

(F53-4)

Capital Increase Report Form
WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust
10 March 2026

WHA Real Estate Management Company Limited (the "**Company**"), as the REIT Manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust ("**WHART**"), hereby reports the intention for the capital increase and the allotment of additional trust units to be issued and offered for sale by WHART under the conditions for the investment in the additional investment assets, which can 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

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

1. Details of the capital increase

The Company intends to increase the capital of WHART by issuing and offering additional trust units of not exceeding 160,000,000 trust units, whereby, upon combining with the existing 3,468,827,441 trust units of WHART, will result in WHART having a total of 3,628,827,441 trust units, as part of the funds used for the investment in the WGCL International Distribution Center Project assets in this instance. Such fund structure comprises (1) proceeds from the capital increase of WHART through the issuance and offering of not exceeding 160,000,000 additional trust units and/or (2) funds from loans in the amount not exceeding Baht 2,507,600,000; and (3) internal cash of WHART in the amount as the Company deems appropriate and suitable and/or a portion of the lease security deposits in the approximate amount of Baht 54,000,000 under the lease agreement for the procurement of benefits to be entered into between WHART and WGCL. In this regard, the fund structure to be used for the investment in the WGCL International Distribution Center Project assets shall be determined based on the appropriateness of the debt-to-equity ratio of WHART and the current condition of the capital market and debt market, in order for WHART to invest in the WGCL International Distribution Center Project assets at the 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 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)).

2. Allotment of additional trust units to be issued and offered

The Company expects to allocate not exceeding 160,000,000 additional trust units to be issued and offered, whereby the price of the trust units to be offered for the investment in the WGCL International Distribution Center Project assets will be determined with reference to the appraised value of the assets, as appraised by the independent property appraisers approved by the Office of the Securities and Exchange Commission (the “Office of the SEC”), taking into consideration other relevant factors, namely (1) the conditions of the capital market and financial market during the offering period of the trust units; (2) the appropriate rate of return for the investors; (3) the commerciality of the assets; (4) interest rates, both domestically and in the global market; (5) the return rate from the investments in equity instruments, debt instruments and other investment options; and (6) the results from the institutional investors survey (Bookbuilding). The details are set out as follows:

2.1 The offering method and allocation method for the additional trust units to be issued and offered for the ninth capital increase for the investment in the WGCL International Distribution Center Project assets and the listing of the trust units as listed securities on the Stock Exchange of Thailand

The Company shall allocate the additional trust units to be issued and offered for sale in the amount not exceeding 160,000,000 trust units in 2 portions, with the details as follows:

First Portion To allocate the additional trust units issued and offered this time in the amount of not less than 50 percent of the total trust units to be issued and offered for sale in this capital increase for offering to the existing trust unitholders in proportion to their respective unitholding proportion, without allocating to the trust unitholders who would cause WHART to be subject to the obligations under foreign laws. In this regard, the existing trust unitholders may declare their intention to subscribe to the additional trust units offered at this time in accordance with their allocated rights, or in excess of their allocated rights, or in an amount lower than their allocated rights, or waive their rights to subscribe to the additional trust units offered at this time.

The preliminary list of nationalities of the existing trust unitholders that are not Thai nationality which the Company shall take into consideration when determining whether such allocation would cause WHART to be subject to the obligations under foreign laws include: American, Australian, Belgian, British, Canadian, Chinese, Danish, French, Indian, Israeli, Japanese, South Korean, Russian, Singaporean, Swedish, Swiss, German, Burmese and Taiwanese nationalities (based on the list of unitholders’ nationalities from the latest record date for determining the list of unitholders on 30 December 2025). In this regard, the Company reserves the right to announce any changes and/or additions to the aforementioned list of

nationalities should there be additional trust unitholders of other nationalities identified after the latest determination of the list of trust unitholders.

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

In the event where the allocation of trust units according to the prescribed proportion results in any existing trust unitholders being entitled to subscribe to 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.

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

The information concerning the allocation of the additional trust units to be issued and offered for sale of WHART this time can be summarized into the following table.

Allocated to	Number of Trust Units	Ratio (Old : new)	Price (Baht per Unit)	Date and Time for Subscription and Payment	Remarks
<u>First Portion</u> allocate to the existing trust unitholders in proportion to their respective unitholding proportion, without	Not less than 50 percent of the total trust units to be	To be determined ⁽³⁾	To be determined ⁽²⁾	To be determined and after obtaining the approval from the Office of the SEC	(1), (2), (4), (5) and must obtain the approval for the capital increase of

Allocated to	Number of Trust Units	Ratio (Old : new)	Price (Baht per Unit)	Date and Time for Subscription and Payment	Remarks
allocating to the trust unitholders who would cause WHART to be subject to the obligations under foreign laws	issued and offered ⁽²⁾				WHART from the meeting of trust unitholders
<u>Second Portion</u> allocate to 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)	Remaining trust units from the offering under the First Portion	-	To be determined ⁽²⁾	To be determined and after obtaining the approval from the Office of the SEC	(2), (4), (5) and must obtain the approval for the capital increase of WHART from the meeting of trust unitholders

Remarks:

- (1) The record date for determining the existing trust unitholders eligible for the subscription of the additional trust units or the book closing date will be determined after the capital increase has been approved by the meeting of trust unitholders of WHART.
- (2) The number of trust units and the price of the trust units to be issued and offered this time will be determined with reference to the appraised value of the assets, as appraised by the independent property appraisers approved by the Office of the SEC, taking into consideration other relevant factors, namely (1) the conditions of the capital market and financial market during the offering period of the trust units; (2) the appropriate rate of return for the investors; (3) the commerciality of the assets; (4) interest rates, both domestically and in the global market; (5) the return rate from the investments in equity instruments, debt instruments and other investment options; and (6) the results from the institutional investors survey (Bookbuilding).
- (3) The offering ratio of the trust units will be calculated from the total number of the existing trust units before this capital increase of WHART divided by the number of additional trust units to be issued and offered in the First Portion, at the price per unit to be determined by the Company in accordance with the method prescribed below.
- (4) After the completion of the allocation of the trust units under the First Portion to the existing trust unitholders in accordance with their allocated rights, the Company will allocate the remaining additional trust units to the existing trust unitholders who have declared their intention to subscribe to the trust units in excess of their allocated rights as the Company deems appropriate, either concurrently with or after the allocation of the trust units under the Second Portion, or otherwise.
- (5) The Trustee and/or the Company shall have the authority to proceed with the following actions: 1) determine other details of the offering and the allocation of the trust units, including but not limited to the number of trust units to be issued and offered, the final offering structure, the subscription period, the trust units allocation method, the trust units offering method, the trust units subscription ratio, the trust units offering ratio, the trust units offering price, the trust units condition and subscription method, including other conditions and other details relating to the offering and allocation of the additional trust units to be issued and offered to the existing trust unitholders of WHART and the allocation method in case the existing trust

unitholders subscribe to the trust units in excess of their allocated rights, including the offering and allocation of the remaining trust units from the offering to the existing trust unitholders to other investors, and to have discretion to deny the offering or allocation of the additional trust units issued and offered to any trust unitholders or any investors; 2) determine the record date for the determination of the trust unitholders eligible for the subscription of the additional trust units or the book closing date, whereby the timeframe and other related details are to be notified through the Stock Exchange of Thailand for the acknowledgement of the trust unitholders; 3) negotiate, agree, prepare, execute, deliver and/or amend any applications, waivers and supporting documents in relation to the allocation of the trust units to be issued and offered, including any other documents and/or agreements relating to the allocation of the additional trust units, the appointment of the financial advisers, underwriters and subscription agents, including to negotiate, contact and/or submit the necessary and relevant applications, waivers and supporting documents to the Office of the SEC, the Stock Exchange of Thailand, governmental agencies, governmental organizations or any other persons in relation thereto and the listing of the additional trust units as listed securities on the Stock Exchange of Thailand, etc.; and 4) take any actions as deemed necessary or relating thereto in all respects, including the appointment and/or removal of any sub-authorized persons, in order to ensure the successful completion of such actions.

In this regard, the information as appear in the invitation letter to the meeting of trust unitholders, the registration statement for the offering of trust units and/or the prospectus for the offering of trust units in connection with the ninth capital increase for the investment in the WGCL International Distribution Center Project assets shall be deemed the number of additional trust units to be allocated and the method for allocating the trust units to each type of investors.

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 who holds more than 50 percent of the total trust units issued and offered by WHART.

In this regard, the Company will file an application with the Stock Exchange of Thailand for the approval to list the additional trust units to be issued and offered of WHART as listed securities within 45 days from the closing date of the offering of the trust units.

2.2 The Company's action in the event of fractional trust units

In the event where the allocation of trust units according to the prescribed proportion results in any existing trust unitholders being entitled to subscribe to 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.

3. **The Convocation of the meeting of trust unitholders to approve the capital increase and the allocation of additional trust units to be issued and offered**

The date of the Meeting of Trust Unitholders No. 1/2026 of WHART through electronic media shall be on 29 April 2026, whereby the electronic meeting will commence at 15.00 hrs. in accordance with the rules prescribed in the regulations concerning a electronic meeting. Nevertheless, the Company may change the date, time and venue of the Meeting of Trust Unitholders No. 1/2026 of WHART or seek resolutions of the trust unitholders through other methods in accordance with the relevant laws and regulations, as deemed appropriate and determine the record date for the determination of the list of

trust unitholders eligible to attend the Meeting of Trust Unitholders No. 1/2026 of WHART to be on 24 March 2026.

4. The request for approval of the capital increase and the allocation of the additional trust units to be issued and offered from the relevant governmental authorities and the conditions thereto

After obtaining the approval from the trust unitholders of WHART for the capital increase for the investment in the WGCL International Distribution Center Project assets, the Company will further seek approval from the Office of the SEC on the capital increase of WHART.

5. Objectives of the capital increase and use of proceeds

For the investment in the assets of WGCL International Distribution Center Project in order to increase the sources of income and increase the returns to the trust unitholders, with the details of the Additional Investment Assets can be summarized as follows:

<p>Details of the WGCL International Distribution Center Project Assets</p>	<p>(1) WGCL International Distribution Center Project, located at Map Ta Phut Subdistrict, Mueang Rayong District, Rayong Province</p> <ol style="list-style-type: none"> 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 wah¹ 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 building² in the WGCL International Distribution Center Project from WGCL.
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¹ 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.

² 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.

The details of the area of the assets of the WGCL International Distribution Center Project under item (1) can be summarized as follows:

Total approximate area of land to be invested by WHART	87 rai 1 ngan 61.70 square wah
Total approximate building area to be invested by WHART	99,390.00 square meters

In this regard, the Company has appointed Sims Property Consultant Company Limited and Sallmanns (Far East) Limited as the independent property appraisers to appraise the asset value of the WGCL International Distribution Center Project, whereby WHART will invest in the WGCL International Distribution Center Project assets 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 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)).

6. Benefits which WHART will receive from the capital increase and the allocation of additional trust units to be issued and offered

WHART will have increased the total assets under its portfolio, which will result in the improved diversification of the investment risks. In addition, the investment in the WGCL International Distribution Center Project assets will provide WHART with an opportunity to receive additional benefits from the upside gains from WGCL International Distribution Center Project assets, in terms of the higher revenue and stability. In this respect, the increase in the number of trust units of WHART may result in greater liquidity for the trading of trust units on the Stock Exchange of Thailand.

7. Benefits which trust unitholders will receive from the capital increase and the allocation of additional trust units to be issued and offered

WHART will have a larger asset size which may enhance its attractiveness to investors, whereby the Company expects that this may promote greater liquidity for the trading of trust units in the secondary market. In addition, WHART will be able to further diversify the risk from the procurement of benefits from the immovable properties beyond the immovable properties to which WHART currently procures benefits from.

8. Other details necessary for the trust unitholders to consider and approve the capital increase and the allocation of additional trust units to be issued and offered

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9. Schedule for the capital increase and the allocation of additional trust units to be issued and offered

9.1 The record date to determine the list of trust unitholders eligible to attend the Meeting of Trust Unitholders No. 1/2026 of WHART shall be on 24 March 2026.

9.2 The date of the Meeting of Trust Unitholders No. 1/2026 of WHART through electronic media shall be 29 April 2026, whereby the electronic meeting will commence at 15.00 hrs. in accordance with the rules prescribed in the regulations concerning a electronic meeting. Nevertheless, the Company may change the date, time and venue of the Meeting of Trust Unitholders No. 1/2026 of WHART or seek resolutions of the trust unitholders through other methods in accordance with the relevant laws and regulations, as deemed appropriate.

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

1. Details of the capital increase

The Company intends to increase the capital of WHART by issuing and offering additional trust units of not exceeding 250,000,000 trust units, whereby, upon combining with the existing 3,468,827,441 trust units of WHART, will result in WHART having a total of 3,718,827,441 trust units, as part of the funds used for 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 in this instance. Such fund structure comprises (1) proceeds from the capital increase of WHART through the issuance and offering of not exceeding 250,000,000 additional trust units and/or (2) funds from loans in the amount not exceeding Baht 3,688,800,000; and (3) internal cash of WHART in the amount as the Company deems appropriate and suitable and/or a portion of the lease and service security deposits in the approximate amount of Baht 80,000,000 under the lease agreement for the procurement of benefits to be entered into between WHART and WGCL and the lease agreements and service agreements of the tenants of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project. In this regard, the fund structure to be used for investment in the Additional Investment Assets of both projects of WHART this time shall be determined based on the appropriateness of the debt-to-equity ratio of WHART and the current condition of the capital market and debt market, in order for WHART to invest in the Additional Investment Assets at the value not exceeding Baht 3,688,800,000 (payable on the date WHART invests in the Additional Investment Assets of both projects), comprising the initial land sub-lease rental, the buildings and structures rental, the purchase price of land and buildings, 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 this regard, for the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound

(Buildings A, B and C) Project, 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 (to which the annual land sub-lease rental for the entire sub-lease term has already been reflected in the appraised value of the assets).

2. Allotment of additional trust units to be issued and offered

The Company expects to allocate not exceeding 250,000,000 additional trust units to be issued and offered, whereby the price of the trust units to be offered this time will be determined with reference to the appraised value of the assets, as appraised by the independent property appraisers approved by the Office of the SEC, taking into consideration other relevant factors, namely (1) the conditions of the capital market and financial market during the offering period of the trust units; (2) the appropriate rate of return for the investors; (3) the commerciality of the assets; (4) interest rates, both domestically and in the global market; (5) the return rate from the investments in equity instruments, debt instruments and other investment options; and (6) the results from the institutional investors survey (Bookbuilding). The details are set out as follows:

2.1 The offering method and allocation method for the additional trust units to be issued and offered for the ninth capital increase for 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 and the listing of the trust units as listed securities on the Stock Exchange of Thailand

The Company shall allocate the additional trust units to be issued and offered for sale in the amount not exceeding 250,000,000 trust units in 2 portions, the details of which are the same as those set out in Clause 2.1 of Option 1.

In this regard, the information as appear in the invitation letter to the meeting of trust unitholders, the registration statement for the offering of trust units and/or the prospectus for the offering of trust units in connection with the ninth capital increase for 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 shall be deemed the number of additional trust units to be allocated and the method for allocating the trust units to each type of investors.

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 who holds more than 50 percent of the total trust units issued and offered by WHART.

In this regard, the Company will file an application with the Stock Exchange of Thailand for the approval to list the additional trust units to be issued and offered of WHART as listed securities within 45 days from the closing date of the offering of the trust units.

2.2 The Company's action in the event of fractional trust units

In the event where the allocation of trust units according to the prescribed proportion results in any existing trust unitholders being entitled to subscribe to 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.

3. Schedule for the meeting of trust unitholders to approve the capital increase and the allocation of additional trust units issued and offered

The date of the Meeting of Trust Unitholders No. 1/2026 of WHART through electronic media shall be on 29 April 2026, whereby the electronic meeting will commence at 15.00 hrs. in accordance with the rules prescribed in the regulations concerning a electronic meeting. Nevertheless, the Company may change the date, time and venue of the Meeting of Trust Unitholders No. 1/2026 of WHART or seek resolutions of the trust unitholders through other methods in accordance with the relevant laws and regulations, as deemed appropriate and determine the record date for the determination of the list of trust unitholders eligible to attend the Meeting of Trust Unitholders No. 1/2026 of WHART to be on 24 March 2026.

4. The request for approval of the capital increase and the allocation of the additional trust units to be issued and offered from the relevant governmental authorities and the conditions thereto

After obtaining the approval from the trust unitholders of WHART for the capital increase for the investment in the assets of the WGCL International Distribution Center Project and WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, the Company will further seek approval from the Office of the SEC on the capital increase of WHART.

5. Objectives of the capital increase and use of proceeds

For the investment in the Additional Investment Assets in order to increase the sources of income and increase the returns to the trust unitholders, with the details of the Additional Investment Assets can be summarized as follows:

Details of the Additional Investment Assets	<p>(1) WGCL International Distribution Center Project, located at Map Ta Phut Subdistrict, Mueang Rayong District, Rayong Province</p> <p>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</p>
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Province, with the total land area under the land title deeds of 87 rai 1 ngan 61.70 square wah³ 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 building⁴ in the WGCL International Distribution Center Project from WGCL.

(2) WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, located at Bang Sao Thong Subdistrict, Bang Sao Thong District, Samut Prakan Province

- 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 wah⁵, with the sub-lease term expiring on 30 June 2052 or approximately 25 years 9 months commencing from the tentative investment date of WHART⁶ from WHA Daiwa.
- 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

³ 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.

⁴ 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.

⁵ 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.

⁶ WHART expects to make the additional investment within 1 October 2026.

building leasable area of 49,181.00 square meters, and structures and other properties which are the component parts of such land and buildings, with the sub-lease term expiring on 30 June 2052 or approximately 25 years 9 months commencing from the tentative investment date of WHART⁷ from WHA Daiwa.

- 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 from WHA Daiwa.

The details of the area of the Additional Investment Assets under item (1) and (2) can be summarized as follows:

Total approximate area of land to be invested by WHART	139 rai 1 ngan 70.10 square wah
Total approximate building area to be invested by WHART	148,571.00 square meters

In this regard, the Company has appointed Sims Property Consultant Company Limited and Sallmanns (Far East) Limited as the independent property appraisers to appraise the asset value of the Additional Investment Assets this time, whereby WHART will invest 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 at the investment value not exceeding Baht 3,688,800,000 (payable on the date WHART invests in the Additional Investment Assets of both projects), comprising the initial land sub-lease rental, the buildings and structures rental, the purchase price of land and buildings, 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 this regard, for the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Buildings A, B and C) Project, WHART agrees to pay the annual land sub-lease rental throughout the sub-lease period for the total amount of Baht 230,472,350.47 (to which the annual land sub-lease rental for the entire sub-lease term has already been reflected in the appraised value of the assets).

6. Benefits which WHART will receive from the capital increase and the allocation of additional trust units to be issued and offered

WHART will have increased the total assets under its portfolio, which will result in the improved diversification of the investment risks. In addition, the investment in the aforementioned Additional

⁷ WHART expects to make the additional investment within 1 October 2026.

Investment Assets will provide WHART with an opportunity to receive additional benefits from the upside gains from the assets of both the WGCL International Distribution Center Project and WHA Mega Logistics Center Bangna-Trad KM.23 Inbound (Buildings A, B and C) Project, in terms of the higher revenue and stability. In this respect, the increase in the number of trust units of WHART may result in greater liquidity for the trading of trust units on the Stock Exchange of Thailand.

7. Benefits which trust unitholders will receive from the capital increase and the allocation of additional trust units to be issued and offered

WHART will have a larger asset size which may enhance its attractiveness to investors, whereby the Company expects that this may promote greater liquidity for the trading of trust units in the secondary market. In addition, WHART will be able to further diversify the risk from the procurement of benefits from the immovable properties beyond the immovable properties to which WHART currently procures benefits from.

8. Other details necessary for the trust unitholders to consider and approve the capital increase and the allocation of additional trust units to be issued and offered

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9. Schedule for the capital increase and the allocation of additional trust units to be issued and offered

9.1 The record date to determine the list of trust unitholders eligible to attend the Meeting of Trust Unitholders No. 1/2026 of WHART shall be on 24 March 2026.

9.2 The date of the Meeting of Trust Unitholders No. 1/2026 of WHART through electronic media shall be 29 April 2026, whereby the electronic meeting will commence at 15.00 hrs. in accordance with the rules prescribed in the regulations concerning a electronic meeting. Nevertheless, the Company may change the date, time and venue of the Meeting of Trust Unitholders No. 1/2026 of WHART or seek resolutions of the trust unitholders through other methods in accordance with the relevant laws and regulations, as deemed appropriate.

The Company hereby certifies that the information contained in this report is accurate and complete in all respects.

Yours respectfully,

(Mr. Suppasit Sitthasate)

Chief Executive Officer

WHA Real Estate Management Company Limited

REIT Manager