

### Information on the Additional Investment Assets

WHA Real Estate Management Company Limited (the “**Company**”), as the REIT Manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (“**WHART**”), intends to raise fund to invest in the additional investment assets by investing in the ownership over the land and the warehouse, factory and office building located on such land and investing in the other properties which are the component parts of the land and the warehouse, factory and office building in the WGCL International Distribution Center Project (the “**WGCL International Distribution Center Project**”) from WHA GC Logistics Company Limited (“**WGCL**”), who is the owner of such assets, and investing in the sub-leasehold rights of land, leasehold rights of warehouse and office buildings which are located on such land and investing in the other properties which are the component parts of the land and buildings, including the ownership over tools, equipment and utility systems in the buildings and other properties relating to, in connection with and necessary for the utilization of such land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project (the “**WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project**”) from WHA Daiwa Logistics Property Company Limited (“**WHA Daiwa**”), who is the holder of the sub-leasehold rights over such land and the owner of such buildings.

To be in compliance with the conditions for the investment in the Additional Investment Assets, the information on the Additional Investment Assets shall be divided into 2 options as follows:

Option 1 The investment only in the assets of the WGCL International Distribution Center Project

Option 2 The investment in the assets of both the WGCL International Distribution Center Project and WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B, and C) Project

The details of the Additional Investment Assets are as set out below:

#### 1. **General information on the assets of the WGCL International Distribution Center Project**

The assets in which WHART will additionally invest this time compose the ownership over the land, with the total land area under the land title deeds of 87 rai 1 ngan 61.70 square wah<sup>1</sup> and the ownership over the warehouse, factory and office building, with a total approximate building area of 99,390.00 square meters<sup>2</sup>,

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<sup>1</sup> Such land area is the entire land area as specified in the land title deed. At present, the land is undergoing cadastral survey and boundary verification.

<sup>2</sup> 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 for the investment in the additional investment assets No. 12.

including the other properties which are the component parts of such land and warehouse, factory and office building in the WGCL International Distribution Center Project, located at Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province.

The WGCL International Distribution Center Project assets are situated on potential location, whereby Rayong province is considered one of the most important central hubs for logistics in Thailand which is the connecting point between the production base and transportation hubs, both by land, air and water. There are warehouse and factory businesses concentrated in a large number and has received support for various projects, such as the Map Ta Phut Port Project and U-Tapao International Airport Project, which are capable of attracting foreign investors to invest in the area. In this regard, the structure of the warehouse, factory and office buildings which WHART will invest in is a built-to-suit project which have been tailored built according to the style and standards to meet the needs of the tenants specifically (details as appeared in Enclosure 5, Objectives and Rationale for the Capital increase and the Allotment of the Additional Trust Units Issued and Offered). Therefore, the Company is confident that the WGCL International Distribution Center Project assets will be able to generate stable and continuous income in the future.

Summary table of the details of the WGCL International Distribution Center Project assets

| Project  | Title deed No.  | Location  | Land Area (Rai-ngan-square wah) | Details of the Assets   | Approximate building area (square meters) |
|--|-----------------|---|---------------------------------|---|---|
| WGCL International Distribution Center Project | 17654 and 22916 | Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province | 87-1-61.70 <sup>3</sup>         | (a) Ownership over the land represented by 2 title deeds.<br>(b) Ownership over the warehouse, factory and office buildings in the WGCL International Distribution Center Project of 1 building <sup>4</sup> .<br>(c) Ownership over the structures and other properties which are the component parts of such land and building in the WGCL International Distribution Center Project. | 99,390.00                                 |

#### 1.1 Characteristics of the investment by WHART and the details of the WGCL International Distribution Center Project assets

WHART will invest in the in the WGCL International Distribution Center Project assets by investing in the ownership over the land, ownership over the warehouse, factory and office building located on such land and investing in the other properties which are the component parts of the land and the warehouse, factory and office building in the WGCL International Distribution Center Project, located at Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province.

WHART will consider investing in the WGCL International Distribution Center Project assets pursuant to the details specified in this document at the investment value not exceeding Baht 2,507,600,000 (payable on the date in which WHART invests in the WGCL International Distribution Center Project assets), comprising the purchase price

<sup>3</sup> Such land area is the entire land area as specified in the land title deed. At present, the land is undergoing cadastral survey and boundary verification.

<sup>4</sup> 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 for the investment in the additional investment assets No. 12.

of land and buildings and the purchase price of other relevant assets (exclusive of value-added tax, registration fees and specific business tax or stamp duty and other relevant fees and expenses (as the case may be)).

The details of the characteristics of the investment in the WGCL International Distribution Center Project assets shall be as follows:

- 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<sup>5</sup>.
- 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<sup>6</sup>.
- 3) Ownership over the structures and other properties which are the component parts of such land and building in the WGCL International Distribution Center Project from WGCL.

For the investment in the WGCL International Distribution Center Project assets, WHART shall make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) The land and buildings sale and purchase agreement with WGCL (who is the owner of the land and buildings); and
- 2) The memorandum of agreement in relation to the WGCL International Distribution Center Project with WGCL (who is the owner of the land and buildings in such project and the owner of the buildings located on the Adjacent Land).

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<sup>5</sup> Such land area is the entire land area as specified in the land title deed. At present, the land is undergoing cadastral survey and boundary verification.

<sup>6</sup> 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 for the investment in the additional investment assets No. 12.

Further details regarding the asset value of the WGCL International Distribution Center Project in which WHART will invest shall be in accordance with 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 for the investment in the additional investment assets No. 12 of WHART.

Details of the WGCL International Distribution Center Project

| Subject                                       | Assets Details  |
|---|---|
| Owner of the land                             | WGCL  |
| Owner of the buildings                        | WGCL  |
| Location                                      | Map Ta phut Sub-district, Mueang Rayong District, Rayong Province                               |
| Title deed No.                                | Title deed Nos. 17654 and 22916   |
| Land area                                     | Total land area under the land title deeds of 87 rai 1 ngan 61.70 square wah <sup>7</sup>       |
| Building area                                 | Total approximate building area of 99,390.00 square meters <sup>8</sup>                         |
| Average occupancy ratio                       | The warehouse, factory and office building has an occupancy rate of 100.00 percent <sup>9</sup> |
| Age of the building<br>(as of 1 October 2026) | approximately 17 years  |

<sup>7</sup> Such land area is the entire land area as specified in the land title deed. At present, the land is undergoing cadastral survey and boundary verification.

<sup>8</sup> 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 for the investment in the additional investment assets No. 12.

<sup>9</sup> After WHART has invested in the WGCL International Distribution Center Project assets, WHART shall procure benefits by leasing out the land and the warehouse, factor and office building to WGCL under the lease agreement for the procurement of benefits, with a lease term of 30 years commencing from the investment date of WHART (WHART expects to make the additional investment within 1 October 2026). In this regard, the terms and conditions shall be in accordance with the lease agreement for the procurement of benefits to be entered into between WHART and WGCL.

Summary table of the land of the WGCL International Distribution Center Project in which WHART will invest in

| No.          | Title deed No. | Parcel No. | Dealing file No. | Owner | Land area under the land title deeds (Rai-ngan-square wah) | Land area in which WHART will invest (Rai-ngan-square wah) |
|--------------|----------------|------------|------------------|-------|--|--|
| 1.           | 17654          | 70         | 169              | WGCL  | 30-2-33.60   | 30-2-33.60   |
| 2.           | 22916          | 71         | 250              | WGCL  | 56-3-28.10   | 56-3-28.10   |
| <b>Total</b> |                |            |                  |       | <b>87-1-61.70</b>  | <b>87-1-61.70</b>  |

1.2 Details of the rental of the WGCL International Distribution Center Project assets

The WGCL International Distribution Center Project has the details on the building occupancy rate to the total rental area, average occupancy rate, approximate remaining lease terms of the lease agreement and expiry date of the lease agreement as of the investment date of WHART<sup>10</sup> as follows:

| Tenant                   | Rental area <sup>1</sup> (square meters) | Tenant occupancy rate to the total rental area of the project (percentage) | Average occupancy rate on the date WHART expects to make the investment <sup>2</sup> (percentage) | Remaining lease terms as of the investment date of WHART <sup>3</sup> | Expiry date of the lease agreement                    |
|--------------------------|--|--|---|---|---|
| WGCL                     | 99,390.00                                | 100.00   | 100.00  | 30 years <sup>2</sup>   | 30 years commencing from the investment date of WHART |
| <b>Total rental area</b> | <b>99,390.00</b>                         | <b>100.00</b>  | <b>100.00</b>   | -   | -   |

Remarks:

<sup>1</sup> Excluding the roof area.

<sup>10</sup> WHART expects to make the additional investment within 1 October 2026.

<sup>12</sup> After WHART has invested in the WGCL International Distribution Center Project assets, WHART shall procure benefits by leasing out the land and the warehouse, factor and office building to WGCL under the lease agreement for the procurement of benefits, with a lease term of 30 years commencing from the investment date of WHART (WHART expects to make the additional investment within 1 October 2026). In this regard, the terms and conditions shall be in accordance with the lease agreement for the procurement of benefits to be entered into between WHART and WGCL.

<sup>13</sup> Excluding the rights to extend the lease term of the tenant.

1.3 Summary table of the investment in the immovable properties and the highest value in which WHART will invest in the immovable properties

| WGCL International Distribution Center Project assets  |   |
|--|---|
| <b>Ownership over land and buildings</b>   |   |
| Land area to be invested by WHART  | 87 rai 1 ngan 61.70 square wah                              |
| Total building area to be invested by WHART  | 99,390.00 square meters                                     |
| Characteristics of WHART's investment  | Acceptance of the ownership of land and buildings from WGCL |
| Appraised value of the assets in which WHART will invest in <sup>/1</sup>  |   |
| Appraised value of Sims Property Consultant Company Limited  | 2,507,600,000 Baht  |
| Appraised value of Sallmanns (Far East) Limited  | 2,512,800,000 Baht  |
| Highest value in which WHART will invest in the immovable properties (exclusive of value-added tax, registration fees and specific business tax or stamp duty and other relevant fees and expenses (as the case may be) at not exceeding | 2,507,600,000 Baht  |

Remarks:

<sup>/1</sup> Immovable property appraised value as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026).

1.4 Value of the immovable properties from the valuation using the income approach method

| Project Name  | Appraised Value (Baht)                   |                              |                        |
|---|--|------------------------------|------------------------|
|   | Sims Property Consultant Company Limited | Sallmanns (Far East) Limited | Lowest Appraised Value |
| WGCL International Distribution Center Project located at Map Ta Phut Sub-District, Mueang Rayong District, Rayong Province | 2,507,600,000 <sup>/1</sup>              | 2,512,800,000 <sup>/2</sup>  | 2,507,600,000          |

Remarks:

<sup>/1</sup> The immovable property appraised value of Sims Property Consultant Company Limited pursuant to the immovable property appraisal report dated 27 February 2026 (value as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026).

<sup>/2</sup> The immovable property appraised value of Sallmanns (Far East) Limited pursuant to the immovable property appraisal report dated 27 February 2026 (value as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026).

2. **General information on the assets of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project**

The assets in which WHART will additionally invest this time compose the second-tier sub-leasehold rights over the land, with the total land area of 52 rai 0 ngan 8.40 square wah<sup>11</sup>, leasehold rights over the warehouse and office buildings, with a total approximate building leasable area of 49,181.00 square meters, including the other properties which are the component parts of such land and buildings and ownership over tools, equipment and utility systems of the buildings and other properties relating to, in connection with and necessary for the utilization of the land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, located at Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province.

The WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets are situated on a potential location, which is an important central hub for logistics in Thailand and a strategic location which connects with material transportation systems, including the port and airport, allowing convenient access to goods distribution points within Bangkok and the surrounding regions and is in demand from tenants who are logistics and e-commerce service providers. The structures of the warehouse and office buildings which WHART will invest in are built-to-suit project which have been tailored built according to the style and standards to meet the needs of the tenants specifically, and ready-built projects, whereby the style of the buildings can be suitably adapted upon a change of tenant (details as appeared in Enclosure 5, Objectives and Rationale for the Capital increase and the Allotment of the Additional Trust Units Issued and Offered). Therefore, the Company is confident that the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets will be able to generate stable and continuous income in the future.

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<sup>11</sup> Such land area represents the land area in which WHART will make the investment which constitutes a portion of the total land area under all land title deeds.

Summary table of the details of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets

| Project   | Title deed No.  | Location  | Land Area<br>(Rai-ngan-square<br>wah) | Details of the Assets   | Approximate<br>building area<br>(square meters) |
|---|---|---|---------------------------------------|---|---|
| WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project | 38353 (partial),<br>25317, 25323,<br>25324, 25325,<br>38422 และ 42782 | Bang Sao Thong<br>Sub-district, Bang<br>Sao Thong District,<br>Samut Prakan<br>Province | 52-0-8.40 <sup>12</sup>               | (a) Partial second-tier sub-leasehold rights over the land represented by 1 title deed and second-tier sub-leasehold rights over the land represented by 6 title deeds.<br><br>(b) Leasehold rights over the warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project of 3 buildings (which are building A, B and C) and structures and other properties which are the component parts of such land and buildings.<br><br>(c) Ownership over tools, equipment and utility systems of the buildings and other properties relating to, in connection with and necessary for the utilization of the land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project. | 49,181.00                                       |

#### 2.1 Characteristics of the investment by WHART and the details of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets

WHART will invest in the in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets by investing in the sub-leasehold rights of land, leasehold rights of warehouse and office buildings which are located on such land and investing in the other properties which are the component parts of the land and buildings, including the ownership over tools, equipment and utility systems in the buildings and other properties relating to, in connection with and necessary for the utilization

<sup>12</sup> Such land area represents the land area in which WHART will make the investment which constitutes a portion of the total land area under all land title deeds.

of such land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, located at Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province.

WHART will consider investing in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets pursuant to the details specified in this document at the investment value not exceeding Baht 1,181,200,000 (payable on the date in which WHART invests in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets), comprising the initial land sub-lease rental, the buildings and structures rental, the purchase price of tools, equipment and utility systems in the buildings and the purchase price of other relevant assets (exclusive of value-added tax, registration fees and specific business tax or stamp duty and other relevant fees and expenses (as the case may be)). In addition, WHART agrees to pay the annual land sub-lease rental throughout the sub-lease period to WHA Daiwa for the total amount of Baht 230,472,350.47 (whereby the annual land sub-lease rental for the entire sub-lease term has already been reflected in the appraised value of the assets).

The details of the characteristics of the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets shall be as follows:

- 1) Second-tier sub-leasehold rights over the portion of land represented by 1 title deed (title deed No. 38353) and second-tier sub-leasehold rights over the land represented by 6 title deeds (title deed Nos. 25317, 25323, 25324, 25325, 38422 and 42782), Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province, with the total land sub-lease area of 52 rai 0 ngan 8.40 square wah<sup>13</sup>.
- 2) Leasehold rights over the warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project of 3 buildings (which are building A, B and C), with a total approximate building leasable area of 49,181.00 square meters, and structures and other properties which are the component parts of such land and buildings.
- 3) Ownership over tools, equipment and utility systems of the buildings and other properties relating to, in connection with and necessary for the utilization of the land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project.

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<sup>13</sup> Such land area represents the land area in which WHART will make the investment which constitutes a portion of the total land area under all land title deeds.

For investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, WHART shall make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) Land sub-lease agreement with WHA Daiwa (as the holder of the first land sub-leasehold rights from WHA in the land title deed Nos. 25317, 25323, 25324, 25325, 38353 (partial), 38422 and 42782);
- 2) Building lease agreement with WHA Daiwa (as the owner of the warehouse and office buildings, including other structures in the project);
- 3) Utility systems, tools and equipment sale and purchase agreement with WHA Daiwa (as the owner of the other properties in the project);
- 4) Undertaking agreement with WHA and WHA Daiwa (as the holder of the first land sub-leasehold rights and the owner of the structures and other properties in the project);
- 5) Memorandum of agreement in relation to the land sub-lease for the land title deed Nos. 38353, 25317, 25323, 25324, 25325 and 42782 with Mr. Waranyu Saowapruet, Mr. Watchara Saowapruet, Mr. Warin Saowapruet (as the landowners) and WHA (as the holder of the land leasehold rights);
- 6) Memorandum of agreement in relation to the land sub-lease for the land title deed No. 38422 with the heirs of Ms. Somsri Thawirat, Mr. Prasit Saowapruet, Mr. Waranyu Saowapruet, Mr. Watchara Saowapruet, Mr. Warin Saowapruet (as the landowners) and WHA (as the holder of the land leasehold rights); and
- 7) Memorandum of agreement in relation to the land sub-lease with WHA (as the holder of the land leasehold rights) and WHA Daiwa (as the holder of the first land sub-leasehold rights).

Further details regarding the asset value of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project in which WHART will invest shall be in accordance with 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 for the investment in the additional investment assets No. 12 of WHART.

**Details of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project**

| Subject  | Assets Details  |
|--|---|
| Owners of the land                             | 1. Mr. Waranyu Saowapruet, Mr. Watchara Saowapruet and Mr. Warin Saowapruet (title deed Nos. 25317, 25323, 25324, 25325, 38353 and 42782)<br>2. The heirs of Ms. Somsri Thawirat <sup>14</sup> , Mr. Prasit Saowapruet, Mr. Waranyu Saowapruet, Mr. Watchara Saowapruet and Mr. Warin Saowapruet (title deed No. 38422) |
| Owner of the buildings                         | WHA Daiwa   |
| Location                                       | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province   |
| Title deed No.                                 | Title deed Nos. 38353 (partial) 25317 25323 25324 25325 38422 and 42782   |
| Land area                                      | Total land area of 52 rai 0 ngan 8.40 square wah <sup>15</sup>  |
| Building area                                  | Total approximate building area of 49,181.00 square meters  |
| Average occupancy ratio                        | The warehouse and office building has an occupancy rate of 81.26 percent  |
| Age of the buildings<br>(as of 1 October 2026) | Building A approximately 3 years<br>Building B approximately 2 years<br>Building C approximately 2 years  |

<sup>14</sup> Ms. Somsri Thawirat, the co-owner of the land title deed Nos. 38422 and 38353, has passed away. On 13 January 2026, Mr. Waranyu Saowapruet, acting as the executor of Ms. Somsri Thaveerat's estate according to the order of the Samut Prakan Provincial Court, black case No. P251/2568 and red case No. P677/2568, filed the application for the registration as the executor of the estate for the land title deed No. 38353 and the transfer of the inheritance, specifically the portion belonging to Ms. Somsri Thaveerat in the land title deed No. 38353, to Mr. Waranyu Saowapruet, Mr. Watchara Saowapruet and Mr. Warin Saowapruet. This results in the recipients of the inheritance becoming the lessors of the land under the master lease agreement with WHA, replacing Ms. Somsri Thaveerat. As of 28 January 2026, the owners of the land title deed No. 38353 are Mr. Waranyu Saowapruet, Mr. Watchara Saowapruet and Mr. Warin Saowapruet. Nevertheless, for the land title deed No. 38422, as of 28 January 2026, Mr. Waranyu Saowapruet, acting as the executor of Ms. Somsri Thaveerat's estate, has not yet filed the application for the registration as the executor and/or the transfer of the inheritance specifically for the portion belonging to Miss Somsri Thaveerat.

<sup>15</sup> Such land area represents the land area in which WHART will make the investment which constitutes a portion of the total land area under all land title deeds.

Summary table of the land of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project in which WHART will invest in

| No.          | Title deed No. | Parcel No. | Dealing file No. | Owner   | Land area under the land title deeds<br>(Rai-ngan-square wah) | Land area in which WHART will invest<br>(Rai-ngan-square wah) |
|--------------|----------------|------------|------------------|---|---|---|
| 1.           | 25317          | 124        | 10603            | Mr. Waranyu Saowapruek,   | 1-0-80.20   | 1-0-80.20   |
| 2.           | 25323          | 485        | 42002            | Mr. Watchara Saowapruek and   | 1-0-80.20   | 1-0-80.20   |
| 3.           | 25324          | 486        | 42003            | Mr. Warin Saowapruek  | 1-0-80.20   | 1-0-80.20   |
| 4.           | 25325          | 487        | 42004            |   | 1-0-80.20   | 1-0-80.20   |
| 5.           | 38353          | 112        | 2001             |   | 2-3-38.00   | 1-2-21.00   |
| 6.           | 38422          | 123        | 10604            | The heirs of Ms. Somsri Thawirat <sup>16</sup> ,<br>Mr. Prasit Saowapruek<br>Mr. Waranyu Saowapruek,<br>Mr. Watchara Saowapruek and<br>Mr. Warin Saowapruek | 15-2-8.50   | 15-2-8.50   |
| 7.           | 42782          | 529        | 48386            | Mr. Waranyu Saowapruek,<br>Mr. Watchara Saowapruek and<br>Mr. Warin Saowapruek  | 30-0-58.10  | 30-0-58.10  |
| <b>Total</b> |                |            |                  |   | <b>53-1-25.40</b>   | <b>52-0-8.40</b>  |

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<sup>16</sup> Please consider remark No. 14.

## 2.2 Details of the rental of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets

The WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project has the details on the building occupancy rate to the total rental area, average occupancy rate, approximate remaining lease terms of the lease agreements and expiry date of the lease agreements as of the investment date of WHART<sup>17</sup> as follows:

| Buildings | Tenants  | Rental area <sup>1</sup><br>(square meters) | Tenant occupancy rate to<br>the total rental area of the<br>project<br>(percentage) | Average occupancy rate on<br>the date WHART expects to<br>make the investment <sup>2</sup><br>(percentage) | Remaining lease terms as<br>of the investment date of<br>WHART <sup>2</sup> | Expiry date of the lease<br>agreements |
|-----------|--|---|---|--|---|--|
| A1 A2     | Dynapac Road<br>Equipment (Thailand)<br>Co., Ltd.            | 3,676.00                                    | 7.47  | 100.00   | 7 years   | 30 September 2033                      |
| B1 B2     | Thai Seng International<br>(Thailand) Co., Ltd.              | 12,621.00                                   | 25.66   | 100.00   | 3 years 7 months  | 30 April 2030                          |
| B3        | <i>In the process of<br/>seeking for tenants<sup>3</sup></i> | 9,217.00                                    | -   | -  | -   | -                                      |
| C1 C2     | Smile Super Express<br>Co., Ltd.                             | 23,667.00                                   | 48.12   | 100.00   | 2 years 3 months  | 31 December 2028                       |
|           | <b>Total rental area</b>                                     | <b>49,181.00</b>                            | <b>81.26</b>  | <b>100.00</b>  | <b>-</b>  | <b>-</b>                               |

Remarks:

<sup>1</sup> Excluding the roof area of the warehouse and office buildings.

<sup>2</sup> Excluding the rights to extend the lease term of the tenants.

<sup>17</sup> WHART expects to make the additional investment within 1 October 2026.

<sup>13</sup> Under the conditions of the undertaking agreement which WHART will later enter into with WHA and WHA Daiwa, WHART shall receive the rental and service fees and the lease and service security deposits from WHA or WHA Daiwa, whereby WHA or WHA Daiwa shall pay rental to WHART for the areas of the additional investment assets which remain unoccupied at the investment date of WHART, including the water, electricity, property tax and/or other related expenses for a period of 3 years from the investment date of WHART, or until a tenant for such areas is secured during such period.

2.3 Summary table of the investment in the immovable properties and the highest value in which WHART will invest in the immovable properties

| WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets   |   |
|--|---|
| <u>Second-tier sub-leasehold rights over land and leasehold rights over buildings</u>  |   |
| Land area to be invested by WHART  | 52 rai 0 ngan 8.40 square wah   |
| Total building area to be invested by WHART  | 49,181.00 square meters   |
| Characteristics of WHART's investment  | Second-tier sub-leasing of land and leasing of buildings from WHA Daiwa |
| Appraised value of the assets in which WHART will invest in <sup>1</sup>   |   |
| Appraised value of Sims Property Consultant Company Limited  | 1,181,200,000 Baht  |
| Appraised value of Sallmanns (Far East) Limited  | 1,181,200,000 Baht  |
| Highest value in which WHART will invest in the immovable properties (exclusive of value-added tax, registration fees and specific business tax or stamp duty and other relevant fees and expenses (as the case may be) at not exceeding | 1,181,200,000 Baht  |

Remarks:

<sup>1</sup> Immovable property appraised value as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026).

2.4 Value of the immovable properties from the valuation using the income approach method

| Project  | Appraised Value (Baht)                   |                              |                        |
|--|--|------------------------------|------------------------|
|  | Sims Property Consultant Company Limited | Sallmanns (Far East) Limited | Lowest Appraised Value |
| WHA Mega Logistics Center Bangna-Trad Km.2 3 Inbound (Building A, B, and C) Project located at Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 1,181,200,000 <sup>1</sup>               | 1,181,200,000 <sup>2</sup>   | 1,181,200,000          |

Remarks:

<sup>1</sup> The immovable property appraised value of Sims Property Consultant Company Limited pursuant to the immovable property appraisal report dated 27 February 2026 (price as of 1 October 2026 which WHART expects to make the additional investment within 1 October 2026).

<sup>2</sup> The immovable property appraised value of Sallmanns (Far East) Limited pursuant to the immovable property appraisal report dated 27 February 2026 (price as of 1 October 2026 which WHART expects to make the additional investment within 1 October 2026).

### 3. Summary details of the existing assets of WHART

At present, WHART has main assets in total of 42 projects, with the total building leasable area of 1,915,361.04 square meters, total rooftop leasable area of 555,216.29 meters and total leasable car park area of 22,087.33 square meters.

As of 31 December 2026, the assets of WHART has an average occupancy rate at 84.59 percent, excluding the WHA Free Zone Factory Rayong Project which WHART had disposed of such assets on 12 February 2026. The details of the assets and the characteristics of investment of WHART are as follows:

| No. | Location                                      | Investment No.         | Project Name   | Rental area <sup>1</sup><br>(sq.m.) | Land title deed            |  | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|---|------------------------|--|-------------------------------------|----------------------------|--|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |   |                        |  |                                     | Title Deed No.             | Location   | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
| 1.  | Ladkrabang, Bangkok                           | First investment       | WHA Ladkrabang D.C. Project                                    | 35,093.00                           | 38139                      | Klong Sampravet Sub-district, Ladkrabang District, Bangkok                             | 35                                  | 0    | 0       | Freehold                      | -                    | -                    |
| 2.  | Bangna-Trad Km. 18, Samut Prakan Province     | First investment       | WHA Mega Logistics Center Bangna-Trad Km. 18 Project           | 72,179.48                           | 666 and 38919              | Bang Chalong Sub-district, Bang Phli (Bang Phli Yai) District, Samut Prakan Province   | 74                                  | 2    | 67.00   | Leasehold                     | 23,976.30            | -                    |
| 3.  | Bangna-Trad Km. 23, Samut Prakan Province     | First investment       | WHA Mega Logistics Center Bangna-Trad Km. 23 Project 1 Project | 60,306.00                           | 5533, 5534, 8504 and 18265 | Bang Sao Thong Sub-district, Bang Phli (Bang Phli Yai) District, Samut Prakan Province | 65                                  | 0    | 22.50   | Freehold                      | 50,641.04            | -                    |
| 4.  | Chonlaharnpichit Km. 4, Samut Prakan Province | Capital increase No. 1 | WHA Mega Logistics Center Chonlaharnpichit Km. 4 Project       | 80,745.55                           | 110571                     | Bang Pla Sub-district, Bang Phli District, Samut Prakan Province                       | 81                                  | 0    | 15.90   | Freehold                      | 68,384.20            | -                    |

| No. | Location   | Investment No.                    | Project Name   | Rental area <sup>1</sup><br>(sq.m.) | Land title deed  |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|--|-----------------------------------|--|-------------------------------------|--|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |  |                                   |  |                                     | Title Deed No.   | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
| 5.  | Wang Noi District, Phra Nakhon Si Ayutthaya Province | Capital increase No. 1            | WHA Mega Logistics Center Wangnoi 61 Project                 | 61,434.00                           | 28892, 28895 (partial), and 28896                                      | Bo Ta Lo Sub-district, Wang Noi District, Phra Nakhon Si Ayutthaya Province | 69                                  | 0    | 16.00   | Leasehold                     | 26,472.05            | -                    |
| 6.  | WHA Saraburi Industrial Land, Saraburi Province      | Capital increase No. 1            | WHA Hitachi SIL / WHA Mega Logistics Center Saraburi Project | 33,018.00                           | 50692 and 50693  | Nong Pla Mo Sub-district, Nong Khae District, Saraburi Province             | 34                                  | 3    | 12.00   | Freehold                      | -                    | -                    |
| 7.  | Chonlaharnpichit Km. 5, Samut Prakan Province        | Capital increase No. 2            | WHA Mega Logistics Center Chonlaharnpichit Km. 5 Project     | 63,248.25                           | 129645   | Bang Pla Sub-district, Bang Phli District, Samut Prakan Province            | 66                                  | 2    | 85.00   | Leasehold                     | 50,143.60            | 2,378.90             |
| 8.  | Ladkrabang, Bangkok                                  | Capital increase No. 2            | WHA Mega Logistics Center Ladkrabang Project                 | 95,110.00                           | 1482, 42151, 42152, 42153, 42154, 44285, 44286, 42287, 45003 and 45005 | Klong Sampravet Sub-district, Ladkrabang District, Bangkok                  | 99                                  | 1    | 51.00   | Freehold                      | 59,986.30            | 1,350.00             |
| 9.  | Bangna-Trad Km. 19, Samut Prakan Province            | Assets transferred from WHAPF and | WHA Mega Logistics Center Bangna-Trad Km. 19 Project         | 68,725.95                           | 689 (partial), 694 (partial), and 6415 (partial)                       | Bang Chalong Sub-district, Bang Phil District, Samut Prakan Province        | 71                                  | 0    | 5.50    | Leasehold                     | 14,051.00            | 6,005.43             |

| No. | Location                                      | Investment No.                | Project Name   | Rental area <sup>1</sup><br>(sq.m.) | Land title deed                                      |  | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|---|-------------------------------|--|-------------------------------------|--|--|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |   |                               |  |                                     | Title Deed No.                                       | Location   | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
|     |   | additional investment No. 3   |  |                                     |  |  |                                     |      |         |                               |                      |                      |
| 10. | Chonlaharnpichit Km. 3, Samut Prakan Province | Additional investment No. 3   | WHA Mega Logistics Center Chonlaharnpichit Km. 3 Project 1 Project | 47,221.00                           | 106329 (partial), and 140154                         | Bang Pla Sub-district, Bang Phli District, Samut Prakan Province                           | 50                                  | 1    | 47.40   | Leasehold                     | 37,303.80            | -                    |
| 11. | Lumlukka District, Pathum Thani Province      | Additional investment No. 3   | WHA Mega Logistics Center Lumlukka Project                         | 8,045.64                            | 1346   | Lumlukka Sub-district, Lumlukka District, Pathum Thani Province                            | 12                                  | 2    | 52.00   | Freehold                      | 3,971.00             | 4,124.00             |
| 12. | Mueang Chon Buri, Chon Buri Province          | Assets transferred from WHAPF | Kao D.C. Project   | 42,310.44                           | 5893, 5894, 5914, 119813, 147436 and 147437          | Don Hua Lo Sub-district, Mueang Chon Buri District, Chon Buri Province                     | 46                                  | 3    | 81.00   | Freehold                      | -                    | -                    |
| 13. | Phan Thong District, Chon Buri Province       | Assets transferred from WHAPF | WHA Mega Logistics Center Panthong Chon Buri Project               | 38,577.00                           | 18140, 18141, 21706, 2368 and 36035                  | Phan Thong Nong Kakha Sub-district, Phan Thong District, Chon Buri Province                | 39                                  | 0    | 18.00   | Freehold                      | -                    | -                    |
| 14. | Bangna-Trad Km. 20, Samut Prakan Province     | Assets transferred from WHAPF | WHA DKSH Consumer Goods/ WHA Inthanon Project                      | 73,022.44                           | 2813, 9025, 9026, 36752, 36753, 36754, 33043, 33044, | Srisa Chorakae Yai Sub-district, Bang Phil (Bang Phli Yai) District, Samut Prakan Province | 83                                  | 0    | 81.00   | Leasehold                     | 6,000.00             | -                    |

| No. | Location  | Investment No.                | Project Name                                    | Rental area <sup>1</sup><br>(sq.m.) | Land title deed                           |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|---|-------------------------------|---|-------------------------------------|---|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |   |                               |   |                                     | Title Deed No.                            | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
|     |   |                               |   |                                     | 33045<br>and 33046                        |   |                                     |      |         |                               |                      |                      |
| 15. | Bangna-Trad Km. 20,<br>Samut Prakan Province                    | Assets transferred from WHAPF | Sripetch D.C. Project                           | 52,706.84                           | 813, 23070,<br>29158, 29325,<br>and 31292 | Bang Chalong Sub-district,<br>Bang Phil (Bang Phli Yai)<br>District, Samut Prakan<br>Province                           | 47                                  | 0    | 66.00   | Freehold                      | 5,700.00             | -                    |
| 16. | Bang Pa-In Industrial Estate, Phra Nakhon Si Ayutthaya Province | Assets transferred from WHAPF | DKSH CG Bangpa-in Project                       | 36,000.00                           | 35483, 35484<br>and 35485                 | Bang Pa-In Industrial Estate, Khlong Chik Sub-district, Bang Pa-in (Palace) District, Phra Nakhon Si Ayutthaya Province | 30                                  | 2    | 53.00   | Freehold                      | -                    | -                    |
| 17. | WHA Saraburi Industrial Land, Saraburi Province                 | Assets transferred from WHAPF | WHA DSGT Distribution Center Saraburi Project   | 55,372.40                           | 1111, 1113,<br>21772 and<br>36396         | WHA Saraburi Industrial Land, Nong Pla Mo Sub-district and Bua Loi Sub-district, Nong Khae District, Saraburi Province  | 48                                  | 0    | 26.50   | Freehold                      | 36,450.00            | -                    |
| 18. | Mueang Samut Sakhon District, Samut Sakhon Province             | Capital increase No. 3        | WHA Mega Logistics Center Rama 2 Km. 35 Project | 14,090.00                           | 134435 (partial)                          | Bangkajao Sub-district, Mueang Samut Sakhon District, Samut Sakhon  | 17                                  | 0    | 15.00   | Leasehold                     | 9,100.00             | 4,858.00             |

| No. | Location   | Investment No.         | Project Name   | Rental area <sup>1</sup><br>(sq.m.) | Land title deed  |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|--|------------------------|--|-------------------------------------|--|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |  |                        |  |                                     | Title Deed No.   | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
| 19. | WHA Saraburi Industrial Land, Saraburi Province      | Capital increase No. 3 | DSGT Saraburi Project  | 16,620.00                           | 36360  | WHA Saraburi Industrial Land, Bua Loi Sub-district, Nong Khae District, Saraburi Province               | 15                                  | 0    | 0       | Freehold                      | -                    | -                    |
| 20. | Wang Noi District, Phra Nakhon Si Ayutthaya Province | Capital increase No. 3 | WHA Central Mega Logistics Center Wangnoi 63 Project 1 and Project 2 Project       | 86,223.61                           | 30434, 45496 and 45497                                     | Bo Ta Lo Sub-district and Lam Ta Sao Sub-district, Wang Noi District, Phra Nakhon Si Ayutthaya Province | 96                                  | 1    | 44.00   | Freehold                      | -                    | -                    |
| 21. | Bangna-Trad Km. 23, Samut Prakan Province            | Capital increase No. 3 | WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building A, B) Project | 39,712.00                           | 5731 (partial), 21943 (partial), 21944 (partial) and 21946 | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province                             | 43                                  | 2    | 54.50   | Leasehold                     | 26,112.00            | -                    |
| 22. | Chonlapharnpichit Km. 3, Samut Prakan Province       | Capital increase No. 4 | WHA Mega Logistics Center Chonlapharnpichit Km. 3 Project 2 Project                | 73,049.00                           | 30897 and 28088  | Bang Pla Sub-district, Bang Phli District, Samut Prakan Province  | 75                                  | 2    | 8.80    | Freehold                      | 61,482.00            | -                    |
| 23. | WHA Eastern Seaboard Industrial Estate 1             | Capital increase No. 4 | WHA Roechling Factory Project  | 9,977.00                            | 198090   | Khao Khan Song Sub-district, Si Racha District, Chon Buri Province                                      | 12                                  | 1    | 97.80   | Freehold                      | 3,400.00             | -                    |

| No. | Location                                      | Investment No.         | Project Name  | Rental area <sup>1</sup> (sq.m.) | Land title deed                             |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|---|------------------------|---|----------------------------------|---|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |   |                        |   |                                  | Title Deed No.                              | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
| 24. | WHA Chonburi Industrial Estate                | Capital increase No. 4 | WHA DTS Draexlmier Automotive Systems Project   | 5,431.00                         | 52853                                       | Bo Win Sub-district, Si Racha District, Chonburi Province                   | 6                                   | 0    | 77.40   | Freehold                      | -                    | -                    |
| 25. | Bangna-Trad Km. 23, Samut Prakan Province     | Capital increase No. 4 | WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building C,E,H) Project   | 50,628.00                        | 21941, 21942, 21943, 21944, 21945 and 22993 | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 56                                  | 2    | 47.40   | Leasehold                     | -                    | -                    |
| 26. | Chonlaharnpichit Km. 3, Samut Prakan Province | Capital increase No. 4 | WHA Mega Logistics Center Chonlaharnpichit Km. 3 Project (Unilever)                   | 16,152.44                        | 106329 (partial)                            | Bang Pla Sub-district, Bang Phli District, Samut Prakan Province            | 21                                  | 0    | 64.80   | Leasehold                     | 10,000.00            | -                    |
| 27. | Sri Racha District, Chonburi Province         | Capital increase No. 5 | WHA Mega Logistics Center Laemchabang Project 1 (Building A) Project                  | 19,599.00                        | 64059                                       | Nong Kham Sub-district, Sri Racha District, Chonburi Province               | 21                                  | 1    | 70.50   | Freehold                      | -                    | 3,055.00             |
| 28. | Sri Racha District, Chonburi Province         | Capital increase No. 5 | WHA Mega Logistics Center Laemchabang Project 2 Project                               | 44,798.00                        | 93110                                       | Bueng Sub-district, Sri Racha District, Chonburi Province                   | 50                                  | 0    | 0       | Leasehold                     | -                    | -                    |
| 29. | Bangna-Trad Km. 23, Samut Prakan Province     | Capital increase No. 5 | WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building D,I,F,G) Project | 64,407.00                        | 5731, 21940, 21941, 21942, 21944 and 21945  | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 44                                  | 0    | 91.80   | Leasehold                     | 2,372.00             | -                    |

| No. | Location   | Investment No.         | Project Name   | Rental area <sup>1</sup><br>(sq.m.) | Land title deed   |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|--|------------------------|--|-------------------------------------|---|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |  |                        |  |                                     | Title Deed No.  | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
| 30. | Bangna-Trad Km. 23, Samut Prakan Province            | Capital increase No. 6 | WHA Mega Logistics Center<br>Bangna-Trad<br>Km. 23 Project 3<br>(Building A) Project     | 30,040.00                           | 33561, 33563,<br>33618, 33620,<br>33621, 33622,<br>and 33623  | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 31                                  | 1    | 37.10   | Leasehold                     | -                    | -                    |
| 31. | Wang Noi District, Phra Nakhon Si Ayutthaya Province | Capital increase No. 6 | WHA Mega Logistics Center<br>Wangnoi 62<br>Project                                       | 24,150.00                           | 28893 and<br>28894  | Bo Ta Lo Sub-district, Wang Noi District, Phra Nakhon Si Ayutthaya Province | 26                                  | 3    | 18.00   | Leasehold                     | 23,205.00            | -                    |
| 32. | Bang Pakong District, Chachoengsao Province          | Capital increase No. 6 | WHA E-Commerce Park<br>Project   | 130,139.00                          | 43855   | Bang Samak Sub-district, Bang Pakong District, Chachoengsao Province        | 137                                 | 2    | 91.40   | Leasehold                     | -                    | -                    |
| 33. | Bangna-Trad Km. 23, Samut Prakan Province            | Capital increase No. 7 | WHA Mega Logistics Center<br>Bangna-Trad<br>Km. 23 Project 3<br>(Building B,C,D) Project | 34,003.00                           | 25152 (partial),<br>33561 (partial),<br>33562 (partial),<br>33563 (partial),<br>33618 (partial),<br>33621 (partial),<br>33622 (partial),<br>33620 (partial),<br>11595, 11596, | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 33                                  | 0    | 43.80   | Leasehold                     | -                    | 216.00               |

| No. | Location   | Investment No.         | Project Name  | Rental area <sup>1</sup> (sq.m.) | Land title deed  |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|--|------------------------|---|----------------------------------|--|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |  |                        |   |                                  | Title Deed No.   | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
|     |  |                        |   |                                  | 11597, 33617 and 33619   |   |                                     |      |         |                               |                      |                      |
| 34. | Sri Racha District, Chonburi Province                | Capital increase No. 7 | WHA Signode Factory Project   | 8,151.00                         | 22009  | Khao Khan Song Sub-district, Si Racha District, Chon Buri Province          | 13                                  | 1    | 62.80   | Leasehold                     | -                    | -                    |
| 35. | Theparak Km. 21, Samut Prakan Province               | Capital increase No. 7 | WHA Mega Logistics Center Theparak Km. 21 (Building I,J) Project                        | 30,233.00                        | 36107 (partial)  | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 28                                  | 1    | 28.90   | Leasehold                     | -                    | 100.00               |
| 36. | Bangna-Trad Km. 23, Samut Prakan Province            | Capital increase No. 7 | WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building J,K,L,M,N) Project | 19,796.00                        | 5731 (partial), 21940 (partial), 21942 (partial) and 21943 (partial) | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 21                                  | 0    | 67.10   | Leasehold                     | -                    | -                    |
| 37. | Wang Noi District, Phra Nakhon Si Ayutthaya Province | Capital increase No. 7 | WHA Mega Logistics Center Wangnoi 63 Project 3 and Project 4 Project                    | 67,704.00                        | 46632  | Bo Ta Lo Sub-district, Wang Noi District, Phra Nakhon Si Ayutthaya Province | 66                                  | 3    | 14.60   | Leasehold                     | -                    | -                    |
| 38. | Theparak Km. 21, Samut Prakan Province               | Capital increase No. 8 | WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project                  | 90,862.00                        | 36107 (partial) and 36108 (partial)                                  | Bang Sao Thong Sub-district, Bang Sao Thong                                 | 83                                  | 0    | 37.10   | Leasehold                     | 33,477.00            | -                    |

| No. | Location                                  | Investment No.               | Project Name  | Rental area <sup>1</sup> (sq.m.) | Land title deed   |   | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----|---|------------------------------|---|----------------------------------|---|---|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|     |   |                              |   |                                  | Title Deed No.  | Location  | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
|     |   |                              |   |                                  |   | District, Samut Prakan Province   |                                     |      |         |                               |                      |                      |
| 39. | Sri Racha District, Chonburi Province     | Capital increase No. 8       | WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project  | 24,310.00                        | 248729 and 248730   | Nong Kham Sub-district, Sri Racha District, Chonburi Province               | 28                                  | 2    | 51.60   | Freehold                      | -                    | -                    |
| 40. | Bangna-Trad Km. 23, Samut Prakan Province | Capital increase No. 8       | WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project | 27,724.00                        | 33562(partial), 33563 (partial), 33620 (partial), 33623 (partial), 33624 (partial), 33625 (partial) and 33636 (partial) | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 32                                  | 1    | 61.90   | Leasehold                     | 2,989.00             | -                    |
| 41. | Theparak Km. 21, Samut Prakan Province    | Additional investment No. 10 | WHA Mega Logistics Center Theparak Km. 21 (Building L and Q) Project            | 32,524.00                        | 36108 (partial)   | Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province | 29                                  | 3    | 14.00   | Leasehold                     | -                    | -                    |
| 42. | Theparak Km. 21, Samut Prakan Province    | Additional investment No. 11 | WHA Mega Logistics Center Theparak Km. 21 (Building C and R) Project            | 31,992.00                        | 36108 (partial)   | Bang Sao Thong Sub-district, Bang Sao Thong                                 | 29                                  | 0    | 35.10   | Leasehold                     | -                    | -                    |

| No.                   | Location | Investment No. | Project Name | Rental area <sup>/1</sup><br>(sq.m.) | Land title deed |                                    | Land area under the land title deed |      |         | Characteristics of investment | Rooftop area (sq.m.) | Parking area (sq.m.) |
|-----------------------|----------|----------------|--------------|--------------------------------------|-----------------|------------------------------------|-------------------------------------|------|---------|-------------------------------|----------------------|----------------------|
|                       |          |                |              |                                      | Title Deed No.  | Location                           | Rai                                 | Ngan | Sq.wah. |                               |                      |                      |
|                       |          |                |              |                                      |                 | District, Samut Prakan<br>Province |                                     |      |         |                               |                      |                      |
| Total Invested assets |          |                |              | 1,915,361.04                         | -               | -                                  | 1,976                               | 0    | 35.20   |                               | 555,216.29           | 22,087.33            |

Remarks:

<sup>/1</sup> Area as specified in the lease and service agreements of such assets.

#### 4. Percentage of rental areas

The existing assets invested by WHART and the assets to be additionally invested by WHART can be classified by the business of the tenants and the remaining term under the lease agreements as follows:

Table showing the building leasable areas and the proportion of lease, classified by the business of the tenants

| Types of business   | Percentage of rental areas to overall rental areas (percentage) |   |   |   |   |
|---|---|---|---|---|---|
|   | Existing assets invested by WHART <sup>1/2</sup>                | WGCL International Distribution Center Project <sup>3</sup> | Sum of the existing assets invested by WHART <sup>1/2</sup> and the WGCL International Distribution Center Project <sup>3</sup> | WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project | Sum of the existing assets invested by WHART <sup>1/2</sup> and the 2 Additional Investment Assets <sup>3</sup> |
| Fast-moving consumer goods manufacturers (FMCG)                             | 29.12   | -   | 27.68   | 25.66   | 27.63   |
| Third-party logistics providers/ Forth-party logistics providers (3PL/ 4PL) | 26.98   | 100.00  | 30.59   | 48.12   | 31.00   |
| E-Commerce operators  | 11.52   | -   | 10.95   | -   | 10.69   |
| Food Chain operators  | 5.60  | -   | 5.32  | -   | 5.19  |
| Automotive operators  | 5.55  | -   | 5.27  | 7.47  | 5.32  |
| Manufacturers   | 2.23  | -   | 2.12  | -   | 2.07  |
| Healthcare  | 2.88  | -   | 2.74  | -   | 2.67  |
| Others  | 0.72  | -   | 0.68  | -   | 0.66  |
| Undertake   | 0.96  | -   | 0.91  | 18.74   | 1.34  |
| Vacant  | 14.46   | -   | 13.74   | -   | 13.42   |

| Types of business | Percentage of rental areas to overall rental areas (percentage) |   |   |   |   |
|-------------------|---|---|---|---|---|
|                   | Existing assets invested by WHART <sup>1/2</sup>                | WGCL International Distribution Center Project <sup>3</sup> | Sum of the existing assets invested by WHART <sup>1/2</sup> and the WGCL International Distribution Center Project <sup>3</sup> | WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project | Sum of the existing assets invested by WHART <sup>1/2</sup> and the 2 Additional Investment Assets <sup>3</sup> |
| Total             | 100.00  | 100.00  | 100.00  | 100.00  | 100.00  |

Remarks:

<sup>1/1</sup> The existing main assets of WHART calculated from the lease agreements for the procurement of benefits as of 31 December 2025, with the update of the information to exclude the WHA Free Zone Factory Rayong Project which WHART had disposed of such assets on 12 February 2026.

<sup>1/2</sup> As of 1 October 2026, the percentage of the rental areas to the overall rental areas of the existing assets invested by WHART may change, subject to the result of the negotiation of WHART with its tenants close to the expiry of the relevant lease agreements for the procurement of benefits.

<sup>1/3</sup> WGCL International Distribution Center Project, calculated from the lease agreement for the procurement of benefits as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026.

Table showing the building leasable areas and the proportion of lease, classified by the lease term of the lease agreements

| Remaining term under the lease agreements | Percentage of rental areas to overall rental areas (percentage) |   |   |   |   |
|---|---|---|---|---|---|
|   | Existing assets invested by WHART <sup>1/2</sup>                | WGCL International Distribution Center Project <sup>3</sup> | Sum of the existing assets invested by WHART <sup>1/2</sup> and the WGCL International Distribution Center Project <sup>3</sup> | WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project | Sum of the existing assets invested by WHART <sup>1/2</sup> and the 2 Additional Investment Assets <sup>3</sup> |
| Not more than 1 year                      | 21.09   | -   | 19.60   | -   | 19.05   |
| More than 1 year to 3 years               | 28.24   | -   | 26.24   | 59.22   | 27.15   |
| More than 3 years to 5 years              | 24.82   | -   | 23.06   | 31.58   | 23.30   |
| More than 5 years                         | 25.85   | 100.00  | 31.10   | 9.20  | 30.50   |
| <b>Total</b>                              | <b>100.00</b>   | <b>100.00</b>   | <b>100.00</b>   | <b>100.00</b>   | <b>100.00</b>   |

Remarks:

<sup>1</sup> The existing main assets of WHART calculated only from the area occupied by tenants (excluding the buildings for which WHA Corporation Public Company Limited (“WHA”) and/or the assets owners undertake to pay rent to WHART according to the conditions under the undertaking agreements and the building areas which are under the process of seeking for tenants) as of 31 December 2025. The remaining lease term is calculated from 1 October 2026, excluding the lease term under the right to renew the lease agreement and under the assumption that no lease renewals or new lease agreements will be entered into after 31 December 2025. In this regard, the information has been updated to exclude the WHA Free Zone Factory Rayong Project which WHART had disposed of such assets on 12 February 2026.

<sup>2</sup> As of 1 October 2026, the percentage of the rental areas to the overall rental areas of the existing assets invested by WHART may change, subject to the result of the negotiation of WHART with its tenants close to the expiry of the relevant lease agreements for the procurement of benefits.

<sup>3</sup> WGCL International Distribution Center Project, calculated from the lease agreement for the procurement of benefits as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026, excluding the lease term under the right to renew the lease agreement.

Table showing the names of the top 10 tenants<sup>1/2</sup>

| Rank | Names of tenants                                    |   |   |   |   |
|------|---|---|---|---|---|
|      | Existing assets invested by WHART <sup>1/2</sup>    | WGCL International Distribution Center Project <sup>3</sup> | Sum of the existing assets invested by WHART <sup>1/2</sup> and the WGCL International Distribution Center Project <sup>3</sup> | WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project | Sum of the existing assets invested by WHART <sup>1/2</sup> and the 2 Additional Investment Assets <sup>3</sup> |
| 1.   | DKSH (Thailand) Limited                             | WHA GC Logistics Company Limited                            | DKSH (Thailand) Limited   | Smile Super Express Co., Ltd.   | DKSH (Thailand) Limited   |
| 2.   | CRC Thai Watsadu Company Limited                    | -   | CRC Thai Watsadu Company Limited  | Thai Seng International (Thailand) Co., Ltd.                                      | CRC Thai Watsadu Company Limited  |
| 3.   | Alibaba Smart Hub (Thailand) Limited                | -   | Alibaba Smart Hub (Thailand) Limited  | Dynapac Road Equipment (Thailand) Co., Ltd.                                       | Alibaba Smart Hub (Thailand) Limited  |
| 4.   | Sino-Pacific Trading (Thailand) Company Limited     | -   | WHA GC Logistics Company Limited  | -   | WHA GC Logistics Company Limited  |
| 5.   | SCommerce (Thailand) Company Limited                | -   | Sino-Pacific Trading (Thailand) Company Limited   | -   | Sino-Pacific Trading (Thailand) Company Limited   |
| 6.   | DSG International (Thailand) Public Company Limited | -   | SCommerce (Thailand) Company Limited  | -   | SCommerce (Thailand) Company Limited  |
| 7.   | Perfect Companion Group Company Limited             | -   | DSG International (Thailand) Public Company Limited   | -   | DSG International (Thailand) Public Company Limited   |
| 8.   | Maersk Logistics & Services (Thailand) Co., Ltd.    | -   | Perfect Companion Group Company Limited   | -   | Perfect Companion Group Company Limited   |

| Rank  | Names of tenants                                 |   |   |   |   |
|---|--|---|---|---|---|
|   | Existing assets invested by WHART <sup>1/2</sup> | WGCL International Distribution Center Project <sup>3</sup> | Sum of the existing assets invested by WHART <sup>1/2</sup> and the WGCL International Distribution Center Project <sup>3</sup> | WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project | Sum of the existing assets invested by WHART <sup>1/2</sup> and the 2 Additional Investment Assets <sup>3</sup> |
| 9.  | Kao Industrial (Thailand) Co., Ltd.              | -   | Maersk Logistics & Services (Thailand) Co., Ltd.  | -   | Maersk Logistics & Services (Thailand) Co., Ltd.  |
| 10.   | Kuehne + Nagel Co., Ltd.                         | -   | Kao Industrial (Thailand) Co., Ltd.   | -   | Kao Industrial (Thailand) Co., Ltd.   |
| Total rental areas of the top 10 largest tenants as percentage to the total rental areas (percentage) | 47.39  | 100.00  | 48.17   | 81.26   | 47.02   |

## Remarks

<sup>1/1</sup> The existing main assets of WHART calculated only from the area occupied by tenants (excluding the buildings for which WHA and/or the assets owners undertake to pay rent to WHART according to the conditions under the undertaking agreements and the building areas which are under the process of seeking for tenants) as of 31 December 2025, with the update of the information to exclude the WHA Free Zone Factory Rayong Project which WHART had disposed of such assets on 12 February 2026.

<sup>1/2</sup> As of 1 October 2026, the building areas occupied by tenants, building areas under the undertaking agreements and building areas which are under the process of seeking for tenants may change, subject to the result of the negotiation of WHART with its tenants close to the expiry of the relevant lease agreements for the procurement of benefits.

<sup>1/3</sup> WGCL International Distribution Center Project, calculated from the lease agreement for the procurement of benefits as of 1 October 2026, whereby WHART expects to make the additional investment within 1 October 2026.

## 5. Assets Management Policies

After WHART has invested in the Additional Investment Assets, WHART will cooperate with WHA, whom WHART will appoint as the property manager, to set forth the immovable property management strategies for achieving the optimal outcome for the development and enhancement of the potential of the assets in which WHART will invest, with the preliminary details as follows:

- To create good relationships with the customers and tenants and be available to take suggestions in order to develop and adjust the assets and/or services for constant maintenance of the best quality.
- To assess and adjust rental rates to be appropriate for each customer groups and the market conditions when seeking new tenants or upon the lease extension with the existing tenants to achieve the highest possible occupancy rate and to increase the income of WHART and to focus on the provision of consistent good and quality services.
- To develop the efficiency in immovable property management as well as to control the operational expenses without affecting the quality of service.
- To increase the potential of the assets of WHART by maintaining the assets to be in good condition, suitable for use and to regularly adjust and maintain the image of the assets to be contemporary and suitable for adapting to changing market conditions.
- To regularly assess the service rating to develop the potential and create opportunities to increase the potential of the assets.
- To solve or mitigate conflict of interests of WHART and WHA, as the property manager, in accordance with the same method used for the existing assets of WHART.