account of the subscriber (whereby the subscriber must enclose a copy of the bank passbook, duly certified as a true and correct copy) within 7 business days, or by issuing a cheque payable to the subscriber and sending such cheque by registered mail within 10 business days from the date on which the offering period of the trust units ends, the date on which the period for the cancellation of the subscription for the trust units ends, or the date on which the

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facts giving rise to the cancellation of the offering of the trust units become apparent, as the case may be; or by automatically transferring the proceeds to the account in the name of the subscriber in the event that the subscriber makes payment by automatic transfer (or "Automatic Transfer System" or "ATS"); or by transferring the proceeds to the securities trading account, in the event that the subscriber makes payment by deducting the proceeds from the subscriber's securities trading account. In this regard, the refund of the subscription proceeds to the subscribers as described above shall be made in accordance with the period and method prescribed by the Association of Thai Securities Companies, and the subscribers shall be responsible for any fees for the collection of cheques drawn on banks outside the same clearing house or cheques drawn on other banks (if any).

In this regard, in the event that the subscription proceeds for the trust units in respect of the portion not allocated cannot be refunded to the subscribers within such period due to an error on the part of the underwriters, the underwriter responsible for making such refund shall pay interest to the subscribers at a rate of not less than 7.50 percent per annum, calculated on the amount of the subscription proceeds for the unallocated trust units required to be refunded, from the date on which such period expires until the date on which the refund of the subscription proceeds has been made in full in accordance with the foregoing method. Notwithstanding the foregoing, in any event, if the refunded subscription proceeds for the trust units have been transferred to the bank account of the subscriber or the cheque for the refund of the subscription proceeds for the trust units has been duly sent by registered mail to the address specified in the trust unit subscription form, the subscriber shall be deemed to have duly received the refund of the subscription proceeds and shall no longer be entitled to claim any interest and/or damages.

In this regard, if an error occurs in the transfer of the refund to the bank account of the subscribers or a cheque is lost during delivery, which is not attributable to the fault of the underwriters, such as when the name or address of a subscriber specified in the trust unit subscription form submitted to the underwriter who is the subscription agent is unclear, incomplete, incorrect, or not up-to-date, the underwriters shall not be responsible for such error.

Should you have any questions, please contact:

Kasikornbank Public Company Limited

No. 400/22, KASIKORNBANK Building, 6th and 12th Floor, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok 10400

Ms. Sasipa Thongchai/ Ms. Nathaphat Khunklang

Telephone 02-562-6429/ 02-867-4837

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1. **Objectives of the capital increase**

To use the proceeds from the issuance and offering of additional trust units and/or the loans and the internal cash of WHART and/or a portion of the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WHA GC Logistics Company Limited ("**WGCL**") to invest in the additional principal assets, having the details as follows, in order to expand sources of revenue which will result in the return to the trust unitholders.

(1) **WGCL International Distribution Center Project,** located at Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province

1) Ownership over the land represented by 2 title deeds (title deed Nos. 17654 and 22916), Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province, with the total land area under the land title deeds of 87 rai 1 ngan 61.70 square wah from WGCL.

2) Ownership over the warehouse, factory and office building in the WGCL International Distribution Center Project of 1 building, with a total approximate building area of 99,390.00 square meters from WGCL.

3) Ownership over the structures and other properties which are the component parts of such land and building[1] in the WGCL International Distribution Center Project from WGCL.

8. **Benefits which WHART will receive from the allotment of the newly issued trust units**

The REIT Manager expects that following the investment in the principal assets to be additionally invested this time, the assets of WHART will increase, which will result in the diversification of WHART's investment risks. In addition, the investment in such principal assets to be additionally invested will provide WHART with an opportunity to receive additional benefits from the newly invested assets. Moreover, the increase in the number of trust units of WHART may increase the trading liquidity of the trust units in the Stock Exchange of Thailand ("**SET**").

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[1] The assets in which WHART will invest in the WGCL International Distribution Center Project shall not include the silo, steel structure supporting the dust separator of the silo, steel bridge structure, products conveyor systems, storage racks and solar panels installed on the rooftop area of the building to be invested by WHART and properties which shall be jointly used with the other properties located in the Adjacent Land as of the date WHART invests in the WGCL International Distribution Center Project assets, including but not limited to power lines, water pipes and fire hydrants, etc., which shall remain the property of WGCL. Further details shall be as appeared in the registration statement for the offering of trust units and the prospectus for the offering of trust units in connection with the ninth capital increase.

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8. Distribution policy and restrictions

9.1 The REIT Manager will pay distributions to the trust unitholders in an amount not less than 90 percent of the adjusted net profit for the fiscal year. The distributions to be paid to the trust unitholders shall comprise the year-end distribution and the interim distribution (if any) for each quarter. In this regard, the REIT Manager will pay distributions to the trust unitholders no more than 4 times per fiscal year, except in the event that WHART increases its capital, in which case WHART may pay distributions more than 4 times per fiscal year for the benefit of the existing trust unitholders (provided that the distributions payment shall commence in the first accounting period of WHART if WHART has sufficient profits to pay distributions for such accounting period).

For the avoidance of doubt, the adjusted net profit under this Clause shall mean the profit adjusted by the following items:

(ก) deduction of unrealized gain from the valuation or review of the valuation of the assets of WHART, including the adjustments for other items in accordance with the guidelines of the Office of the SEC to ensure consistency with the cash position of WHART;

(ข) deduction of reserves for the repayment of borrowings or obligations arising from borrowings of WHART in accordance with the amount specified in the registration statement and prospectus, the annual registration statement, the annual report, or as notified by the REIT Manager to the trust unitholders in advance;

(ค) repairs, maintenance or improvements of the real estates of WHART in accordance with the plans clearly specified in the registration statement and prospectus, the annual registration statement, the annual report, or as notified by the REIT Manager to the trust unitholders in advance; and

(ง) distributions to trust unitholders holding a class of trust units which grants the right to receive distributions or capital reductions in priority to other trust units (if any).

In considering the payment of distributions to the trust unitholders, the REIT Manager shall take into consideration the necessity of maintaining an appropriate amount of cash of WHART in accordance with the guidelines prescribed by the Office of the SEC, and the REIT Manager will not borrow money for the purpose of paying distributions to the trust unitholders.

In the event that WHART is unable to pay distributions to trust unitholders in accordance with the preceding paragraph, the REIT Manager and the Trustee shall provide an explanation of the reasons

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and necessity to the Office of the SEC in accordance with the guidelines prescribed by the Office of the SEC and disclose the same to the trust unitholders through the channels and within the period prescribed.

9.2 In the event that WHART still has an accumulated loss, the REIT Manager will not pay distributions to the trust unitholders.

9.3 In the event that distributions are paid to the trust unitholders for each accounting period, the REIT Manager will announce the payment of distributions to the trust unitholders and close the trust unitholders register or determine the record date (as the case may be) to identify the names of the trust unitholders entitled to receive such distributions, and will make such distributions to the trust unitholders within the following periods:

- Year-End Distribution

  The REIT Manager will pay the year-end distributions within 90 days from the end of the fiscal year, and such payment will be made within a period not exceeding 30 days from the book closing date or the record date (as the case may be) for determining the entitlement of the trust unitholders to receive the distributions.

- Interim Distribution

  The REIT Manager will pay the interim distributions (if any) within 90 days from the end of the accounting period for the latest quarter preceding the payment of the distribution, and such payment will be made within a period not exceeding 30 days from the book closing date or the record date (as the case may be) for determining the entitlement of the trust unitholders to receive the distributions.

9.4 The payment of distributions to the trust unitholders shall be made in accordance with the following criteria:

- The trust unitholders who are entitled to receive the distributions must be trust unitholders of WHART whose names appear in the trust unitholders register of WHART as of the book closing date or the record date (as the case may be) for determining the entitlement to receive the distributions, in proportion to the trust units held by each trust unitholder. If it appears that any person or the same group of persons holds trust units of WHART in excess of the ratio prescribed by the Notifications of the Securities and Exchange Commission (the "**SEC Board**"), such person or the same group of persons shall not be entitled to receive

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distributions in respect of the portion of the trust units held in excess of the ratio prescribed by the Notifications of the SEC Board.

- The REIT Manager will announce the payment of distributions at the book closing date or the record date (as the case may be) for determining the entitlement to receive the distributions and the distribution rate through the information disclosure system of the Stock Exchange of Thailand, and may also make such announcement by any of the following methods:
  - Delivering a notice to the trust unitholders whose names appeared in the trust unitholders register at the closing date or record date (as the case may be); or
  - Publicly posting of the notice at every business place of the REIT Manager; or
  - Publishing through the website of the REIT Manager; or
  - Publishing at least once in a newspaper.
- The REIT Manager will arrange for withholding tax to be deducted at the rate of 10 percent or at such other rate as prescribed by the laws from the distributions paid to trust unitholders who are individuals.
- The REIT Manager will arrange for the distributions to be paid by crossed cheque payable only to the trust unitholder and sent by post to the address specified by the trust unitholder in the trust unit subscription form, or deposit the distributions into the bank account of the trust unitholder as notified by such trust unitholder. The trust unitholder shall be responsible for any fees and expenses incurred in connection with the transfer of funds and any foreign exchange risk (if any), and the REIT Manager will deduct such fees and expenses from the amount to be remitted.
- In the event that a trust unitholder does not exercise its right to claim any distribution within the limitation period for exercising such right to claim under the Civil and Commercial Code, such amount shall become the property of WHART. Nevertheless, the REIT Manager shall not use any such distributions for any purpose other than for the benefit of WHART.

9.5 Restrictions on the rights to receive distributions and management of distributions

- A trust unitholder or the same group of persons of trust unitholders who hold trust units in excess of the prescribed ratio or otherwise not in accordance with the criteria specified in the Notification of the Capital Market Supervisory Board No. TorJor. 49/2555 re: Issuance and

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Offering of Units of Real Estate Investment Trust (including its amendments) ("**Notification No. TorJor. 49/2555**"), the Notification of the SEC Board No. KorRor. 14/2555 Re: Rules for Being Settlor and Trustee of Real Estate Investment Trust (including its amendments) ("**Notification No. KorRor. 14/2555**"), and the Notification of the SEC Board No. SorChor. 29/2555 Re: Rules, Conditions and Procedures for Approval of REIT Managers and Standards of Conduct (including its amendments) ("**Notification No. SorChor. 29/2555**"), as the case may be, shall be subject to restrictions on the right to receive distributions. Such trust unitholder or the same group of persons of trust unitholders shall be entitled to receive distributions only in accordance with the proportion of the trust units held within the ratio prescribed under the Notification No. TorJor. 49/2555, Notification No. KorRor. 14/2555 and the Notification No. SorChor. 29/2555, as the case may be. In this regard, the REIT Manager will arrange for the calculation of the number of trust units entitled to the distributions held by each trust unitholder within such same group of persons using the proportion of trust units held by each trust unitholder as the basis for calculating the distribution on a pro rata basis.

- Unless the Office of the SEC announces, orders or grants an exemption otherwise, any portion of the distribution that cannot be paid to such trust unitholders shall accrue for the benefit of the other trust unitholders in proportion to their respective unitholding, whereby the REIT Manager will consider allocating such distribution to the trust unitholders entitled to receive the distribution on such occasion.

9. Other details necessary for the trust unitholders to consider before the investment in the trust units

-None-

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Part 2 Primary Information of WHART

1. Name and address of WHART

Name of the REIT (Thai)	ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์และสิทธิการเช่าดับบลิวเอชเอ พรีเมี่ยม โกรท
Name of the REIT (English)	WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust
Address	Kasikorn Asset Management Company Limited No. 400/22, KASIKORNBANK Building, 6th and 12th Floor, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok
Telephone	0-2673-3999
Facsimile	0-2673-3900

2. Type of business and nature of business operation

The investment in the principal assets to be additionally invested in for the capital increase No. 9 of WHART, namely, the WGCL International Distribution Center Project (the "**WGCL Project**"), is for the purpose of generating good and sustainable returns on the investment to the trust unitholders over the long term. In this regard, the REIT Manager shall employ the procurement of benefits strategies as follows:

- Managing the properties, whereby the REIT Manager will monitor the performance of WHART on an annual basis by comparing such performance against the annual budget, as well as the historical performance of WHART, in order to ensure that WHART generates operating profits. If the performance of WHART does not meet the specified targets, the REIT Manager will analyze the causes and work with the property manager to improve and develop the operating plan so as to achieve the expected targets.
- Setting the appropriate rental rate.
- Developing efficiency in the operation and control operating expenses.
- Enhancing the potential of the principal assets to be additionally invested by WHART by maintaining the project's area and developing the assets' image.

Upon the completion of the investment by WHART in the WGCL Project assets, WHART, through the Trustee, will be the owner of the WGCL Project assets. In this regard, WHART has a policy to procure benefits from the WGCL Project assets by leasing such assets to the tenant, namely WGCL. In addition, the REIT Manager will appoint WHA, a company listed on the Stock Exchange of Thailand which engages in the real estate development business, including standardized warehouse, office, distribution center and

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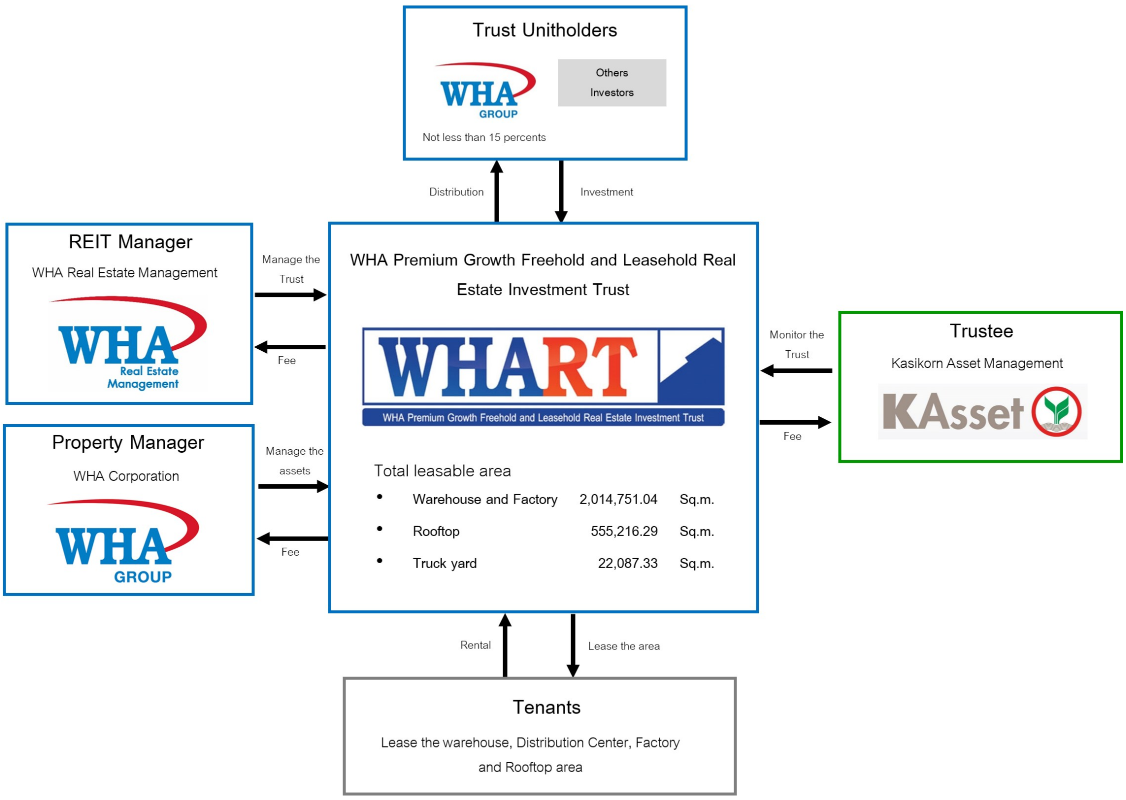
factory buildings at international standards, and whose management team has more than 20 years of experience, to act as the property manager of the WGCL Project assets in managing such assets. Accordingly, WHA will be responsible for the property management tasks, including liaising and facilitating the tenant, preparing performance reports, as well as maintaining and repairing the properties of WHART to be in good condition and ready for the procurement of benefits (other than matters specified as the responsibility of the tenant), among others.

Based on the aforementioned benefit procuring structure, the income and cash flow that WHART will receive from the investment in the WGCL Project assets comprise the rental income and service fee income, whereby WHART will receive such income from leasing the land and warehouse, factory and office buildings to the tenant and providing the related services, whereby the tenant will use the land and buildings for the operation of its own business. In this regard, WHART will enter into a lease agreement with the tenant in accordance with the requirements of the Securities and Exchange Commission or the authorities directly responsible for supervising the tenant.

The structure of WHART after the capital increase No. 9

The structure of WHART after the capital increase No. 9 shall be as shown in the diagram below:



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3. Information on the REIT Manager, Trustee, Property Manager and Top 10 Trust Unitholders

3.1 Information on the REIT Manager

Name of Company	WHA Real Estate Management Company Limited
Address of Company	No 777, WHA Tower, 22nd Floor, Room 2206, Moo. 13, Debaratna Road (Bangna-Trad) Km.7, Bang Kaeo Sub-district, Bang Phli District, Samutprakarn Province
Telephone	02-753-3159
Facsimile	-

3.2 Information on the trustee

Name of Company	Kasikorn Asset Management Company Limited
Address of Company	No. 400/22, KASIKORNBANK Building, 6th and 12th Floor, Phahon Yothin Road, Sam Sen Nai Sub-district, Phaya Thai District, Bangkok
Telephone	02-673-3999
Facsimile	-

3.3 Information on the Property Manager

Name of Company	WHA Corporation Public Company Limited
Address of Company	No 777, WHA Tower, 23rd- 25th Floor, Moo. 13, Debaratna Road (Bangna-Trad) Km.7, Bang Kaeo Sub-district, Bang Phli District, Samutprakarn Province
Telephone	02-719-9555
Facsimile	-

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3.4 Information on the Top 10 Trust Unitholders (Information as of 21 August 2026)

Rank	Trust Unitholder	Number of Trust Units	Trust Unitholding Proportion (Approximate Percentage)
1	WHA Corporation Public Company Limited	520,351,885	15.00
2	Social Security Office	465,895,144	13.43
3	Muang Thai Life Insurance Public Company Limited	186,222,066	5.37
4	Government Pension Fund	171,660,052	4.95
5	Allianz Ayudhya Assurance Public Company Limited	127,823,524	3.68
6	Krungthai-axa Life Insurance Public Company Limited	125,722,005	3.62
7	South East Life Insurance Public Company Limited	100,447,082	2.90
8	Government Savings Bank	91,902,616	2.65
9	Bangkok Life Insurance Public Company Limited	88,617,400	2.55
10	TMB EASTSPRING Property and Infrastructure Income Plus Flexible Fund	72,961,260	2.10
	Total trust units held by top 10 trust unitholders	**1,951,603,034**	**56.27**
	Trust units held by other trust unitholders	1,517,224,407	43.73
	Total	**3,468,827,441**	**100.00**

4. Capital Increase History and Distribution History for the Past 3 Years

4.1 History of capital increase for the past 3 years

- WHART had increased its capital for the eighth time to invest in the additional investment assets No. 9 of WHART on 21 December 2023, as specified in the registration statement for the offering of trust units, which became effective on 10 November 2023.

4.2 Distribution history for the past 3 years

No.	Operating Period	Book Closing Date	Date of Distribution and Capital Reduction Payment	Dividends per Trust Unit (Baht)	Capital Reductions per Trust Unit (Baht)	Total Dividends and Capital Reduction per Trust Unit (Baht)
1	1 January 2023 to 31 December 2023	25 May 2023	9 June 2023	0.1915	-	0.1915
2		23 August 2023	7 September 2023	0.1930	-	0.1930
3		28 November 2023	12 December 2023	0.2590	-	0.2590

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No.	Operating Period	Book Closing Date	Date of Distribution and Capital Reduction Payment	Dividends per Trust Unit (Baht)	Capital Reductions per Trust Unit (Baht)	Total Dividends and Capital Reduction per Trust Unit (Baht)
4		7 March 2024	22 March 2024	0.1300	-	0.1300
5	1 January 2024 to 31 December 2024	24 May 2024	7 June 2024	0.1915	-	0.1915
6		22 August 2024	6 September 2024	0.1930	-	0.1930
7		27 November 2024	13 December 2024	0.1930	-	0.1930
8		5 March 2025	19 March 2025	0.1358	0.0602	0.1960
9	1 January 2025 to 31 December 2025	21 May 2025	6 June 2025	0.1915	-	0.1915
10		20 August 2025	5 September 2025	0.1717	0.0213	0.1930
11		25 November 2025	11 December 2025	0.1930	-	0.1930
12		9 March 2026	20 March 2026	0.1212	0.0748	0.1960
13	1 January 2026 to 30 June 2026	21 May 2026	5 June 2026	0.1915	-	0.1915
14		21 August 2026	4 September 2026	0.1930	-	0.1930

5. Information of Affiliates, Subsidiaries and Joint Ventures

-None-

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Part 3 Comparative Financial Statements for the Past 3 Years

The details on the financial statements of WHART, which has been audited by PricewaterhouseCoopers ABAS Limited, for the financial years ended 31 December 2023 to 31 December 2025, and the reviewed financial statements for the six-month period ended 30 June 2026 can be summarized as follows:

Balance Sheet (Unit : Baht)	As of 30 June 2026 (Reviewed)	As of 31 December 2025 (Audited)	As of 31 December 2024 (Audited)	As of 31 December 2023 (Audited)
Assets				
Investments in properties at fair value	52,551,599,586	53,160,989,559	52,211,798,545	52,807,817,947
Cash and cash equivalents	1,116,086,829	694,236,821	1,851,646,081	1,915,447,714
Accrued income under operating lease agreements	474,432,371	477,067,611	451,623,956	394,925,281
Other assets	138,786,075	144,665,336	153,311,705	182,044,947
Total Assets	54,280,904,861	54,476,959,327	54,668,380,287	55,300,235,889
Liabilities				
Short term borrowings from financial institutions	3,620,096,073	3,318,555,064	3,171,475,103	1,790,677,591
Accrued expenses	83,419,446	92,802,106	128,897,489	133,168,969
Unearned rental and service fee	16,235,461	12,058,025	27,896,773	15,438,024
Deposits received from customers	1,346,388,076	1,477,297,896	1,388,993,813	1,377,126,094
Net long term borrowings from financial institutions	999,729,471	999,407,328	1,380,622,419	2,375,390,025
Net debentures	10,636,653,469	10,961,151,209	10,812,989,213	11,181,655,493
Net lease liabilities	914,721,401	932,633,643	772,558,080	792,231,614
Other liabilities	43,186,305	90,227,426	58,972,811	175,470,387
Total liabilities	17,660,429,702	17,884,132,697	17,742,405,701	17,841,158,197
Net assets	36,620,475,159	36,592,826,630	36,925,974,586	37,459,077,692
Net assets represented by				
Capital received from trust unitholders	35,912,610,176	36,172,078,468	36,454,787,905	36,454,787,905
Retained earnings	707,864,983	420,748,162	471,186,681	1,004,289,787
Net assets	36,620,475,159	36,592,826,630	36,925,974,586	37,459,077,692
Net assets per unit (Baht)	10.5570	10.5490	10.6450	10.7987
Total number of trust units sold at the end of the year (Units)	3,468,827,441	3,468,827,441	3,468,827,441	3,468,827,441

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