

### Guidelines for Attending the Meeting through Electronic Media (E-Meeting) and the Appointment of Proxy

The trust unitholders or proxies intending to attend the Meeting of Trust Unitholders of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (“WHART”) No. 1/2026 through Electronics Media (E-Meeting) are requested to submit the Acceptance Form for Attending the Meeting through Electronic Media (E-Meeting), details as appeared in Enclosure 12, or submit the information via website or QR code, together with a copy of the identification documents pursuant to the details provided in this enclosure, to WHA Real Estate Management Company Limited (the “Company”), in its capacity as the REIT Manager of WHART within 17 April 2026. Once the Company has verified the name of the trust unitholders as of 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 on 24 March 2024, the meeting service provider, Inventech Systems (Thailand) Co., Ltd., will circulate the link to access the meeting through electronic media to the trust unitholders via the email which the trust unitholders have informed pursuant to the abovementioned method at least 2 days prior to the date of the meeting.

In this regard, in the event where the trust unitholder wishes to authorize the proxy to vote on his/her behalf and on condition that the proxy votes according to the intention of the trust unitholder, regardless of whether the trust unitholder wishes for WHART to invest only in the WGCL International Distribution Center Project assets or invest in the assets of both the WGCL International Distribution Center project and the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, the trust unitholders are requested to indicate his/her intention for the proxy to vote in favor of all of the Agenda 1, Agenda 2, Agenda 3 (comprising Agenda 3.1, Agenda 3.2 and Agenda 3.3) and 4 (comprising Agenda 4.1, Agenda 4.2 and Agenda 4.3).

- **Notification of the intention to attend the meeting through electronics media**

A trust unitholder who wishes to attend the meeting through electronic media shall notify his/her intention to attend the meeting by submitting the information via (1) email or post or (2) website or QR Code. The details of the method for notifying the intention to attend the meeting through electronic media are as follows:

1. **Notification of the intention to attend the meeting via email or post**

- 1.1 Fill out the Acceptance Form for Attending the Meeting through Electronic Media (E-Meeting), details as appeared in Enclosure 12, to notify the intention to attend the meeting through electronic media. The trust unitholders are requested to clearly provide the email and mobile phone number to be used for the meeting registration.
- 1.2 Attach a copy of the following identification documents to verify the right to attend the meeting:
  - (a) For the trust unitholder who is a natural person

- In case the trust unitholder wishes to attend the meeting by themselves through electronics media
  - A copy of the valid identification card or government official identification card or passport of the trust unitholder, duly certified true and correct copy by the trust unitholder.
- In case the trust unitholder grants a proxy to another person to attend the meeting through electronics media
  - The Proxy Form, details as appeared in Enclosure 13, which has been correctly and completely filled out and signed by the grantor and the proxy and affixed with stamp duty of Baht 20;
  - A copy of the valid identification card or government official identification card or passport of the grantor, duly certified true and correct copy by the grantor; and
  - A copy of the valid identification card or government official identification card or passport of the proxy, duly certified true and correct copy by the proxy.

(b) For the trust unitholder who is a juristic person

- In case the authorized representative(s) of the juristic person wishes to attend the meeting by themselves through electronics media.

In case the juristic person is incorporated under Thai law

- A copy of the latest company affidavit issued by the competent governmental authority (not more than 3 months from the date of issuance), duly certified true and correct copy by the authorized representative(s) of the juristic person, and affixed with the juristic person's seal (if any); and
- A copy of the valid identification card or government official identification card or passport of the authorized representative(s) of the juristic person, duly certified true and correct copy by each authorized representative.

In case the juristic person is incorporated under foreign laws

- A copy of the Certificate of Incorporation of the juristic person issued by the competent governmental authority of the country where such juristic person is situated, duly certified true and correct copy by the authorized representative(s) of the juristic person, and affixed with the juristic person's seal (if any); and

- A copy of the valid identification card or government official identification card or passport of the authorized representative(s) of the juristic person, duly certified true and correct copy by each authorized representative.
- In case of a grant of proxy to another person to attend the meeting through electronics media

In case the juristic person is incorporated under Thai law

- The Proxy Form, details as appeared in Enclosure 13, which has been correctly and completely filled out and signed by the authorized representative(s) of the juristic person pursuant to the latest company affidavit issued by the competent governmental authority (not more than 3 months from the date of issuance), and affixed with the juristic person's seal (if any) and affixed with stamp duty of Baht 20;
- A copy of the latest company affidavit issued by the competent governmental authority (not more than 3 months from the date of issuance), duly certified true and correct copy by the authorized representative(s) of the juristic person, and affixed with the juristic person's seal (if any);
- A copy of the valid identification card or passport (in case of a foreigner) of the authorized representative(s) of the juristic person who signed the Proxy Form, duly certified true and correct copy by each authorized representative; and
- A copy of the valid identification card or government official identification card or passport of the proxy, duly certified true and correct copy by the proxy.

In case the juristic person is incorporated under foreign laws

- The Proxy Form, details as appeared in Enclosure 13, which has been correctly and completely filled out and signed by the authorized representative(s) of the juristic person pursuant to the Certificate of Incorporation of the juristic person issued by the competent governmental authority of the country where such juristic person is situated, and affixed with the juristic person's seal (if any) and affixed with stamp duty of Baht 20;
- A copy of the Certificate of Incorporation of the juristic person issued by the competent governmental authority of the country where such juristic person is situated, duly certified true and correct copy by the authorized representative(s) of the juristic person, and affixed with the juristic person's seal (if any);

- A copy of the valid identification card or passport (in case of a foreigner) of the authorized representative(s) of the juristic person who signed the Proxy Form, duly certified true and correct copy by each authorized representative; and
- A copy of the valid identification card or government official identification card or passport of the proxy, duly certified true and correct copy by the proxy.

Remark: Should the original documents be neither in Thai nor English, an English translation of such documents, duly certified true and correct translation by the trust unitholder or the authorized representative(s) of the juristic person (In case of a juristic person), shall be attached therewith.

1.3 Submit the Acceptance Form for Attending the Meeting through Electronic Media (E-Meeting) in accordance with Clause 1.1 and the copy of the identification documents together with the supporting documents as stipulated in Clause 1.2 to the Company within 17 April 2026 via following channels:

- (a) Email: whart@wha-rem.co.th; or
- (b) Post: WHA Real Estate Management Company Limited  
777 WHA Tower, 22nd Floor, Room 2206,  
Moo 13, Debaratna Road (Bangna-Trad) Km.7,  
Bang Kaeo Sub-district, Bang Phli District, Samutprakarn Province  
10540

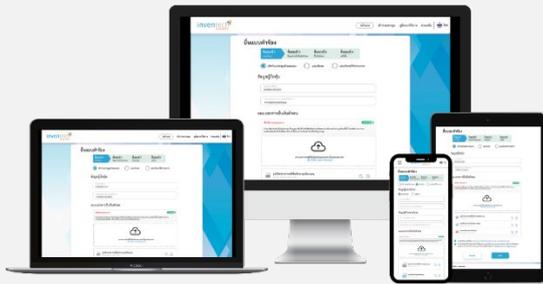
2. Notification of the intention to attend the meeting via website or QR code

Procedures for attending the meeting through electronic media (Inventech Connect)

Trust unitholders and proxies who wish to attend the meeting through electronic media by themselves may proceed in accordance with the procedures for submitting the request to attend the meeting through electronic media as follows:

**Procedures for Submitting the Request to Attend the Meeting through Electronic Media**

1. The trust unitholders must submit a request to attend the meeting through electronic media via Web Browser at <https://con.inventech.co.th/WHART404685R/#/homepage> or scan the QR Code  for logging in and follow the step as shown in the picture:



- 1 Click the URL or scan the QR code in the invitation letter
- 2 Choose the type of request form to proceed with the transaction in 4 steps, as follows:
  - Step 1 Enter the trust unitholder’s information
  - Step 2 Enter the information for identity verification of trust unitholder
  - Step 3 Verify identity via OTP
  - Step 4 Upon completion, the system will display trust unitholder’s information for verification of accuracy

**\*\* To merge user accounts, please use the same email address and phone number \*\***

2. For trust unitholders who wish to attend the meeting through electronic media by themselves or by proxy, who is not the independent director of the REIT Manager, the registration system for submitting the request will be available from 20 April 2026 at 08.30 hours and will close on 29 April 2026 by the end of the meeting.

3. The electronic meeting system will be available on 29 April 2026 at 13.00 hours (2 hours prior to the opening of the meeting). The trust unitholders or proxies shall use the provided username and password and follow the instruction in the system manual.

**If you encounter any issues in using the system, please contact Inventech Call Center**

 02-931-9137

 @inventechconnect

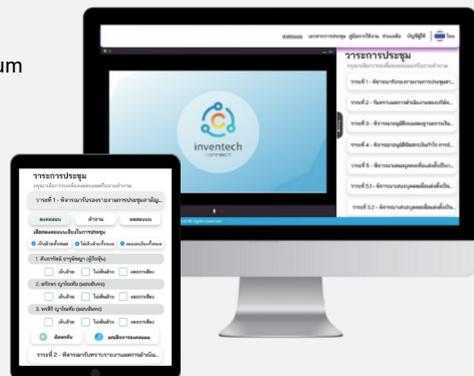
 The service will be available from 22 – 29 April 2026 at 08:30 – 17:30 hours.  
**(Only on business days, excluding official holidays and public holidays)**



Report usage issues  
[@inventechconnect](https://line.me/tv/@inventechconnect)

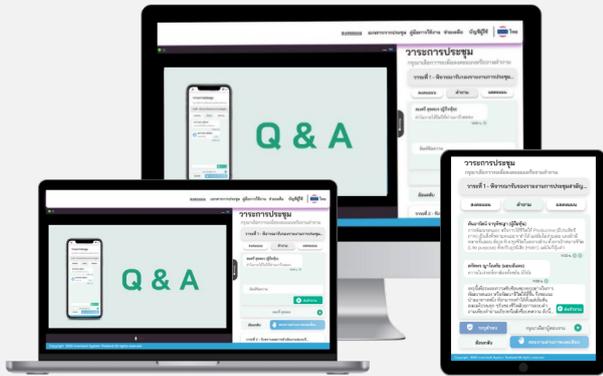
**Procedures for Registration to Attend the Meeting (e-Register) and Voting Procedures (e-Voting)**

- 1 Enter email address and password received via email or request an OTP
- 2 Click the “Register” button, whereby the vote will be counted as part of the quorum
- 3 Click the “Join Meeting” button, then click “Acknowledge” button
- 4 Select the agenda as specified by WHART
- 5 Click the “Vote” button
- 6 Cast the vote as desired
- 7 The system will display the latest voting result selected



To cancel your most recent vote, please click the “Cancel Vote” button (in which case your most recent vote will be deemed as an abstention, or your vote will be counted in accordance with the voting basis determined by the meeting). Trust unitholders may amend their votes until the voting for such agenda is closed by the system.

**Procedures for Submitting Questions via Inventech Connect**



- Select the agenda as specified by WHART
- Click the “Question” button
- 1** Submitting a question
  - Type your question and click “Submit Question” button
- 2** Submitting a question via audio and video
  - Click the “Ask via Audio and Video” button
  - Click “Confirm” button to confirm your queue
  - Wait for the meeting moderator to arrange the queue then you will be able to activate microphone and camera.

**User Manual and Instructional Videos for Inventech Connect**



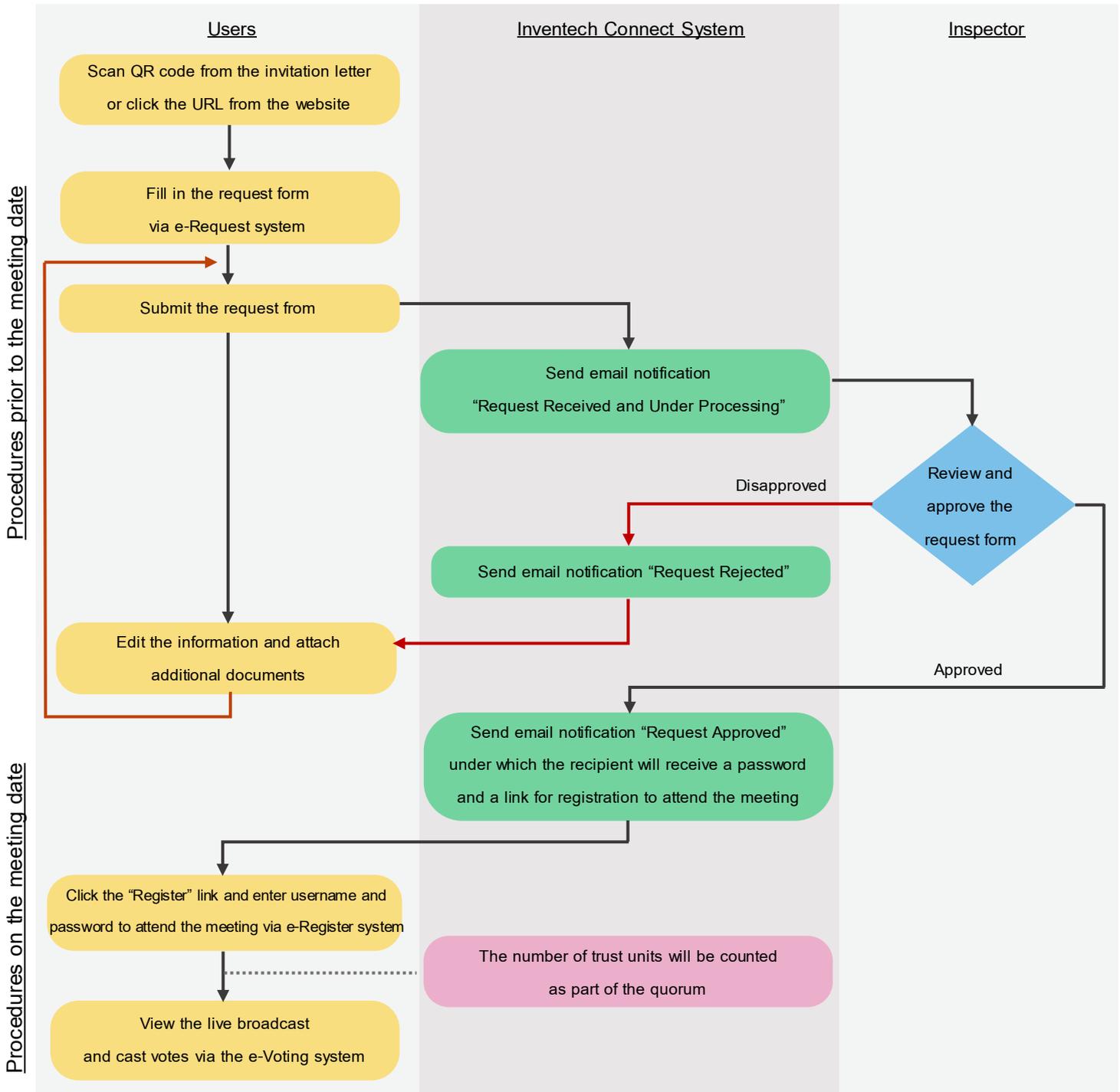
User Manual and Instructional Videos for the Inventech Connect System

**\*Remark:** The operation of the electronic meeting system and the Inventech Connect system depends on the internet connectivity of the trust unitholders or proxies, as well as the devices and/or software used. Please use the following devices and/or software for optimal system performance:

1. Recommended Internet Speed
  - High Definition Video: recommended internet speed of 2.5 Mbps (recommended internet speed)
  - High Quality Video: recommended internet speed of 1.5 Mbps
  - Standard Quality Video: recommended internet speed of 1.3 Mbps
2. Supported Devices
  - Mobile phones / tablets running iOS or Android operating system
  - Desktop computers / laptop computers running Windows or Mac operating system
3. Supported Internet Browsers: Chrome (recommended browser) / Safari / Microsoft Edge

**\*\*The system does not support Internet Explorer**

Guidelines for attending the meeting through electronic media



**Terms of Use**

**In case of account merging / account switching**

In the case where multiple requests are submitted using the same email address and phone number, the system will merge the user accounts. In the case where a user has more than one account, the "Switch Account" button may be used to access another account; however, the previous account will remain counted as part of the quorum.

**In case of leaving the meeting**

Participants may click the "Register to Leave the Quorum" button, whereby your voting right will be removed from the voting base for all agenda that have not yet been considered and voted upon.

3. In case the trust unitholder wishes to grant a proxy to the Independent Director

If the trust unitholder is unable to attend the meeting by himself/herself and desire to grant a proxy to the Independent Director of the Company, Mr. Somsak Pratomsrimek, to attend the meeting and vote on their behalf at this meeting, please complete and execute the Proxy Form, details as appeared in Enclosure 13. The Information of the Independent Director for the granting of proxy by the trust unitholders shall be as appeared in Enclosure 14. The executed Proxy Form and the identification documents as stipulated in Clause 1.2 shall be delivered to the Company within 17 April 2026 via the following channels:

- (a) Email: whart@wha-rem.co.th; or
- (b) Post: WHA Real Estate Management Company Limited  
777 WHA Tower, 22nd Floor, Room 2206,  
Moo 13, Debaratna Road (Bangna-Trad) Km.7,  
Bang Kaeo Sub-district, Bang Phli District, Samutprakarn Province  
10540

Remark: In the case where the trust unitholder has specified their votes for each agenda in the Proxy Form, the Independent Director shall vote in accordance with the vote casted by the trust unitholder as prescribed in the Proxy Form. For the voting in each agenda, the trust unitholder may only cast the vote to approve, disapprove (or object (as applicable)), or abstain, and the trust unitholder may not split the votes (except for the case of the casting of votes by the Custodian).

4. In case the trust unitholder is a foreign investor and has appointed a Custodian in Thailand to be a depository of the trust units

Please submit the following documents:

- 4.1 The Proxy Form B, details as appeared in Enclosure 13, which has been correctly and completely filled out and signed by the grantor and the proxy and affixed with stamp duty of Baht 20;
- 4.2 A copy of the Certificate of Incorporation of the Custodian, duly certified true and correct copy by the authorized representative(s) of the Custodian or an attorney, and affixed with the juristic person's seal (if any), and the relevant Power of Attorney (in case the person certifying the true and correct copy is an attorney);
- 4.3 A Power of Attorney from the trust unitholder authorizing the Custodian to sign the Proxy Form on their behalf;
- 4.4 A letter of certification to certify that the person executing the Proxy Form has obtained a permit to act as a Custodian; and

4.5 A copy of the valid identification card or government official identification card or passport of the proxy, duly certified true and correct copy by the proxy.

to the Company via the following channels:

- (a) Email: whart@wha-rem.co.th; or
- (b) Post: WHA Real Estate Management Company Limited  
777 WHA Tower, 22nd Floor, Room 2206,  
Moo 13, Debaratna Road (Bangna-Trad) Km.7,  
Bang Kaeo Sub-district, Bang Phli District, Samutprakarn Province  
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***\*\*\* This meeting is a meeting conducted through electronic media only without a physical meeting venue arranged. We request that the trust unitholders refrain from traveling to the Company.\*\*\****