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**Minutes of the Meeting of Trust Unitholders of
WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust
No. 1/2026 Through Electronic Media**

The Meeting was held on 29 April 2026 at 15.00 hrs. via electronic media (E-Meeting).

Preliminary proceedings before the Meeting commenced

The master of ceremonies welcomed all trust unitholders, proxies and attendees to the Meeting of Trust Unitholders of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust No. 1/2026 (the “Meeting” or the “Meeting of Trust Unitholders”) and informed the Meeting that this Meeting of Trust Unitholders No. 1/2026 is conducted through electronic media in compliance with the rules prescribed in the regulations concerning electronic meetings. Then, the master of ceremonies introduced the Board of Directors and executive of WHA Real Estate Management Company Limited (the “REIT Manager”), in its capacity as the REIT manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (“WHART”), the legal advisor of the REIT Manager who shall act as the secretary of the Meeting, the Trustee, the financial advisor, the independent financial advisor and the legal advisor of WHART and the representative of WHA Corporation Public Company Limited in attendance at the Meeting as follows:

1. REIT Manager

Board of Directors of the REIT Manager

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| (1) | Ms. Jareeporn Jarukornsakul | Chairman of Board of Director |
| (2) | Mr. Somsak Boonchoyruengchai | Director |
| (3) | Mr. Somsak Pratomsrimek | Independent Director |

Executive of the REIT Manager

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| (1) | Mr. Suppasit Sitthasate | Chief Executive Officer |
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2. Legal advisor of the REIT Manager, acting as the secretary of the Meeting

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| (1) | Mr. Kasamsi Sakunchaisiriwit | |
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3. Trustee of WHART (Kasikorn Asset Management Company Limited)

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| (1) | Ms. Sunida Meechukul | Assistant Managing Director |
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In this regard, the Trustee has prepared the opinions of the Trustee to support the consideration for approval of the trust unitholders and proxies for the agendas, details of which shall be as appeared in Enclosure No. 10 which has been delivered to all trust unitholders together with the invitation letter.

4. Financial advisor of WHART (Kasikornbank Public Company Limited)

(1) Ms. Chittisa Charoenpanich Head – Investment Banking

5. Independent financial advisor of WHART (Jay Capital Advisory Limited)

(1) Ms. Jirayong Anuman-Rajadhon Managing Director

(2) Ms. Naruporn Phuang Siri Senior Vice President

(3) Mr. Kitipong Sae-tang Vice President

6. Legal Advisor of WHART (Charin and Partners Co., Ltd.)

(1) Ms. Benjaporn Puttinan Managing Partner

7. Representative of the group company of WHA Corporation Public Company Limited, as the sponsor of WHART and the property manager of WHART

(1) Mr. Natthapatt Tanboon-ek Chief Financial Officer

After introducing the attendees, the master of ceremonies informed the Meeting that at the commencement time of the Meeting, there were 3 trust unitholders attending the Meeting in person, representing 28,127,151 trust units and 548 trust unitholders attending the Meeting by proxy, representing 2,765,127,497 trust units. In total, there were 551 trust unitholders attending the Meeting in person and by proxy, representing a total of 2,793,254,648 trust units, or equivalent to 80.5244 percent of all trust units sold of WHART, thereby constituting a quorum pursuant to the Trust Deed and the relevant laws.

Thereafter, the master of ceremonies invited Ms. Jareeporn Jarukornsakul, who was serving as the chairman of the Meeting (“Chairman”) to give the opening remark.

The Chairman welcomed the trust unitholders and proxies attending this Meeting of Trust Unitholders No. 1/2026 and informed the Meeting that the main agenda of this Meeting is the consideration and approval of the investment by WHART in the additional investment assets No. 12, the ninth capital increase of WHART and including the other related matters. Then, the Chairman assigned Mr. Kasamsi Sakunchaisiriwit, the secretary of the Meeting (“Secretary”), to inform the Meeting of the meeting procedures, the voting method and the vote counting method.

The Secretary informed the Meeting that the attendees may watch the live broadcast of the Meeting and the voting results for each agenda through the electronic meeting system and in the event where the trust unitholders or proxies experienced any technical difficulties in using the system, the trust unitholders and proxies may contact for help at the telephone number 02-931-9137 or via line @inventechconnect. Thereafter, the video demonstrating the use of the electronic meeting system for voting (e-voting system) and the method for asking questions or expressing opinions of the trust unitholders and proxies was shown.

Subsequently, the Secretary explained the meeting procedures, the voting method and the vote counting method to the Meeting, with the details as follows:

1. For the presentation of the agendas, each agenda will be presented individually, in the sequence according to the agendas specified in the invitation letter.

2. After the presentation of the details of each agenda is completed, there will be a questions and answers session. Any trust unitholders or proxies who wish to ask a question or express their opinion on the issues related to such agenda may do so by typing in the Inventech Connect system by selecting the relevant agenda designated by WHART and clicking the "Question" button to type the questions or opinions and then clicking the "Submit Question" button to send the messages to the system. Alternatively, trust unitholders or proxies may ask questions or express their opinions via audio and video by clicking the "Asking via Audio and Video" button and then clicking "Confirm" to reserve the queue. Then, the trust unitholder or proxy shall wait for the moderator to arrange the queue before being able to turn on their microphone and camera to ask the questions or express their opinions accordingly.

3. For each question and opinion, trust unitholders and proxies are kindly requested to state their first and last name and specify whether they are a trust unitholder attending the Meeting in person or as a proxy prior to asking the questions or expressing the opinions every time for the benefit of taking accurate and complete minutes of the Meeting. The Secretary will read the questions and opinions which are related to the agenda and the Chairman will assign the responsible person to answer such questions. In this regard, the REIT Manager reserves the right to consider only responding to the questions which are related to the proposed agenda. Questions or opinions relating to the other agenda will be addressed under such agenda and should the questions or opinions not be related to the agendas proposed at this Meeting, the REIT Manager will provide further clarification after the Meeting has concluded through the website of WHART.

4. The REIT Manager will allow approximately 1 minute for the trust unitholders and proxies to submit the questions and express the opinions. If no trust unitholders or proxies submit any questions or express

any opinions within such 1 minute, it will be deemed that no trust unitholders or proxies have any further questions or opinions and the Meeting will proceed accordingly.

5. When the questions and answers session has concluded, voting will be conducted for such agenda. For the voting of each agenda, the trust unitholders and proxies may cast their votes in accordance with the number of trust units held or the number of trust units authorized to the proxy by voting either for “Approval”, “Disapproval” or “Objection” (as the case may be) or “Abstention”, whereby 1 trust unit shall represent 1 vote and the votes shall not be divisible.

6. The trust unitholders and proxies may view the entire agendas of this Meeting at the menu which appears on the screen and may cast their votes within the voting period of each agenda, which is approximately 1 minute. Once the voting period for each agenda has elapsed, the voting cannot be changed. Should the trust unitholders or proxies omit to cast any vote, the system will deem such vote as an “Approval” vote. In this regard, for the trust unitholders who have submitted the Proxy Form and have specified their votes in the Proxy Form, the REIT Manager has already collected and recorded the votes in the system as stipulated in the Proxy Forms. Once such 1 minute has elapsed, the REIT Manager will proceed to process the voting results accordingly.

7. In the event where there is no disapproval vote or objection vote (as the case may be) or abstention from voting for any agenda, it shall be deemed that the Meeting unanimously resolved to approve such agenda.

8. For the counting of votes of all trust unitholders and proxies having the right to vote, the REIT Manager will disregard the votes of the trust unitholders who have special interests in the proposed agenda. In this regard, the details of the trust unitholders with special interests and not eligible to vote for each agenda proposed shall be as appeared in Enclosure No. 15 which has been delivered to all trust unitholders together with the invitation letter.

9. For the counting of votes, the REIT Manager shall verify the documents submitted to it and check against the voting results recorded in the vote counting system which the trust unitholders and proxies have voted through the E-Voting system during the voting period for each agenda.

Once the Secretary has finished explaining the meeting procedures, the voting method and the vote counting method to the Meeting, the Secretary asked the Meeting whether any trust unitholders or proxies had any questions regarding the meeting procedures, the voting method and the vote counting method. As no trust unitholders or proxies raised any objection or disagreement with the aforementioned meeting procedures,

voting method and vote counting method, it shall be deemed that the Meeting has no concern towards such meeting procedures, voting method and vote counting method.

Commencement of the Meeting

The Chairman assigned the master of ceremonies to clarify the details of the agendas to be proposed for consideration at this Meeting. The master of ceremonies outlined the details of the 5 agendas of the Meeting as follows:

- วาระที่ 1 To consider and approve the additional investment in the immovable properties and other assets in relation to the WGCL International Distribution Center Project
- วาระที่ 2 To consider and approve the additional investment in the leasehold rights and sub-leasehold rights of immovable properties and other assets in relation to the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project
- วาระที่ 3 To consider and approve the amount of fund and the number of additional trust units to be issued and offered, the method for determining the price of the additional trust units to be issued and offered, the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase, the listing of the trust units as listed securities on the Stock Exchange of Thailand and the obtaining of loan for the investment in the assets of the WGCL International Distribution Center Project
- a. To consider and approve the ninth capital increase of WHART through the issuance and offering of not exceeding 160,000,000 additional trust units for the investment in the assets of the WGCL International Distribution Center Project and the method for determining the price of the additional trust units to be issued and offered for the ninth capital increase
- b. To consider and approve the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand for the investment in the assets of the WGCL International Distribution Center Project

- c. To consider and approve the obtaining of loan in the amount not exceeding Baht 2,507,600,000 for the investment in the assets of the WGCL International Distribution Center Project, where collateral may be provided for such loan

วาระที่ 4 To consider and approve the amount of fund and the number of additional trust units to be issued and offered, the method for determining the price of the additional trust units to be issued and offered, the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase, the listing of the trust units as listed securities on the Stock Exchange of Thailand and the obtaining of loan 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

Agenda 4.1 To consider and approve the ninth capital increase of WHART through the issuance and offering of not exceeding 250,000,000 additional trust units 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 method for determining the price of the additional trust units to be issued and offered for the ninth capital increase

Agenda 4.2 To consider and approve the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand 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

Agenda 4.3 To consider and approve the obtaining of loan in the amount not exceeding Baht 3,688,800,000 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, where collateral may be provided for such loan

วาระที่ 5 Other matters (if any)

Then, the master of ceremonies informed the Meeting of the conditions on the proposal of the meeting agendas and voting as follows:

For the proposal of the meeting agendas and voting from Agenda 1 to Agenda 5, the REIT Manager will propose each agenda sequentially pursuant to the following details.

In the event where Agenda 1 has been approved by the Meeting of Trust Unitholders, the REIT Manager will proceed to propose Agenda 2 to the Meeting of Trust Unitholders for further consideration.

In the event where Agenda 1 has been approved by the Meeting **but** Agenda 2 does not receive the approval from the Meeting, the REIT Manager will propose Agenda 3 (comprising Agenda 3.1, Agenda 3.2 and Agenda 3.3) to the Meeting for consideration, whereby WHART will be able to proceed with the investment in the WGCL International Distribution Center Project assets if the Meeting resolved to approve Agenda 3 (comprising Agenda 3.1, Agenda 3.2 and Agenda 3.3 in every agenda). In this regard, Agenda 4 (comprising Agenda 4.1, Agenda 4.2 and Agenda 4.3) will not be proposed to the Meeting for consideration. Thereafter, the REIT Manager will proceed to propose Agenda 5 to the Meeting for consideration after the proposal of Agenda 3. In this regard, once the resolutions under this case have been obtained, **WHART would proceed with the investment only in the assets of the WGCL International Distribution Center Project.**

In the event where Agenda 1 and Agenda 2 have been approved by the Meeting, the REIT Manager will propose Agenda 4 (comprising Agenda 4.1, Agenda 4.2 and Agenda 4.3) to the Meeting for consideration, whereby WHART will be able to proceed with 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 if the Meeting resolved to approve Agenda 4 (comprising Agenda 4.1, Agenda 4.2 and Agenda 4.3 in every agenda). In this regard, Agenda 3 (comprising Agenda 3.1, Agenda 3.2 and Agenda 3.3) will not be proposed to the Meeting for consideration. Thereafter, the REIT Manager will proceed to propose Agenda 5 to the Meeting for further consideration. In this regard, once the resolutions under this case have been obtained, **WHART would proceed with 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 the event where Agenda 1 does not receive the approval from the Meeting, the REIT Manager will not propose Agenda 2 to Agenda 4 to the Meeting for consideration, whereby the REIT Manager will propose Agenda 5 to the Meeting for consideration after the proposal of Agenda 1.

Thereafter, the Chairman assigned Mr. Suppasit Sitthasate, Chief Executive Officer, to present the details of Agenda 1 to the Meeting.

Agenda 1 To consider and approve the additional investment in the immovable properties and other assets in relation to the WGCL International Distribution Center Project

Mr. Suppasit presented to the Meeting that the REIT Manager has considered and deemed it appropriate to propose the trust unitholders to consider and approve the investment by WHART in the additional investment assets No. 12 through the investment in the ownership over the land and the warehouse, factory and office building located on such land and invest in the other properties which are the component parts of such land and warehouse, factory and office building in the WGCL International Distribution Center Project (the “WGCL International Distribution Center Project”) of WHA GC Logistics Company Limited (“WGCL”).

The details of the WGCL International Distribution Center Project assets shall be as appeared in Enclosure No. 1, which has been delivered to all trust unitholders together with the invitation letter. Then, Mr. Suppasit summarized the key features of the WGCL International Distribution Center Project assets as follows:

The WGCL International Distribution Center Project assets are located at Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province. WHART will invest in the WGCL International Distribution Center Project assets through the investment in the ownership over the land, with the total land area under the land title deeds of 87 rai 1 ngan 61.70 square wah, the ownership over the built-to-suit warehouse, factory and office of 1 building, specifically constructed to accommodate the operations of the WGCL International Distribution Center Project, with a total building area of approximately 99,390.00 square meters, including the investment in the ownership over the structures and other properties which are the component parts of such land and building¹ in the WGCL International Distribution Center Project assets.

In this regard, once WHART has invested in the WGCL International Distribution Center Project assets, WHART would lease out the WGCL International Distribution Center Project assets to WGCL for a lease term of 30 years commencing from the investment date of WHART. As a result, the WGCL International

¹ The assets in which WHART will invest in the WGCL International Distribution Center Project shall not include the silo, steel structure supporting the dust separator of the silo, steel bridge structure, products conveyor systems, storage racks and solar panels installed on the rooftop area of the building to be invested by WHART, and the properties which are installed on the additional investment assets of WHART which WGCL shall utilize in accordance with the objectives under the lease agreement for the procurement of benefits with WGCL, as well as for the benefits of the adjacent lands, 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 twelfth main assets which WHART will additionally invest in

Distribution Center Project assets will have an average occupancy rate of 100.00 percent as of the date on which WHART makes the investment, representing 66.90 percent of the total building leasable areas of this additional investment assets No. 12.

The WGCL International Distribution Center Project assets possess several notable strengths, which can be summarized as follows:

(1) The WGCL International Distribution Center Project assets will be able to generate stable long-term income for the WHART as the lease agreement for the procurement of benefits which WHART will enter into with WGCL has a lease term of 30 years, with the rental rate specifically fixed, whereby the rental rate will be increased by 10 percent every 3 years during years 1 to 15, and increased by 5 percent every 3 years during years 16 to 30, resulting in the increase of the weighted average lease expiry (WALE) of WHART from approximately 3.81 years to approximately 5.24 years following the investment.

(2) The WGCL International Distribution Center Project is located at Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province, which is situated within one of Thailand's major petrochemical complexes and is in close proximity with the operating facilities of the companies within the PTT Global Chemical Public Company Limited group, who are the service receivers of the WGCL International Distribution Center Project, providing convenience in the transportation of goods. In addition, the WGCL International Distribution Center Project assets are located within the Eastern Economic Corridor (EEC), which serves as an important central hub for logistics in Thailand, connecting the production base and the transportation hubs, both by land, air and water. The area 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 investments. Accordingly, it can be seen that the WGCL International Distribution Center Project assets are located in a strategic location.

(3) The projected returns to be received by the trust unitholders following the investment in the WGCL International Distribution Center Project assets are expected to increase from Baht 0.778 per trust unit to Baht 0.783 per trust unit.

Subsequently, Mr. Suppasit presented the overview of the assets of WHART before and after the investment in the WGCL International Distribution Center Project assets, which can be summarized that at present, WHART has a total building leasable area of approximately 1,915,361.04 square meters, total rooftop leasable space of approximately 555,216.29 square meters and total parking area of approximately 22,087.33

square meters. Following the investment, WHART will have a total building leasable space of approximately 2,014,751.04 square meters.

As of 31 December 2025, the existing assets of WHART (excluding the WHA Freezone Factory Rayong Project assets, which WHART had disposed of such assets on 12 February 2026) had an occupancy rate, excluding the leasable areas under the Undertaking Agreements, of 84.6 percent. Following the investment in the WGCL International Distribution Center Project assets which has an occupancy rate of 100.00 percent, the occupancy rate of the assets of WHART, excluding the leasable areas under the Undertaking Agreements, will increase to 85.3 percent.

In terms of the categorization of the building leasable area by building types, at present, 51 percent of the assets of WHART are built-to-suit buildings and approximately 49 percent are general warehouse buildings. Following the investment, WHART will have approximately 54 percent of its assets in the form of built-to-suit buildings and approximately 46 percent in the form of general warehouse buildings.

With respect to investment structure in the assets of WHART, as of the present date, WHART has approximately 48 percent of its assets in freehold properties. Following the investment, WHART will have approximately 51 percent of its assets in freehold properties. In terms of the type of assets, at present, WHART's assets comprise of approximately 92 percent of warehouse properties and approximately 8 percent of factory properties. Following the investment, WHART will have approximately 93 percent of warehouse properties and approximately 7 percent of factory properties.

In terms of the diversification of the business sectors of the tenants of WHART, at present, the top 3 tenants' business sectors are fast-moving consumer goods manufacturers (FMCG), logistics service providers (3PL/4PL) and e-commerce operators, respectively, which together account for approximately 73 percent of all tenant business sectors. The business sector of WGCL, who shall become the tenant of the WGCL International Distribution Center Project assets, is logistics service provider (3PL/4PL) and as a result, the proportion of the top 3 tenants' business sectors of WHART will increase to approximately 75 percent following the investment.

Furthermore, the investment in the additional investment assets of both projects will increase the weighted average lease expiry (WALE) of WHART from approximately 3.81 years prior to the investment to approximately 5.24 years following the investment. In addition, the weighted average lease expiry (WALE), including lease renewal options, will increase from approximately 7.00 years prior to the investment to

approximately 8.23 years following the investment. This resulted in WHART becoming a real estate investment trust with a relatively high weighted average lease expiry (WALE).

Then, Mr. Suppasit informed the Meeting regarding the appraised value of the WGCL International Distribution Center Project assets that the REIT Manager has appointed 2 independent property appraisers, namely, Sims Property Consultant Company Limited and Sallmanns (Far East) Limited, who have appraised the value of the WGCL International Distribution Center Project assets by employing the income approach method as of 1 October 2026, whereby WHART expects to make the investment on such date. The details of the appraised value of the assets shall be as appeared in Enclosure No. 2 which has been delivered to all trust unitholders together with the invitation letter.

In this regard, WHART will invest in the WGCL International Distribution Center Project assets at the investment value not exceeding Baht 2,507,600,000 (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)), which is the value equivalent to the lowest appraised value derived from the property appraisal reports prepared by the independent property appraisers.

Mr. Suppasit then further informed the Meeting that the investment by WHART in the WGCL International Distribution Center Project assets shall be subject to the following conditions, details as appeared in page 9 of the invitation letter.

(1) WGCL has obtained the approval from its Board of Directors' meeting and/or shareholders' meeting (if necessary) to sell the WGCL International Distribution Center Project assets to WHART, and WGCL has taken actions to ensure that the WGCL International Distribution Center Project assets are ready for WHART's investment;

(2) There are no outstanding issues from the legal due diligence and the land and buildings which have been mortgaged as collateral with the banks or financial institutions have been released, the business securities have been registered for revocation and/or any agreements and/or arrangements relating to encumbrances over the land in which WHART will invest (if any) have been terminated. Should there remain any outstanding legal issues or such issues cannot be rectified, the REIT Manager will disclose such risks 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 twelfth main assets which WHART will additionally invest in, and will proceed in accordance with the relevant regulations (provided that such issues

must not render the WGCL International Distribution Center Project assets non-compliant with the applicable laws and regulations);

(3) The Trustee has certified that the capital increase procedures of WHART are in compliance with the Trust Deed of WHART (the “Trust Deed”), including the relevant regulations and notifications; and

(4) WHART has obtained the approval from the Meeting of Trust Unitholders and the Office of the Securities and Exchange Commission (the “Office of the SEC”) to proceed with the capital increase of WHART, the obtaining of loans and other relevant actions for the investment in the WGCL International Distribution Center Project assets, including the related party transactions of WHART.

In addition, the REIT Manager intends to appoint WHA, one of the major trust unitholders of WHART and the property manager for the assets in which WHART currently invested in, to act as the property manager for the WGCL International Distribution Center Project assets in this instance.

After WHART has invested in the WGCL International Distribution Center Project assets, WHART would procure benefits by leasing out the WGCL International Distribution Center Project assets to WGCL pursuant to the lease agreement for the procurement of benefits, with a lease term of 30 years commencing from the investment date of WHART, for a total value of approximately Baht 6,200,815,999. In this regard, the terms and conditions shall be in accordance with the lease agreement for the procurement of benefits, which WHART will enter into with WGCL.

As the investment by WHART in the WGCL International Distribution Center Project assets from WGCL, the appointment of WHA as the property manager of the WGCL International Distribution Center Project assets and the leasing out of the WGCL International Distribution Center Project assets to WGCL for the procurement of benefits are the execution of the related party transactions between WHART and the persons related to the REIT Manager, the REIT Manager has prepared the Information Memorandum on the Acquisition of the Assets of the WGCL International Distribution Center Project and Related Party Transactions (Persons Related to the REIT Manager), the details of which shall be as appeared in **Enclosure No. 3** which has been delivered to all trust unitholders together with the invitation letter.

In this regard, the REIT Manager has also appointed Jay Capital Advisory Limited as the independent financial adviser to provide its opinion regarding the reasonableness of the investment value and the conditions of the investment to the trust unitholders. The Opinion Report of the Independent Financial Advisor on the Acquisition of Assets and Related Party Transactions for the Additional Investment Assets No.

12 of WHART shall be as appeared in Enclosure No. 9 which has been delivered to all trust unitholders together with the invitation letter.

(1) To determine the structure of the additional investment, the details of the asset of the WGCL International Distribution Center Project, the method for the appraisal of the assets, including the appropriate investment price for the investment in the WGCL International Distribution Center Project assets, and the appointment of WHA as the property manager of the WGCL International Distribution Center Project assets;

(2) To negotiate, prepare, execute, deliver and/or amend agreements or commitments indicating the right to purchase, lease and invest in the immovable properties, assets sale and purchase agreements and/or assets lease agreements and/or undertaking agreements and/or any agreements in relation to the investment in the WGCL International Distribution Center Project assets and other relevant assets and the procurement of benefits from the WGCL International Distribution Center Project assets and/or agreements and/or memorandum of agreements and/or other relevant documents, upon WHART having obtained the approval from the Meeting of Trust Unitholders and the Office of the SEC to invest in the WGCL International Distribution Center Project assets, including liaising with the Office of the SEC, the Stock Exchange of Thailand, governmental authorities or state agencies or any persons for such purposes;

(3) To enter into a new property management agreement or amend the existing property management agreements to be consistent with the additional investment of WHART;

(4) To perform any other actions necessary for or in connection with the abovementioned actions in all respects for the successful performance of such actions, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions; and

(5) To exercise discretion in determining whether to invest or withhold from investment, or whether to invest or withhold from investing in a part of the assets of the WGCL International Distribution Center Project and/or to determine or modify the methods and/or conditions of the investment if it is deemed that the terms or results of negotiations with WGCL and/or the persons having the rights over the assets in which WHART will invest, or the results of the legal due diligence, indicate that such investment would not be for the overall best interest of WHART and/or the trust unitholders, or may impose undue obligations on WHART. In this regard, the benefits of WHART and the trust unitholders shall be the utmost priority, whereby the REIT Manager and/or the Trustee shall have the discretion to determine whether WHART should invest or withhold from investing in the assets or invest or withhold from investing in any part of the assets of the WGCL International Distribution

Center Project, as deemed appropriate, taking into account various investment factors, such as the appraised value of the additional investment assets, the projected distribution per unit (DPU) and capital reduction returns per unit expected to be distributed to the trust unitholders after the investment in the WGCL International Distribution Center Project assets, or the proceeds from the capital increase from the issuance and offering of additional trust units and loan, etc.

Once WHART has obtained the approval from the Meeting of Trust Unitholders, the REIT Manager will proceed to seek approval for the capital increase from the Office of the SEC accordingly.

In this regard, after WHART has successfully invested in the WGCL International Distribution Center Project assets, the REIT Manager and the Trustee will make an amendment to the Trust Deed by amending and/or updating the information and other relevant details, including preparing the detailed list of additional assets in the Trust Deed. In this regard, according to the Trust Deed, this amendment to the Trust Deed is an amendment that does not affect the rights of the trust unitholders and therefore, the parties shall be authorized to make such amendment to the Trust Deed without the need to seek approval from the trust unitholders.

Thereafter, Mr. Suppasit presented the opinion of the REIT Manager regarding the execution of the transaction to the Meeting, details as appeared in page 11 - 12 of the invitation letter, as follows:

The trust unitholders should consider and approve the additional investment in the WGCL International Distribution Center Project assets as the REIT Manager expects that the additional investment in the WGCL International Distribution Center Project assets on this occasion is an investment in the assets with potential to generate consistent long-term income and is located in a favorable location, which will enhance the benefits to WHART and may contribute to a greater stability in the rental income and turnover of WHART. In addition, the investment would help diversify the risks arising from the procurement of benefits from the immovable properties, as well as increase the diversity of the sources of income of WHART, which will further benefit WHART and its trust unitholders.

The REIT Manager was of the opinion that such transactions are in compliance with the Trust Deed and the relevant laws, and the additional investment in the WGCL International Distribution Center Project assets on this occasion is in the best interest of WHART pursuant to the aforementioned rationales.

In determining the closing purchase price at which WHART will invest in the WGCL International Distribution Center Project assets from WGCL, WHART will refer to the appraised value of the assets, as appraised by the independent property appraisers approved by the Office of the SEC, and will take into

consideration various relevant factors. The REIT Manager was of the opinion that the value of the WGCL International Distribution Center Project assets, which is determined at 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)) is a price equivalent to the lowest appraised value derived from the property appraisal reports prepared by the independent property appraisers, is an appropriate price and is at a fair and reasonable rate.

Furthermore, the REIT Manager deemed it appropriate to appoint WHA as the property manager of the WGCL International Distribution Center Project assets due to WHA's experience and expertise in the management of warehouses, distribution centers and factories, which enable the capability to supervise and provide services to the tenant of the WGCL International Distribution Center Project assets, including further managing the properties of WHART on a continual and efficient basis. In this regard, since WHA is the property manager of its own assets, which have the same characteristics as the assets in which WHART will additionally invest, the REIT Manager will set forth the conflict of interest preventive measures for WHA's property management under the same guidelines as per the establishment of WHART as prescribed in the undertaking agreement for the establishment of WHART. In this regard, the details shall be as set out 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 twelfth main assets which WHART will additionally invest in..

With respect to the consideration payable to the property manager, in considering the reasonableness of the property management fee rate to be charged by WHA to WHART, the REIT Manager has compared the scope of work and the property management fee to be charged to WHART with the scope of work and the property management fee rates of other property funds and real estate investment trusts, as well as the scope of work and the property management fee for the management of WHART's properties at present. The REIT Manager was of the opinion that such fee is fair and reasonable as WHA is an operator with more than 20 years of experience and expertise in the logistics sector, as well as having expertise in the management of warehouses, distribution centers and factories, and supported by experienced and efficient teams across various functions. WHA is regarded as a property manager with expertise and experience and therefore, the appointment of WHA as the property manager for the WGCL International Distribution Center Project assets constitutes a transaction that is in the best interest of WHART.

In this regard, to ensure a smooth process, the trust unitholders should consider authorizing the REIT Manager and/or the Trustee to perform the actions as proposed above and once WHART has obtained the approval from the Meeting of Trust Unitholders, the REIT Manager will proceed to seek approval for the capital increase from the Office of the SEC accordingly.

Thereafter, Mr. Suppasit invited the representative of Jay Capital Advisory Limited, in its capacity as the independent financial advisor of WHART, to provide the opinion on the reasonableness of the investment value and the conditions of the investment to the trust unitholders. Ms. Jirayong Anuman-Rajadhon, the representative of Jay Capital Advisory Limited, the independent financial advisor, then presented the opinion of the independent financial advisor regarding the additional investment in the immovable properties and other assets in relation to the WGCL International Distribution Center Project, to support the consideration for approval of the transaction. The details of which are as follows:

WHART will invest in the WGCL International Distribution Center Project assets from WGCL at a value not exceeding Baht 2,507,600,000 through the acquisition of the ownership over the land, with a total land area of 87 rai 1 ngan 61.70 square wah, and the ownership over 1 building, with a total building area of approximately 99,390.00 square meters. Following the investment, WHART will enter into a lease agreement for the procurement of benefits with WGCL, for a total value of approximately Baht 6,200,815,999.

Prior to the investment in the WGCL International Distribution Center Project assets, WHART has the total assets of Baht 54,476.96 million and following the investment, the total assets of WHART would increase to approximately Baht 56,984.56 million. In addition, the rental and service income would increase from Baht 3,550.49 million to approximately Baht 3,757.18 million, resulting in the projected returns to the trust unitholders for the first year following the investment increasing from Baht 0.778 per trust unit to Baht 0.783 per trust unit. In this regard, if the loans are obtained at the maximum amount for which the REIT Manager will request for the approval from this Meeting of Trust Unitholders, the liabilities of WHART will increase from Baht 15,445.00 million to approximately Baht 17,952.60 million and the maximum loan-to-value ratio will be at 31.50 percent.

Then, Ms. Jirayong presented the advantages of the execution of the transaction, stating that the investment is to be made in the assets with the potential to immediately generate income following the investment. It enhances the projected returns to the trust unitholders in the first year following the investment and increases the asset size and income of WHART. In addition, the aforementioned investment as presented is consistent with the investment policy of WHART and the investment value is at a value lower than the fair value range of the assets as appraised by the independent financial advisor, and the terms and/or conditions of the draft agreements in relation to the investment also help protect the interests of WHART.

As for the disadvantages of the execution of the transaction, the transaction will increase the borrowing and interest obligations with financial institutions. In addition, the investment may affect the existing trust unitholders as the trust units may not be offered entirely to the existing trust unitholders and may result in the dilution of the trust unitholding proportions (control dilution). Nevertheless, the independent financial advisor projected that the returns to the trust unitholders will not be lower than the current level. Furthermore, there are risks that WHART may not be able to procure benefits from the WGCL International Distribution Center Project assets as planned, as well as the risks that the conditions precedent for the transaction may not be successfully fulfilled. In addition, the transaction would also result in the increase in the related party transactions with the persons related to the REIT Manager.

With respect to the appraised value of the WGCL International Distribution Center Project assets by 2 independent property appraisers approved by the Office of the SEC, namely, Sims Property Consultant Company Limited and Sallmanns (Far East) Limited, the appraised value range is between Baht 2,507.60 million and Baht 2,512.80 million. Accordingly, the investment value of Baht 2,507,600,000 is equivalent to the lowest appraised value derived from the independent property appraisers.

With respect to the valuation of the assets by the independent financial advisor, the independent financial advisor has conducted the valuation using the discounted cash flow method and applied the weighted average cost of capital as the discount rate. The fair value range of the assets as appraised by the independent financial advisor is between Baht 3,060.77 million and Baht 3,108.48 million, the details of which are set out in the opinion report of the independent financial advisor on pages 118–129. In this regard, as the investment value of the WGCL International Distribution Center Project assets are lower than the fair value range as appraised by the independent financial advisor, the independent financial advisor was of the opinion that the transaction value for this investment is appropriate.

In addition, the independent financial advisor has reviewed the drafts of various agreements in relation to the investment in the WGCL International Distribution Center Project assets and was of the opinion that the terms and conditions of the investment are appropriate, consistent with the terms and conditions applicable to the other investments of WHART and serve to protect the interests of WHART. For instance, following the investment, WHART will procure benefits from the WGCL International Distribution Center Project assets by leasing such assets back to WGCL for a period of 30 years. In this regard, WGCL, in its capacity as the tenant, agrees to maintain the leased properties in good condition and shall be responsible for the maintenance and repair of the properties in accordance with the agreement. In the event where WGCL wishes to terminate the lease agreement prior to the expiry of the lease term, WGCL shall be required to notify WHART

not less than 6 months prior to the termination and shall pay compensation to WHART in an amount equals to the aggregate remaining rental up to the expiry date of the lease term. Furthermore, in the event where WGCL elects to not renew the lease agreement upon the expiration of the lease term, WHART will have approximately 1 year and 8 months to procure a new tenant.

For the appointment of WHA as the property manager for the WGCL International Distribution Center Project assets, the appointment offers several advantages as it enhances the efficiency and continuity in the management of the properties. This is attributable to the experience, familiarity and expertise of WHA in its operation of the business of developing and leasing of warehouse and factory properties for more than 20 years. In addition, based on the past working relationships between WHART and WHA, coordination and operational processes are expected to be more efficient and streamlined, compared to engaging external parties. Furthermore, the management fee rates are fair and reasonable, and are consistent with the fee rates charged by the property managers for the management of other real estate investment trusts, as well as those currently applicable to WHART.

As for the disadvantages of appointing WHA as the property manager, such appointment would constitute a related party transaction with the person related to the REIT Manager beyond those currently existing. The transaction may give rise to concerns regarding the independence of the REIT Manager in negotiating the management fees and/or the terms of the appointment of WHA as the property manager and/or in considering the performance of WHA in carrying out its duties as the property manager.

Nevertheless, after having taken into consideration the advantages and disadvantages of the aforementioned transaction, the independent financial advisor was of the opinion that the appointment of WHA as the property manager for the WGCL International Distribution Center Project assets is appropriate.

Thereafter, the master of ceremonies asked the Meeting whether any trust unitholders or proxies wish to ask any questions or express any opinions in relation to Agenda 1. When it appeared that none of the trust unitholders or proxies raised any further questions or opinions, the Chairman then requested the trust unitholders to consider and approve the additional investment in the immovable properties and other assets in relation to the WGCL International Distribution Center Project and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details of which shall be as proposed by Mr. Suppasit to the Meeting in all respects.

In this regard, the Secretary informed the Meeting that for this Agenda 1, the REIT Manager will exclude the votes of the trust unitholders with special interest in the investment in the WGCL International

Distribution Center Project assets or WGCL or the associated persons of WGCL, who are the trust unitholders with special interests and not eligible to vote in this Agenda, the details of which shall be as appeared in Enclosure No. 15 which has been delivered to all trust unitholders together with the invitation letter. Then, the Secretary informed the Meeting that the resolution of this Agenda 1 required the approval with the affirmative votes of no less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

Resolution

The Meeting has considered and resolved to approve the additional investment in the immovable properties and other assets in relation to the WGCL International Distribution Center Project and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details as proposed to the Meeting in all respects, with the following votes, excluding the votes of the trust unitholders with special interests and not eligible to vote in this Agenda:

- Approved	2,144,953,365	votes	or equivalent to	95.5486	percent
- Disapproved	99,927,161	votes	or equivalent to	4.4513	percent
- Abstained	0	votes	or equivalent to	0.0000	percent
- Total	2,244,880,526	votes	or equivalent to	100.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

At this Agenda, there was an addition of 3 trust unitholders attending the Meeting, representing a total of 100,014 trust units. In total, there were 554 trust unitholders attending the Meeting in person and by proxy, representing a total of 2,793,354,662 trust units, or equivalent to 80.5273 percent of all trust units sold of WHART.

Agenda 2 To consider and approve the additional investment in the leasehold rights and sub-leasehold rights of immovable properties and other assets in relation to the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project

Mr. Suppasit presented to the Meeting that pursuant to which the Meeting has resolved to approve the additional investment in the WGCL International Distribution Center Project assets under Agenda 1 above, the REIT Manager has considered and deemed it appropriate to propose the trust unitholders to consider and approve the additional investment of WHART in the sub-leasehold rights of land, leasehold rights of warehouse and office buildings which are located on such land and invest 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”) of WHA Daiwa Logistics Property Company Limited (“WHA Daiwa”).

The details of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets shall be as appeared in Enclosure No. 1, which has been delivered to all trust unitholders together with the invitation letter. Then, Mr. Suppasit summarized the key features of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets as follows:

The WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets are located at Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province, adjacent to Bangna-Trad Road. WHART will invest in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets through the investment in the second-tier sub-leasehold rights over the lands, with a total land sub-lease area of 52 rai 0 ngan 8.40 square wah, the leasehold rights over the warehouse and office buildings in the type of built-to-suit and general warehouse buildings of 3 buildings, with a total building leasable area of approximately 49,181.00 square meters, including the structures and other properties which are the component parts of such land and buildings, for the lease term of approximately 25 years and 9 months from the date on which the WHART expects to make the investment, and the investment in 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 (Buildings A, B and C) Project has an average occupancy rate of 81.00 percent as of the date on which WHART expects to make the investment, representing 33.10 percent of the total building leasable areas of this additional investment assets No. 12. At present, the project has 3 tenants, namely, Dynapac Road Equipment (Thailand) Co., Ltd., Thai Seng International (Thailand) Co., Ltd. and Smile Super Express Co., Ltd., the details of which are as follows:

(1) A1 and A2 buildings are built-to-suit buildings with a building leasable area of approximately 3,676.00 square meters. The tenant is Dynapac Road Equipment (Thailand) Co., Ltd., which has a remaining lease term of 7 years as of the date on which WHART expects to make the investment.

(2) B1 and B2 buildings are general warehouse buildings with a building leasable area of approximately 12,621.00 square meters. The tenant is Thai Seng International (Thailand) Co., Ltd., which has a remaining lease term of 3 years 7 months as of the date on which WHART expects to make the investment.

(3) B3 building is a general warehouse building with a building leasable area of approximately 9,217.00 square meters, which currently has no tenant. In the event where such building is not fully occupied by tenant at the investment date of WHART, WHA or WHA Daiwa agree to pay rental to WHART for such unoccupied area for a period of 3 years from the investment date of WHART, or until a tenant for such area is secured during such period.

(4) C1 and C2 buildings are general warehouse buildings with a building leasable area of approximately 23,667.00 square meters. The tenant is Smile Super Express Co., Ltd., which has a remaining lease term of 2 years and 3 months as of the date on which WHART expects to make the investment.

The additional investment assets of both projects possess several notable strengths, which can be summarized as follows:

(1) The WGCL International Distribution Center Project is located at Map Ta Phut Sub-district, Mueang Rayong District, Rayong Province, which is situated within the Eastern Economic Corridor (EEC), which serves as an important central hub for logistics in Thailand, connecting the production base and the transportation hubs, both by land, air and water. The area 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 investments. The WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project is located at Bang Sao Thong Sub-district, Bang Sao Thong District, Samut Prakan Province, adjacent to Bangna-Trad Road, which is regarded as an important central hub for logistics in Thailand and a strategic location which connects the material transportation systems, both the ports and airports, allowing convenient access to goods distribution points within Bangkok and the surrounding regions. Accordingly, it can be seen that the additional investment assets of both projects are located in strategic logistics and economic areas of Thailand.

(2) The additional investment assets of both projects have tenants and prospective tenant which are leading tenants operating in stable industries, including WGCL, a joint venture between the group companies of WHA and PTT Global Chemical Public Company Limited, as well as Dynapac Road Equipment (Thailand) Co., Ltd., an international company with operations established in Thailand, Thai Seng International (Thailand) Co., Ltd., which has continuously expanded its leased area, and Smile Super Express Co., Ltd., a company engage in providing logistics services to the Mitsubishi group.

(3) The additional investment assets of both projects have the weighted average lease expiry (WALE) of approximately 20.8 years, resulting in the increase of the weighted average lease expiry (WALE) of WHART from approximately 3.81 years to approximately 5.19 years following the investment.

(4) The projected returns to be received by the trust unitholders following the investment in the additional investment assets of both projects is expected to increase from Baht 0.778 per trust unit to Baht 0.788 per trust unit.

Subsequently, Mr. Suppasit presented the overview of the assets of WHART before and after the investment in the additional investment assets of both projects, which can be summarized that at present, WHART has a total building leasable area of approximately 1,915,361.04 square meters, total rooftop leasable space of approximately 555,216.29 square meters and total parking area of approximately 22,087.33 square meters. Following the investment, WHART will have a total building leasable space of approximately 2,063,932.04 square meters.

As of 31 December 2025, the existing assets of WHART (excluding the WHA Freezone Factory Rayong Project assets, which WHART had disposed of such assets on 12 February 2026) had an occupancy rate, excluding the leasable areas under the Undertaking Agreements, of 84.6 percent. Following the investment in the additional investment assets of both projects which have an occupancy rate of 93.8 percent, the occupancy rate of the assets of WHART, excluding the leasable areas under the Undertaking Agreements, will increase to 85.2 percent.

In terms of the categorization of the building leasable area by building types, at present, 51 percent of the assets of WHART are built-to-suit buildings and approximately 49 percent are general warehouse buildings. Following the investment, WHART will have approximately 53 percent of its assets in the form of built-to-suit buildings and approximately 47 percent in the form of general warehouse buildings.

With respect to investment structure in the assets of WHART, as of the present date, WHART has approximately 48 percent of its assets in freehold properties and approximately 34 percent of its assets in leasehold properties with lease terms of less than 30 years. Following the investment in the additional investment assets of both projects, WHART will have approximately 49 percent of its assets in freehold properties, while the proportion of leasehold properties with lease terms of less than 30 years will remain unchanged at approximately 34 percent. In terms of the type of assets, at present, WHART's assets comprise of approximately 92 percent of warehouse properties and approximately 8 percent of factory properties. Following the investment,

WHART will have approximately 93 percent of warehouse properties and approximately 7 percent of factory properties.

In terms of the diversification of the business sectors of the tenants of WHART, at present, the top 3 tenants' business sectors are fast-moving consumer goods manufacturers (FMCG), logistics service providers (3PL/4PL) and e-commerce operators, respectively, which together account for approximately 73 percent of all tenant business sectors. The business sectors of the tenants and prospective tenant of the additional investment assets of both projects comprise logistics service providers (3PL/4PL), fast-moving consumer goods manufacturer (FMCG) and automotive operator. Consequently, the proportion of the top 3 tenants' business sectors of WHART will increase to approximately 75 percent following the investment.

Furthermore, the investment in the additional investment assets of both projects will increase the weighted average lease expiry (WALE) of WHART from approximately 3.81 years prior to the investment to approximately 5.19 years following the investment. In addition, the weighted average lease expiry (WALE), including lease renewal options, will increase from approximately 7.00 years prior to the investment to approximately 8.10 years following the investment.

Then, Mr. Suppasit informed the Meeting regarding the appraised value of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets that the REIT Manager has appointed 2 independent property appraisers, namely, Sims Property Consultant Company Limited and Sallmanns (Far East) Limited, who have appraised the value of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets by employing the income approach method as of 1 October 2026, whereby WHART expects to make the investment on such date. The details of the appraised value of the assets shall be as appeared in **Enclosure No. 2** which has been delivered to all trust unitholders together with the invitation letter.

In this regard, WHART will invest in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets at the investment value not exceeding Baht 1,181,200,000 (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)), which is the value equivalent to the lowest appraised value derived from the property appraisal reports prepared by the independent property appraisers.

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).

In this regard, Mr. Suppasit further informed the Meeting that the investment by WHART in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets shall be subject to the following conditions, details as appeared in page 20 - 21 of the invitation letter.

(1) WHA Daiwa has obtained the approval from its Board of Directors' meeting and/or shareholders' meeting (if necessary) to sell, lease or sub-lease the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets to WHART, and WHA Daiwa has taken actions to ensure that the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets are ready for WHART's investment;

(2) There are no outstanding issues from the legal due diligence and the land and buildings which have been mortgaged as collateral with the banks or financial institutions have been released, the business securities have been registered for revocation and/or any agreements and/or arrangements relating to encumbrances over the land in which WHART will invest (if any) have been terminated. Should there remain any outstanding legal issues or such issues cannot be rectified, the REIT Manager will disclose such risks 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 twelfth main assets which WHART will additionally invest in., and will proceed in accordance with the relevant regulations (provided that such issues must not render the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets non-compliant with the applicable laws and regulations);

(3) The Trustee has certified that the capital increase procedures of WHART are in compliance with the Trust Deed, including the relevant regulations and notifications; and

(4) WHART has obtained approval from the Meeting of Trust Unitholders and the Office of the SEC to proceed with the capital increase of WHART, the obtaining of loans and other relevant actions for the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, including the related party transaction of WHART.

In addition, the REIT Manager intends to appoint WHA, one of the major trust unitholders of WHART and the property manager for the assets in which WHART currently invested in, to act as the property manager for the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets in this instance.

As the investment by WHART in the WGCL International Distribution Center Project assets from WGCL, the investment by WHART in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building

A, B and C) Project assets from WHA Daiwa, the appointment of WHA as the property manager for the additional investment assets of both projects and the leasing out of the WGCL International Distribution Center Project assets to WGCL for the procurement of benefits are the execution of the related party transactions between WHART and the persons related to the REIT Manager, the REIT Manager has prepared the Information Memorandum on the Acquisition of 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, totaling 2 projects and Related Party Transactions (Persons Related to the REIT Manager), the details of which shall be as appeared in Enclosure No. 7 which has been delivered to all trust unitholders together with the invitation letter.

In this regard, the REIT Manager has also appointed Jay Capital Advisory Limited as the independent financial adviser to provide its opinion regarding the reasonableness of the investment value and the conditions of the investment to the trust unitholders. The Opinion Report of the Independent Financial Advisor on the Acquisition of Assets and Related Party Transactions for the Additional Investment Assets No. 12 of WHART shall be as appeared in Enclosure No. 9 which has been delivered to all trust unitholders together with the invitation letter.

In addition, to facilitate the flexibility in the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, Mr. Suppasit then proposed that the trust unitholders consider the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details as appeared in page 21 - 22 of the invitation letter, as follows:

(1) To determine the structure of the additional investment, the details of the asset of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, the method for the appraisal of the assets, including the appropriate investment price for the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, and the appointment of WHA as the property manager of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets;

(2) To negotiate, prepare, execute, deliver and/or amend agreements or commitments indicating the right to purchase, lease or sub-lease and invest in the immovable properties, assets sale and purchase agreements and/or assets lease agreements and/or assets sub-lease agreements and/or undertaking agreements and/or any agreements in relation to the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets and other relevant assets and the procurement of benefits from the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets and/or agreements and/or memorandum of agreements and/or other relevant documents, upon WHART having obtained the approval from the Meeting of Trust Unitholders and the Office of the SEC to invest in the WHA

Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, including liaising with the Office of the SEC, the Stock Exchange of Thailand, governmental authorities or state agencies or any persons for such purposes;

(3) To enter into a new property management agreement or amend the existing property management agreements to be consistent with the additional investment of WHART;

(4) To perform any other actions necessary for or in connection with the abovementioned actions in all respects for the successful performance of such actions, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions; and

(5) To exercise discretion in determining whether to invest or withhold from investment, or whether to invest or withhold from investing in a part of the assets of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project and/or to determine or modify the methods and/or conditions of the investment if it is deemed that the terms or results of negotiations with WHA Daiwa and/or the persons having the rights over the assets in which WHART will invest, or the results of the legal due diligence, indicate that such investment would not be for the overall best interest of WHART and/or the trust unitholders, or may impose undue obligations on WHART. In this regard, the benefits of WHART and the trust unitholders shall be the utmost priority, whereby the REIT Manager and/or the Trustee shall have the discretion to determine whether WHART should invest or withhold from investing in the assets or invest or withhold from investing in any part of the assets of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, as deemed appropriate, taking into account various investment factors, such as the appraised value of the additional investment assets, the projected distribution per unit (DPU) and capital reduction returns per unit expected to be distributed to the trust unitholders after the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, or the proceeds from the capital increase from the issuance and offering of additional trust units and loan, etc.

Once WHART has obtained the approval from the Meeting of Trust Unitholders, the REIT Manager will proceed to seek approval for the capital increase from the Office of the SEC accordingly.

In this regard, after WHART has successfully invested in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, the REIT Manager and the Trustee will make an amendment to the Trust Deed by amending and/or updating the information and other relevant details, including preparing the detailed list of additional assets in the Trust Deed. In this regard, according to the Trust Deed,

this amendment to the Trust Deed is an amendment that does not affect the rights of the trust unitholders and therefore, the parties shall be authorized to make such amendment to the Trust Deed without the need to seek approval from the trust unitholders.

Thereafter, Mr. Suppasit presented the opinion of the REIT Manager regarding the execution of the transaction to the Meeting, details as appeared in page 22 - 24 of the invitation letter, as follows:

The trust unitholders should consider and approve the additional investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets as the REIT Manager expects that the additional investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets on this occasion is an investment in the assets with potential to generate consistent long-term income and is located in a favorable location, which will enhance the benefits to WHART and may contribute to a greater stability in the rental income and turnover of WHART. In addition, the investment would help diversify the risks arising from the procurement of benefits from the immovable properties, as well as increase the diversity of the sources of income of WHART, which will further benefit WHART and its trust unitholders.

The REIT Manager was of the opinion that such transactions are in compliance with the Trust Deed and the relevant laws, and the additional investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets on this occasion is in the best interest of WHART pursuant to the aforementioned rationales.

In determining the closing price at which WHART will invest in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets from WHA Daiwa, WHART will refer to the appraised value of the assets, as appraised by the independent property appraisers approved by the Office of the SEC, and will take into consideration various relevant factors. The REIT Manager was of the opinion that the value of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, which is determined at 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)), whereby 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), is a price equivalent to the

lowest appraised value derived from the property appraisal reports prepared by the independent property appraisers, is an appropriate price and is at a fair and reasonable rate.

Furthermore, the REIT Manager deemed it appropriate to appoint WHA as the property manager of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets due to WHA's experience and expertise in the management of warehouses, distribution centers and factories, which enable the capability to supervise and provide services to the existing tenants of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, including further managing the properties of WHART on a continual and efficient basis. In this regard, since WHA is the property manager of its own assets, which have the same characteristics as the assets in which WHART will additionally invest, the REIT Manager will set forth the conflict of interest preventive measures for WHA's property management under the same guidelines as per the establishment of WHART as prescribed in the undertaking agreement for the establishment of WHART. In this regard, the details shall be as disclosed 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 WHART.

With respect to the consideration payable to the property manager, in considering the reasonableness of the property management fee rate to be charged by WHA to WHART, the REIT Manager has compared the scope of work and the property management fee to be charged to WHART with the scope of work and the property management fee rates of other property funds and real estate investment trusts, as well as the scope of work and the property management fee for the management of WHART's properties at present. The REIT Manager was of the opinion that such fee is fair and reasonable as WHA is an operator with more than 20 years of experience and expertise in the logistics sector, as well as having expertise in the management of warehouses, distribution centers and factories, and supported by experienced and efficient teams across various functions. WHA is regarded as a property manager with substantial expertise and experience, as well as being highly familiar with the assets of the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project as such assets are the assets of WHA Daiwa, in which WHA is a major shareholder. Therefore, the appointment of WHA as the property manager for the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets constitutes a transaction that is in the best interest of WHART.

In this regard, to ensure a smooth process, the trust unitholders should consider authorizing the REIT Manager and/or the Trustee to perform the actions as proposed above and once WHART has obtained

the approval from the Meeting of Trust Unitholders, the REIT Manager will proceed to seek approval for the capital increase from the Office of the SEC accordingly.

Thereafter, Mr. Suppasit invited the representative of Jay Capital Advisory Limited, in its capacity as the independent financial advisor of WHART, to provide the opinion on the reasonableness of the investment value and the conditions of the investment to the trust unitholders. Ms. Jirayong Anuman-Rajadhon, the representative of Jay Capital Advisory Limited, the independent financial advisor, then presented the opinion of the independent financial advisor regarding the additional investment in the leasehold rights and sub-leasehold rights of immovable properties and other assets in relation to the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project, to support the consideration for approval of the transaction. The details of which are as follows:

WHART will invest in the additional investment assets of both projects, composing the WGCL International Distribution Center Project and the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project. WHART will invest in the WGCL International Distribution Center Project assets from WGCL at a value not exceeding Baht 2,507,600,000 through the acquisition of the ownership over the land, with a total land area of 87 rai 1 ngan 61.70 square wah, and the ownership over 1 building, with a total building area of approximately 99,390.00 square meters, whereby following the investment, WHART will enter into a lease agreement for the procurement of benefits with WGCL, for a total value of approximately Baht 6,200,815,999. In addition, WHART will invest in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets from WHA Daiwa at a value not exceeding Baht 1,181,200,000 and will pay the annual land sub-lease rental to WHA Daiwa for the total amount of Baht 230,472,350.47. The investment will be made through the acquisition of the second-tier sub-leasehold rights over the land, with a total land area of 52 rai 0 ngan 8.40 square wah, for a period of approximately 25 years and 9 months, and the leasehold rights over 3 buildings, namely Building A, Building B and Building C, with a total building leasable area of approximately 49,181.00 square meters, for a period of approximately 25 years and 9 months, together with the ownership over tools, equipment and utility systems of the buildings. At present, the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets has an average occupancy rate of 81.00 percent.

Prior to the investment in the additional investment assets of both projects, WHART has the total assets of Baht 54,476.96 million. Following the investment in the additional investment assets of both projects, the total assets of WHART would increase to approximately Baht 58,165.76 million. In addition, the rental and service income would increase from Baht 3,550.49 million to approximately Baht 3,857.28 million, resulting in

the projected returns to the trust unitholders for the first year following the investment increasing from Baht 0.778 per trust unit to Baht 0.788 per trust unit. In this regard, if the loans are obtained at the maximum amount for which the REIT Manager will request for the approval from this Meeting of Trust Unitholders, the liabilities of WHART will increase from Baht 15,445.00 million to approximately Baht 19,133.80 million and the maximum loan-to-value ratio will be at 32.90 percent.

Then, Ms. Jirayong presented the advantages of the execution of the transaction, stating that the investment is to be made in the assets with the potential to immediately generate income following the investment. It enhances the projected returns to the trust unitholders in the first year following the investment and increases the asset size and income of WHART. In addition, the aforementioned investment as presented is consistent with the investment policy of WHART and the investment value is at a value lower than the fair value range of the assets as appraised by the independent financial advisor, and the terms and/or conditions of the draft agreements in relation to the investment also help protect the interests of WHART.

As for the disadvantages of the execution of the transaction, the transaction will increase the borrowing and interest obligations with financial institutions. In addition, the investment may affect the existing trust unitholders as the trust units may not be offered entirely to the existing trust unitholders and may result in the dilution of the trust unitholding proportions (control dilution). Nevertheless, the independent financial advisor projected that the returns to the trust unitholders will not be lower than the current level. Furthermore, there are risks that WHART may not be able to procure benefits from the additional investment assets of both projects as planned, as well as the risks that the conditions precedent for the transaction may not be successfully fulfilled. In addition, the transaction would also result in the increase in the related party transactions with the persons related to the REIT Manager.

With respect to the appraised value of the additional investment assets of both projects by 2 independent property appraisers approved by the Office of the SEC, namely, Sims Property Consultant Company Limited and Sallmanns (Far East) Limited, the appraised value range is between Baht 3,688.80 million and Baht 3,694.00 million. Accordingly, the aggregate investment value of Baht 3,688,800,000 is equivalent to the lowest appraised value derived from the independent property appraisers.

With respect to the valuation of the assets by the independent financial advisor, the independent financial advisor has conducted the valuation using the discounted cash flow method and applied the weighted average cost of capital as the discount rate. The fair value range of the additional investment assets of both projects as appraised by the independent financial advisor is between Baht 4,255.39 million and Baht 4,385.81 million, the details of which are set out in the opinion report of the independent financial advisor on pages 121–

129. In this regard, as the investment value of the additional investment assets of both projects is lower than the fair value range as appraised by the independent financial advisor, the independent financial advisor was of the opinion that the transaction value for this investment is appropriate.

In addition, the independent financial advisor has reviewed the drafts of various agreements in relation to the investment in the additional investment assets of both projects and was of the opinion that the terms and conditions of the investment are appropriate, consistent with the terms and conditions applicable to the other investments of WHART and serve to protect the interests of WHART. For instance, for the WGCL International Distribution Center Project assets, WHART will procure benefits from the WGCL International Distribution Center Project assets by leasing such assets back to WGCL for a period of 30 years following the investment. In this regard, WGCL, in its capacity as the tenant, agrees to maintain the leased properties in good condition and shall be responsible for the maintenance and repair of the properties in accordance with the agreement. In the event where WGCL wishes to terminate the lease agreement prior to the expiry of the lease term, WGCL shall be required to notify WHART not less than 6 months prior to the termination and shall pay compensation to WHART in an amount equals to the aggregate remaining rental up to the expiry date of the lease term. Furthermore, in the event where WGCL elects to not renew the lease agreement upon the expiration of the lease term, WHART will have approximately 1 year and 8 months to procure a new tenant. For the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets, WHA or WHA Daiwa has agreed to pay rental to WHART for the warehouse building which remains unoccupied as of the date WHART makes the investment, for a period of 3 years. In addition, WHART also have the right to cure any event of default or to exercise the step-in rights by assuming the rights and obligations of a contractual party, together with a waiver by the lessor and sub-lessor of their rights to terminate the relevant lease agreements.

For the appointment of WHA as the property manager for the additional investment assets of both projects, the appointment offers several advantages as it enhances the efficiency and continuity in the management of the properties. This is attributable to the experience, familiarity and expertise of WHA in its operation of the business of developing and leasing of warehouse and factory properties for more than 20 years. In addition, based on the past working relationships between WHART and WHA, coordination and operational processes are expected to be more efficient and streamlined, compared to engaging external parties. Furthermore, the management fee rates are fair and reasonable, and are consistent with the fee rates charged by the property managers for the management of other real estate investment trusts, as well as those currently applicable to WHART.

As for the disadvantages of appointing WHA as the property manager, such appointment would constitute a related party transaction with the person related to the REIT Manager beyond those currently existing. The transaction may give rise to concerns regarding the independence of the REIT Manager in negotiating the management fees and/or the terms of the appointment of WHA as the property manager and/or in considering the performance of WHA in carrying out its duties as the property manager.

Nevertheless, after having taken into consideration the advantages and disadvantages of the aforementioned transaction, the independent financial advisor was of the opinion that the appointment of WHA as the property manager for the additional investment assets of both projects is appropriate.

Thereafter, the master of ceremonies asked the Meeting whether any trust unitholders or proxies wish to ask any questions or express any opinions in relation to Agenda 2. When it appeared that none of the trust unitholders or proxies raised any further questions or opinions, the Chairman then requested the trust unitholders to consider and approve the additional investment in the leasehold rights and sub-leasehold rights of immovable properties and other assets in relation to the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details of which shall be as proposed by Mr. Suppasit to the Meeting in all respects.

In this regard, the Secretary informed the Meeting that for this Agenda 2, the REIT Manager will exclude the votes of the trust unitholders with special interest in the investment in the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project assets or WHA Daiwa or the associated persons of WHA Daiwa, who are the trust unitholders with special interests and not eligible to vote in this Agenda, the details of which shall be as appeared in Enclosure No. 15 which has been delivered to all trust unitholders together with the invitation letter. Then, the Secretary informed the Meeting that the resolution of this Agenda 2 required the approval with the affirmative votes of no less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

Resolution

The Meeting has considered and resolved to disapprove the additional investment in the leasehold rights and sub-leasehold rights of immovable properties and other assets in relation to the WHA Mega Logistics Center Bangna-Trad Km.23 Inbound (Building A, B and C) Project and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions with the following votes, excluding the votes of the trust unitholders with special interests and not eligible to vote in this Agenda:

- Approved	1,661,952,336	votes	or equivalent to	74.0329	percent
- Disapproved	582,928,190	votes	or equivalent to	25.9670	percent
- Abstained	0	votes	or equivalent to	0.0000	percent
- Total	2,244,880,526	votes	or equivalent to	100.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

Agenda 3 To consider and approve the amount of fund and the number of additional trust units to be issued and offered, the method for determining the price of the additional trust units to be issued and offered, the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase, the listing of the trust units as listed securities on the Stock Exchange of Thailand and the obtaining of loan for the investment in the assets of the WGCL International Distribution Center Project

The Secretary informed the Meeting that as Agenda 1 has been approved by the Meeting but Agenda 2 did not receive the approval from the Meeting, pursuant to the conditions on the proposal of the meeting agendas and voting, the REIT Manager will propose Agenda 3 (comprising Agenda 3.1, Agenda 3.2 and Agenda 3.3) to the Meeting for consideration.

In this regard, Mr. Suppasit then proceeded to present the details of Agenda 3 to the Meeting as follows:

Agenda 3.1 To consider and approve the ninth capital increase of WHART through the issuance and offering of not exceeding 160,000,000 additional trust units for the investment in the assets of the WGCL International Distribution Center Project and the method for determining the price of the additional trust units to be issued and offered for the ninth capital increase

Mr. Suppasit informed the Meeting that this Agenda is related to Agenda 1 in which 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)). In this regard, the funds to be used in this investment by WHART in the WGCL International Distribution Center Project assets shall comprise (1) the proceeds from the capital increase of WHART through the issuance and offering of additional trust units and/or (2) the loans and (3) the internal cash of WHART and/or a portion of the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WGCL, whereby the funds to be used for the investment in the WGCL International Distribution Center Project assets may consist of (1) and/or (2) and (3). In this regard, the fund structure 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 conditions of the capital market and debt market.

In this regard, the REIT Manager deemed it appropriate to propose the trust unitholders consider and approve the capital increase of WHART through the issuance and offering of not exceeding 160,000,000 additional trust units and for WHART to be able to also use its internal cash in the amount as the REIT Manager deems appropriate and suitable and/or a portion of the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WGCL, in the amount of approximately Baht 54,000,000, as capital for the investment in the WGCL International Distribution Center Project assets.

The method for the offering of trust units of WHART this time will be an offering via underwriters and the offering price of the trust units will be determined with reference to the appraised value of the WGCL International Distribution Center Project 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 information as appears in the prospectus for the offering of the additional trust units shall be deemed the amount of fund, the number of additional trust units and the offering price of the trust units to be issued and offered for the ninth capital increase for the investment in the twelfth main assets which WHART will additionally invest in.

Additionally, the increase in the number of trust units of WHART will enlarge the size of WHART and attract more investors. The REIT Manager expects that this may increase the trading liquidity of the trust

units in the secondary market and WHART will be able to increase the diversification of risks from the procurement of benefits from the additional immovable properties, further from the immovable properties in which WHART currently invests.

The issuance and offering of not exceeding 160,000,000 additional trust units, upon combining with the existing number of trust units of WHART of 3,468,827,441 trust units, will result in WHART having a total trust unit of not exceeding 3,628,827,441 trust units.

In this regard, the REIT Manager reserves the right to stipulate any rules or conditions, such as the determination of the amount of the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WGCL to be used as capital, the determination of the assets in which WHART will use the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WGCL as capital, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions, taking into consideration the utmost benefits of WHART and the trust unitholders. The details of the use of a portion of the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WGCL as capital for the investment in the additional immovable properties shall be as set out 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 twelfth main assets which WHART will additionally invest in.

To facilitate the flexibility in in executing the ninth capital increase, Mr. Suppasit then proposed the trust unitholders to consider granting the authority to the REIT Manager and/or the Trustee to undertake the relevant actions, details as appeared in page 28 of the invitation letter, as follows:

(1) Prescribe the capital increase structure of WHART through the issuance and offering of additional trust units, including prescribing the number of trust units to be offered, the price of the offered trust units, the amount of the internal cash of WHART and the amount of the lease security deposits under the lease agreement for the procurement of benefits in which WHART will enter into with WGCL, as capital for the investment in the WGCL International Distribution Center Project assets, in accordance with the guidelines set out above;

(2) To liaise with the Office of the SEC, the Stock Exchange of Thailand, governmental authorities, state agencies or any other persons for the capital increase of WHART through the issuance and offering of additional trust units; and

(3) To perform any other actions necessary for or in connection with the abovementioned actions in all respects for the successful performance of such actions, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions.

Then, Mr. Suppasit presented the opinion of the REIT Manager regarding the execution of the transaction to the Meeting, details as appeared in page 28 - 29 of the invitation letter, that the trust unitholders should consider and approve the capital increase of WHART for the additional investment in the WGCL International Distribution Center Project assets as proposed in all respects as the REIT Manager expects that this additional investment in immovable properties would, in addition to creating investment opportunities in the assets considered to have strong potential in the future and enhancing the diversification of the sources of income as mentioned above, also expand WHART's opportunity for the additional investment in the assets and diversify the risks from the procurement of benefits from immovable properties, thereby enhancing the stability of the income of WHART, including to approve the granting of authority to the REIT Manager and/or the Trustee to perform the actions as proposed above. In this regard, once WHART has obtained the approval from the Meeting of Trust Unitholders, the REIT Manager will proceed to seek approval for the capital increase from the Office of the SEC accordingly.

Thereafter, the master of ceremonies asked the Meeting whether any trust unitholders or proxies wish to ask any questions or express any opinions in relation to Agenda 3.1. When it appeared that none of the trust unitholders or proxies raised any further questions or opinions, the Chairman then requested the trust unitholders to consider and approve the ninth capital increase of WHART through the issuance and offering of not exceeding 160,000,000 additional trust units for the investment in the assets of the WGCL International Distribution Center Project and the method for determining the price of the additional trust units to be issued and offered for the ninth capital increase and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details of which shall be as proposed by Mr. Suppasit to the Meeting in all respects.

In this regard, the Secretary informed the Meeting that the resolution of this Agenda 3.1 required the approval with the affirmative votes of no less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, whereby there is no trust unitholder with special interest in this Agenda.

Resolution

The Meeting has considered and resolved to approve the ninth capital increase of WHART through the issuance and offering of not exceeding 160,000,000 additional trust units for the investment in the assets of the WGCL International Distribution Center Project and the method for determining the price of the additional trust units to be issued and offered for the ninth capital increase and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details as proposed to the Meeting in all respects, with the following votes, whereby there is no trust unitholder with special interest in this Agenda:

-	Approved	2,602,582,799	votes	or equivalent to	93.1705	percent
-	Disapproved	99,927,161	votes	or equivalent to	3.5773	percent
-	Abstained	90,844,702	votes	or equivalent to	3.2521	percent
-	Total	2,793,354,662	votes	or equivalent to	100.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

Agenda 3.2 To consider and approve the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand for the investment in the assets of the WGCL International Distribution Center Project

Mr. Suppasit informed the Meeting that in compliance with the ninth capital increase of WHART through the issuance and offering for sale of additional trust units to which the Meeting has resolved to approve in Agenda 3.1 above, the REIT Manager has considered and deemed it appropriate to propose the trust unitholders to consider and approve the offering 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, with the details as set out below:

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 REIT Manager shall take into consideration when determining whether such allocation would cause WHART to be subject to the obligations under foreign laws shall be as appeared in Enclosure No. 15 which has been delivered to all trust unitholders together with the invitation letter. In this regard, the REIT Manager reserves the right to announce any changes and/or additions to the aforementioned list of nationalities should there be additional unitholders of other nationalities identified after the latest determination of the list of 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 REIT Manager 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 REIT Manager 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 by WHART in accordance with the notifications of the Office of the SEC and/or (2) the general public (public offering), as deemed appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. TorThor. 27/2559 Re: Rules, Conditions and Procedures for the Underwriting of Securities and any other relevant notifications.

In this regard, the REIT Manager reserves the right to allocate the remaining trust units after the allocation of the trust units to the existing trust unitholders who are entitled to subscribe 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 REIT Manager deems appropriate, either concurrently with or after the allocation under the Second Portion, or otherwise.

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

In this regard, the REIT Manager 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.

Thereafter, Mr. Suppasit proposed the trust unitholders to consider granting the authority to the REIT Manager and/or the Trustee to undertake the relevant actions, details as appeared in page 31 - 32 of the invitation letter, as follows:

(1) To consider and determine the date for the determination of the list of existing trust unitholders eligible to subscribe to the trust units to be offered by way of offering to the existing trust unitholders;

(2) To consider and determine the other details relevant to the offering and 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 trust units 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 conditions and subscription method of the trust units, including other conditions and 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;

(3) To determine the offering period of the additional trust units to be issued and offered this time and file an application with the Stock Exchange of Thailand for its approval to list the additional trust units as listed securities on the Stock Exchange of Thailand;

(4) To negotiate, bargain, enter into, prepare, amend and execute the agreements and documents relating to the offering and allocation of additional trust units to be issued and offered, including to appoint the lead underwriters and underwriters for such actions;

(5) To prepare, execute and file applications for approvals or waivers, including other documents necessary for or related to the offering of trust units, the allocation of trust units, and the listing of the additional trust units to be issued and offered as listed securities on the Stock Exchange of Thailand to the relevant governmental and to perform any other actions necessary and appropriate for the successful performance of the above actions; and

(6) To perform any other actions necessary for or in connection with the abovementioned actions in all respects for the successful performance of such actions, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions.

Upon the completion of the increase of the capital of WHART through the issuance and offering of additional trust units, the REIT Manager and the Trustee will make an amendment to the Trust Deed by amending and/or updating the information and other relevant details. In this regard, according to the Trust Deed, this amendment to the Trust Deed is an amendment that does not affect the rights of the trust unitholders and therefore, the parties shall be authorized to make such amendment to the Trust Deed without the need to seek approval from the trust unitholders.

Then, Mr. Suppasit presented the opinion of the REIT Manager regarding the execution of the transaction to the Meeting, details as appeared in page 32 of the invitation letter, that the trust unitholders should consider and approve the offering and allocation method for the additional trust units to be issued and offered this time and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, including the granting of authority to the REIT Manager and/or the Trustee to perform the actions as proposed above. In this regard, once WHART has obtained the approval from the Meeting of Trust Unitholders, the REIT Manager will proceed to seek approval for the capital increase from the Office of the SEC accordingly.

Thereafter, the master of ceremonies asked the Meeting whether any trust unitholders or proxies wish to ask any questions or express any opinions in relation to Agenda 3.2. When it appeared that none of the trust unitholders or proxies raised any further questions or opinions, the Chairman then requested the trust unitholders to consider and approve the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand for the investment in the assets of the WGCL International Distribution Center Project and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details of which shall be as proposed by Mr. Suppasit to the Meeting in all respects.

In this regard, the Secretary informed the Meeting that the resolution of this Agenda 3.2 required the approval with the affirmative votes of no less than the majority vote, which is more than half of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, whereby there is no trust unitholder with special interest in this Agenda.

Resolution

The Meeting has considered and resolved to approve the offering and allocation method for the additional trust units to be issued and offered for the ninth capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand for the investment in the assets of the WGCL International Distribution Center Project and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details as proposed to the Meeting in all respects, with the following votes, whereby there is no trust unitholder with special interest in this Agenda:

-	Approved	2,602,628,299	votes	or equivalent to	93.1706	percent
-	Disapproved	99,927,161	votes	or equivalent to	3.5772	percent
-	Abstained	90,844,702	votes	or equivalent to	3.2521	percent
-	Total	2,793,400,162	votes	or equivalent to	100.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

At this Agenda, there were 1 addition trust unitholder attending the Meeting, representing 45,500 trust units. In total, there were 555 trust unitholders attending the Meeting in person and by proxy, representing a total of 2,793,400,162 trust units, or equivalent to 80.5287 percent of all trust units sold of WHART.

Agenda 3.3 To consider and approve the obtaining of loan in the amount not exceeding Baht 2,507,600,000 for the investment in the assets of the WGCL International Distribution Center Project, where collateral may be provided for such loan

Mr. Suppasit informed the Meeting that this Agenda 3.3 is an agenda related to Agenda 3.1, which is related to the structure of funds in which WHART will use for the investment 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)).

In this regard, the REIT Manager deemed it appropriate to propose the trust unitholders to consider and approve WHART the authority to obtain loans from one or several commercial banks in Thailand, which may include any other financial institutions or any other institutional lenders capable of providing loans to real estate investment trusts, for instance, life insurance companies and non-life insurance companies, whereby the lender may be a person related to the Trustee of WHART, in the amount of not exceeding Baht

2,507,600,000 and may provide collateral for such loan, for the investment in the WGCL International Distribution Center Project assets. In this regard, the REIT Manager may proceed to have WHART obtain the loans in the maximum credit or less than the said credit, subject to the amount of proceeds from the capital increase through the issuance and offering of additional trust units.

The loan to be obtained for the investment in the WGCL International Distribution Center Project assets pursuant to the this Agenda 3.3, when combined with WHART's existing borrowings and outstanding debentures, will result in WHART's leverage remaining in compliance with the applicable laws, which, as of present, prescribes that a real estate investment trust may incur borrowings of not exceeding 35 percent of its total asset value, or not exceeding 60 percent of its total asset value in the case of a real estate investment trust with an investment grade credit rating, based on the latest credit rating assigned by a credit rating agency approved by the Office of the SEC not more than 1 year prior to obtaining the loan, whereby on 28 January 2026, WHART had its rating ranked by TRIS Rating at the investment grade A Stable.

Nevertheless, the Office of the SEC has published the Public Hearing No. AorNorRor. 4/2569 Re: Principles and Draft Notification on the Revision of the Rules relating to Borrowing and Benefit Procurement of Real Estate Investment Trusts on 15 January 2026, which outlines the principles regarding borrowing in which the Office of the SEC deemed appropriate to revise, which are: (a) to cancel the requirement for a credit rating and to prescribe that real estate investment trusts may borrow funds at the rate not exceeding 35 percent of its total asset value, and not exceeding 50 percent of its total asset value in the case where a real estate investment trust has an interest coverage ratio (ICR) of not less than two times; and (b) to require real estate investment trusts to prepare and disclose additional information on significant financial ratios within the prescribed period and through the prescribed channels in order to enable investors and financial institutions to monitor and assess the debt repayment risks. As the Trustee and the REIT Manager shall supervise to ensure that the Trust Deed of WHART remains in compliance with the relevant laws, therefore, once the relevant notifications have been issued and became effective, and the Trust Deed of WHART has been amended to be consistent with such amended laws, the REIT Manager will proceed to ensure that the obtaining of the loans for the investment in the WGCL International Distribution Center Project assets in addition to the existing assets of WHART, pursuant to the details proposed in this Agenda 3.3, when combined with the existing borrowings and outstanding debentures of WHART, would result in WHART's leverage remaining in compliance with the applicable laws in force at that time.

The obtaining of loans and provision of collaterals in relation to the loans of WHART as aforementioned will be in accordance with the loan agreement to be mutually agreed between the borrower and the lender. Accordingly, the collaterals in relation to the loans comprise (1) the mortgage on of the existing

assets and the WGCL International Distribution Center Project assets, whether in whole or in part, (2) the conditional assignment of the insurance policies and endorsement to the lender(s) as the beneficiary and co-insurer, (3) the conditional assignment of the lease agreements, (4) the registration of the leasehold right and/or rights of claim and/or insurance policies as business collaterals under the Business Collaterals Act and (5) other collaterals as the borrower and the lender may additionally agree upon in the loan agreement.

Nevertheless, the REIT Manager reserves the right to stipulate any rules or conditions for the loans, including the proceeding of any transactions related to such loans, by taking into account the utmost benefits of WHART and the trust unitholders, such as the amount of loan, interest rate, loan tenor, period of repayment, to negotiate, enter into, execute and deliver any documents in relation to the loan, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions. In this regard, the details of the loans shall be as set out 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 twelfth main assets which WHART will additionally invest in.

In this regard, as the obtaining of loans this time may comprise the loans obtained from the financial institutions which are the related persons of the Trustee, the REIT Manager has attached herewith the Information Memorandum on WHART's Related Party Transactions (Persons Related to the Trustee) for the obtaining of loans for the investment in the WGCL International Distribution Center Project assets, where collateral may be provided for such loan, details as appeared in Enclosure No. 6 and the Opinion Report of the Independent Financial Advisor on the Acquisition of Assets and Related Party Transactions for the Additional Investment Assets No. 12 of WHART, details as appeared in Enclosure No. 9, which have been delivered to all trust unitholders together with the invitation letter, for consideration.

To facilitate the flexibility in obtaining the loans and providing collateral for such loans, Mr. Suppasit then proposed that the trust unitholders consider the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details as appeared in page 34 -35 of the invitation letter, as follows:

(1) To consider and determine the details, rules or conditions of the loan, such as the amount of loan, interest rate, loan tenor, period of repayment, covenant on maintaining WHART's ratio to be agreed with the lenders, details of collaterals which have not been prescribed by the resolution of the Meeting of Trust Unitholders and as long as it is not inconsistent with or contradictory to the resolution of the Meeting of Trust Unitholders and/or in accordance with the order or suggestion from the Office of the SEC and/or the Stock Exchange of Thailand

and/or other relevant authorities, including to liaising with the Office of the SEC, the Stock Exchange of Thailand, government authorities or state agencies or any persons for such performances;

(2) To negotiate, prepare, execute, deliver and/or amend the loan agreement, collateral agreement or other agreements and commitments relating to the loan of WHART, to deliver any documents relating to the loan and the provision of collaterals and to execute any transactions in relation to the loan and the provision of collaterals by taking into account the utmost benefits of WHART and the trust unitholders;

(3) To enter into loan agreement, collateral agreement or other agreements relating to the loan between WHART and the related person of the Trustee (if any); and

(4) To perform any other actions necessary for or in connection with the abovementioned actions in all respects for the successful performance of such actions, including the appointment and/or removal of the sub-authorized persons for the abovementioned actions, so as to ensure the successful performance of such actions.

Then, Mr. Suppasit presented the opinion of the REIT Manager regarding the execution of the transaction to the Meeting, details as appeared in page 35 of the invitation letter, that the REIT Manager has considered and deemed it appropriate to propose the trust unitholders to consider and approve the obtaining of loans for the investment in the assets of the WGCL International Distribution Center Project in the amount not exceeding Baht 2,507,600,000, where collaterals may be provided for the said loans to the lender(s) which may be a related person of the Trustee of WHART, including granting the authority to the REIT Manager and/or the Trustee to determine the details, rules or other conditions relating to the loan and the provision of collaterals, as well as to negotiate, prepare, execute, deliver and/or amend any documents in connection with such loan, and the performance of any related transactions for the successful performance of obtaining the loan and the placement of collaterals.

Thereafter, Mr. Suppasit invited the representative of Jay Capital Advisory Limited, in its capacity as the independent financial advisor of WHART, to provide the opinion on the entering into the transaction to the trust unitholders. Ms. Jirayong Anuman-Rajadhon, the representative of Jay Capital Advisory Limited, the independent financial advisor, then presented the opinion of the independent financial advisor regarding the obtaining of loan in the amount not exceeding Baht 2,507,600,000 for the investment in the assets of the WGCL International Distribution Center Project, where collateral may be provided for such loan, to support the consideration for approval of the transaction. The details of which are as follows:

The independent financial advisor has compared the terms and structure of this loan with those of the loans for the investment in the additional investment assets No. 9 and No. 12 of WHART, as well as with other real estate investment trusts, such as PROSPECT, WHAIR, AIMIRT and MII, whereby the comparison was made based on the condition of obtaining loans from the related persons of the Trustee, and found that the advantages of the entering into the transaction include having the key terms which are similar to the loan proposals of the other real estate investment trusts which engage in comparable businesses. In this regard, when considering the effective interest rate of the current loan proposal, the rate was found to be within a range comparable to the effective interest rates of the loans for the investment in the additional investment assets No. 9 of WHART and those of other real estate investment trusts, ranging between 2.18 percent and 5.39 percent. In addition, this would enable WHART to have sufficient sources of fund for the investment in the WGCL International Distribution Center project assets within the planned timeline, as well as resulting in the smoother and faster negotiations of the loan terms and/or the execution of the processes relating to the loans, compared to obtaining the loans from the other financial institutions.

On the other hand, the disadvantages of the entering into the transaction include the creation of potential concerns regarding the independence of the Trustee in considering and selecting the loan proposals for WHART and/or in negotiating the terms and conditions of the credit facilities offered by the financial institutions which are the related persons of the Trustee, as well as increasing the number of transactions with conflict of interest between WHART and the Trustee beyond those currently existing.

Nevertheless, after having taken into consideration the advantages and disadvantages of the aforementioned transaction, the independent financial advisor was of the opinion that the obtaining of loans from the related persons of the Trustee is appropriate.

Thereafter, the master of ceremonies asked the Meeting whether any trust unitholders or proxies wish to ask any questions or express any opinions in relation to Agenda 3.3. When it appeared that none of the trust unitholders or proxies raised any further questions or opinions, the Chairman then requested the trust unitholders to consider and approve the obtaining of loan in the amount not exceeding Baht 2,507,600,000 for the investment in the assets of the WGCL International Distribution Center Project, where collateral may be provided for such loan and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details of which shall be as proposed by Mr. Suppasit to the Meeting in all respects.

In this regard, the Secretary informed the Meeting that for this Agenda 3.3, the REIT Manager will exclude the votes of the trust unitholders who are the related persons of the Trustee, who are the trust unitholders with special interests and not eligible to vote in this Agenda, the details of which shall be as

appeared in Enclosure No. 15 which has been delivered to all trust unitholders together with the invitation letter. Then, the Secretary informed the Meeting that the resolution of this Agenda 3.3 required the approval with the affirmative votes of no less than the majority vote, which is more than half of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote. In addition, as this transaction may be considered the transaction with conflict of interest between WHART and the Trustee, therefore, should the resolution of the Meeting of Trust Unitholders in this Agenda 3.3 have dissenting votes of more than one-fourth of the total trust units sold, WHART will not be able to enter into the transaction with conflict of interest between WHART and the Trustee as abovementioned. Nevertheless, WHART shall still be able to obtain the loan from any other persons who are not the related persons of the Trustee, including providing collateral for such loan, upon obtaining the affirmative vote of no less than the majority vote, which is more than half of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

Resolution

The Meeting has considered and resolved to approve the obtaining of loan in the amount not exceeding Baht 2,507,600,000 for the investment in the assets of the WGCL International Distribution Center Project, where collateral may be provided for such loan and the granting of authorization to the REIT Manager and/or the Trustee to undertake the relevant actions, details as proposed to the Meeting in all respects, with the following votes, whereby there is no trust unitholder with special interest in this Agenda, excluding the votes of the trust unitholders with special interests and not eligible to vote in this Agenda:

- Approved	2,562,881,497	votes or equivalent to	93.0720	percent
- Disapproved (Objected)	99,927,161	votes or equivalent to	3.6288	percent
- Abstained	90,844,702	votes or equivalent to	3.2990	percent
- Total	2,753,653,360	votes or equivalent to	100.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote and with dissenting votes of less than one-fourth of the total trust units sold.

Agenda 5 Other matters (if any)

The Chairman asked the Meeting whether any trust unitholder or proxies wish to propose any additional agendas or ask further questions.

When it appeared that none of the trust unitholders or proxies raised any additional agenda to the Meeting for consideration or had any further question, the Chairman then expressed her appreciation to all trust

unitholders, proxies and attendees for taking their time to attend the Meeting and declared the Meeting adjourned at 16.33 hrs.

(Ms. Jareeporn Jarukomsakul)

Chairman of the Meeting