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### Information on the Ninth Additional Investment Assets of WHART

WHART intends to raise fund to invest in the Additional Investment Assets No. 9 by WHART which includes (1) the additional investment assets in the warehouse category through the investment in the freehold, leasehold and sub-leasehold rights of lands and the investment in the freehold and leasehold rights of warehouse and office buildings located on such lands, as well as the investment in the other properties which are the component parts of the said lands and buildings, tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office buildings. The additional investment assets in the warehouse category in which WHART will additionally invest at this time are owned by WHA Corporation Public Company Limited (“**WHA**”), WHA Venture Holdings Company Limited (“**WHA VH**”) and WHA Daiwa Logistics Property Company Limited (“**WHA Daiwa**”) and (2) the additional investment assets in the self-storage category through the investment in leasehold right of land and and the investment in the freehold right of the commercial, office, storage and parking building in the I-Store Self-Storage Sukhumvit 71 Branch Project , as well as the investment in the other properties which are the component parts of the said lands and buildings, tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and building in the I-Store Self-Storage Sukhumvit 71 Branch Project from Storage Asia (if any). The additional investment assets in the self-storage category in which WHART will additionally invest at this time are owned by Storage Asia Public Company Limited (“**Storage Asia**”). The details are as set out below:

#### 1. General Information on Additional Investment Assets

##### 1.1 The Additional Investment Assets In The Warehouse Category

The additional investment assets in the warehouse category in which WHART will additionally invest at this time consist of 3 projects of warehouse and office buildings for rent with the total leasable area of the warehouse building of approximately 142,583.00 square meters and total leasable area of the roof of the warehouse building of approximately 36,466.00 square meters on a land area totaling 143 rai 1 ngan 44.44 square wah, consisting of:

- (1) WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project, consisting of the sub-leasehold right over land and leasehold right over the warehouse and office buildings and other assets which are the component parts of the land and building, located at Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province.

- (2) WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project, consisting of freehold right over land and freehold right over the warehouse and office building and other assets which are the component parts of the land and building, located at Nong Kham Sub-District, Sri Racha District, Chonburi Province.
- (3) WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project, consisting of the sub-leasehold right over land and leasehold right over the warehouse and office buildings and other assets which are the component parts of the land and building, located at Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province.

In this regard, the assets which WHART will invest under (1) to (3) are collectively referred to as the **“Additional Investment Assets In The Warehouse Category”**.

## 1.2 The Additional Investment Assets In The Self-Storage Category

The additional investment assets in the self-storage category in which WHART will additionally invest at this time consist of the commercial, office, storage and parking building in the I-Store Self-Storage Sukhumvit 71 Branch Project for rent with the total area of the storage building of approximately 1,831.00 square meters and the total leasable area of the storage building 816.07 square meters on a land area totaling 1 ngan 24.70 square wah, consisting of:

- (1) I-Store Self-Storage Sukhumvit 71 Branch Project, consisting of the leasehold right over land and freehold right over the commercial, office, storage and parking building and other assets which are the component parts of the land and building, located at Phra Khanong Nuea Sub-District, Watthana District, Bangkok.

In this regard, the assets which WHART will invest under (1) is referred to as the **“Additional Investment Assets In The Self-Storage Category”**

The Additional Investment Assets In The Warehouse Category which WHART will invest in this time are all situated in competent locations for domestic and international logistics, situated on the major routes for the distribution and transportation of goods to all regions and are not located far from Bangkok, making it convenient for commuting and transporting goods to other logistics centers. The type of warehouse buildings and/or factory and office buildings which WHART will invest in is Ready-Built Warehouse which is capable of serving the demands to expand the area of current tenants and will expand the customer base to the prospective tenants who are currently interested in short-term lease but have the potential to lease additional area and might

demand for the Built-to-Suit projects in the future (additional details are as appeared in Enclosure 6 Objectives and Rationale for the Eighth Capital Increase and Allotment of the Eighth Additional Trust Units Issued and Offered for Sale). Therefore, the Company is confident that the Additional Investment Assets in which WHART will make the additional investments at this time will be able to maintain a high occupancy rate to constantly and continuously generate income in the future. In this regard, the Additional Investment Assets In The Self-Storage Category will cause WHART to have assets that are ready to lease and procure benefits in the long term by letting Storage Asia lease and sub-lease such assets, thereby enabling WHART to receive a steady stream of yearly fixed rental and have an opportunity for the rental income under leaseback agreement to increase. Additionally, it also helps increase the diversity of WHART's investment which is the diversification of risk in terms of assets invested by WHART.

Summary of the Details of the Additional Investment Assets In The Warehouse Category

No.	Project	Title Deed No.	Location	Land Area (Rai-Ngan-Sq.wah.)	Details of the Assets	Approximate leasable area (Sq.m.)
1.	WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project	36107 and 36108	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	Sub-lease area of approximately 83 rai 1 ngan 34.26 square wah <sup>1</sup>	<p>a) Sub-leasehold right over land represented by 2 title deeds with a lease term expiration date on 24 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment<sup>2</sup>.</p> <p>b) Leasehold right over the warehouse and office buildings in in WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project of 4 buildings i.e. B<sup>3</sup>, E<sup>4</sup>, F<sup>5</sup>, G<sup>6</sup> and H as well as structures and other properties which are the component parts of the land and buildings, including the solar panel on the roof of Building B, and having the lease term expiring on 24 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment.</p> <p>c) Ownership over tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and</p>	<p>90,846.00 (Warehouse and office buildings) and</p> <p>33,477.00 (Roof of the warehouse buildings)</p>

<sup>1</sup> The land area, which is the area where WHART will invest in, is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

<sup>2</sup> WHART expects to invest in the additional assets by 1 January 2024.

<sup>3</sup> Building B is under construction where the construction is expected to complete before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>4</sup> The construction of Building E is completed but is under the process of applying for the Certificate of Building Construction, Modification or Relocation. In this regard, WHAVH will deliver the said certificate to WHART before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>5</sup> The construction of Building F is completed but is under the process of applying for the Certificate of Building Construction, Modification or Relocation. In this regard, WHAVH will deliver the said certificate to WHART before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>6</sup> The construction of Building G is completed but is under the process of applying for the Certificate of Building Construction, Modification or Relocation. In this regard, WHAVH will deliver the said certificate to WHART before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

No.	Project	Title Deed No.	Location	Land Area (Rai-Ngan-Sq.wah.)	Details of the Assets	Approximate leasable area (Sq.m.)
					warehouse and office buildings in the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project.	
2.	WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project	248729 <sup>7</sup> and 248730	Nong Kham Sub-District, Sri Racha District, Chonburi Province	Land area of 28 rai 2 ngan 64.60 square wah <sup>8</sup>	a) Freehold right over land represented by 2 title deeds. b) Freehold right over the warehouse and office building in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project of 1 building i.e. Building B1,B2,B3,B4, and structures and other properties which are the component parts of the land and building. c) Ownership over tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office building in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project	24,310.00 (Warehouse and office building)
3.	WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project	33562, 33563, 33620, 33623, 33624,	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut	Sub-lease area of approximately 31 rai 1 ngan 45.55 square wah <sup>9</sup>	a) First sub-leasehold right over certain parts of the land represented by 2 title deeds and second sub-leasehold right over certain parts of the land represented by 5 title deeds with a lease term expiration date on 28 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment. b) Leasehold right over the warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project of 3 buildings i.e.	27,427.00 (Warehouse and office buildings) and 2,989.00 (Roof of the warehouse building)

<sup>7</sup> The land title deed No. 248729 is subjected to servitude to the land owns by WHART. After the additional investment by WHART, the servient land and the dominant land shall fall under the ownership of the same owner. Nevertheless, without the cancellation of the registration of the said servitude, the servitude is deemed to continue to exist with regard to the third party who receives the transfer of such dominant land later on. In this regard, WHART will request for WHA Daiwa to proceed with the cancellation of such servitude prior to WHART accepting the transfer of the land title deed No. 248729.

<sup>8</sup> At present, this plot of land is under the process of cadastral surveying.

<sup>9</sup> The land area, which is the area where WHART will invest in, is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

No.	Project	Title Deed No.	Location	Land Area (Rai-Ngan-Sq.wah.)	Details of the Assets	Approximate leasable area (Sq.m.)
		33625 and 33636	Prakan Province		<p>Building E, F<sup>10</sup> and G<sup>11</sup> as well as structures and other properties which are the component parts of the land and buildings, and having the lease term expiring on 28 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment.</p> <p>c) Ownership over tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project.</p>	

**Summary of the Details of the Additional Investment Assets In The Self-Storage Category**

No.	Project	Title Deed No.	Location	Land Area (Rai-Ngan-Sq.wah.)	Details of the Assets	Approximate leasable area (Sq.m.)
4.	I-Store Self-Storage	5154	Phra Khanong Nuea Sub-District,	Lease area of approximately	a) Leasehold right over land represented by 1 title deed with a lease term expiration date on 30 June 2046 or approximately 22 years 6 months from the tentative date that WHART will make the additional investment <sup>13</sup> .	1,831.00 (Commercial, office,

<sup>10</sup> Building F is under construction where the construction is expected to complete before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>11</sup> The construction of Building G is completed but is under the process of applying for the Certificate of Building Construction, Modification or Relocation. In this regard, WHA will deliver the said certificate to WHART before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>13</sup> WHART expects to invest in the additional assets by 1 January 2024.

No.	Project	Title Deed No.	Location	Land Area (Rai-Ngan-Sq.wah.)	Details of the Assets	Approximate leasable area (Sq.m.)
	Sukhumvit 71 Branch Project		Watthana District, Bangkok	1 ngan 24.70 square wah <sup>12</sup>	<p>b) Freehold right over the commercial, office, storage and parking building in the I-Store Self-Storage Sukhumvit 71 Branch Project of 1 building and structures and other properties which are the component parts of the land and building.</p> <p>c) Freehold right over the other structures and properties which are the component parts of the land and building, tools, equipment, utility systems of the building and other properties relating to, in connection with, and necessary for the utilization of the land and building in the I-Store Self-Storage Sukhumvit 71 Branch Project from Storage Asia (if any).</p>	<p>storage and parking building) and 816.07</p> <p>(leasable area of the storage building)</p>

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<sup>12</sup> At present, this plot of land is under the process of cadastral surveying.

## 2. Characteristics of the Investment and the Details of the Additional Investment Assets

### 2.1 The Additional Investment Assets In The Warehouse Category

The Additional Investment Assets In The Warehouse Category in which WHART will additionally invest at this time through the investment in the freehold, leasehold and sub-leasehold rights of lands and the investment in the freehold and leasehold rights of warehouse and office buildings located on such lands, as well as the investment in the other properties which are the component parts of the said lands and buildings, tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office buildings. The assets in which WHART will additionally invest at this time compose the freehold, leasehold and sub-leasehold rights of immovable properties from WHA or WHAVH or WHA Daiwa (details of which are as defined above).

The REIT Manager will consider on making the investment in the Additional Investment Assets In The Warehouse Category, details as prescribed in item 1 of this attachment, whereby WHART will consider investing in the amount not exceeding Baht 3,566,486,000 (payable on the date that WHART makes the investment in the Additional Investment Assets In The Warehouse Category) which includes the rental, the purchase price of lands and buildings, the purchase price of tools, equipment, and utility system in the buildings and the purchase price of other relevant properties (exclusive of value-added tax, registration fees, specific business tax and other relevant fees and expenses). For the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project, WHART agrees to pay the annual rental for the sub-lease of land throughout the sub-lease period for the amount of approximately Baht 189,301,564.

The details of the characteristics of the investment in the Additional Investment Assets In The Warehouse Category shall be as follows:

- (1) WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project, located at Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province

WHART will invest in <sup>14</sup>

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<sup>14</sup> WHART will invest in the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project under the condition that in the event where WHAVH fails to comply with the master lease agreement, Suwan Poom Paisarn Co., Ltd. (as the owner of the land to be additionally invested by WHART at this time) agrees to not declare its intention to terminate the master lease agreement to WHAVH, but will notify WHAVH and WHART to acknowledge the event of default, in order to allow WHART to cure such default or to notify the acceptance of the transfer the rights and obligations under the master lease agreement (between Suwan Poom Paisarn Co., Ltd. and WHAVH), only to the extent of the land portion to be additionally invested by WHART this time, to WHART for the remaining lease period (partial step-in) and cure the default by WHAVH under the master lease agreement.



- 1.1. Sub-leasehold right over land represented by 2 title deeds (title deed No. 36107 and 36108) with the land sub-lease area of approximately 83 rai 1 ngan 34.26 square wah<sup>15</sup> and with a lease term expiring on 24 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment<sup>16</sup>.
- 1.2. Leasehold right over the warehouse and office buildings in WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project of 4 buildings (i.e. Building B, E, F, G and H), with the total approximate building leasable area of 90,846.00 square meters and the total approximate roof leasable area (Building E,F) of 33,477.00 square meters as well as structures and other properties which are the component parts of the land and buildings, including the solar panel on the roof of Building B, and having the lease term expiring on 24 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment<sup>17</sup>.
- 1.3. Ownership over tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office buildings in the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project.

For the additional investment in the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project, WHART will make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) A land sub-lease agreement with WHAVH (who is the holder of the leasehold right of land from Suwan Poom Paisarn Co., Ltd. represented by title deed No. 36107 and 36108);
- 2) A building lease agreement with WHAVH (who is the owner of the warehouse and office buildings and other structures in the said project);
- 3) A utility system, tools and equipment sale and purchase agreement with WHAVH (who is the owner of the other properties in the said project);
- 4) An undertaking agreement with WHA and WHAVH (who is the holder of the leasehold right of land and the owner of the building and other properties in the said project); and

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<sup>15</sup> The land area, which is the area where WHART will invest in, is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

<sup>16</sup> WHART expects to invest in the additional assets by 1 January 2024.

<sup>17</sup> WHART expects to invest in the additional assets by 1 January 2024.

- 5) A memorandum of agreement regarding the land sub-lease between Suwan Poom Paisarn Co., Ltd. (who is the landowner) and WHAVH (who is the holder of the leasehold right of land in the said project).

In this regard, additional details relating to the value of the properties to be invested by WHART in the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project shall be as provided in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the investment in the Additional Investment Assets No. 9 by WHART.

**Details of the Additional Investment Assets in WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project**

Subject	Assets Details
Owner of the land	Suwan Poom Paisarn Co., Ltd.
Holder of the leasehold right of land	WHAVH (leased land represented by Title Deed No. 36107 and 36108)
Owner of the buildings	WHAVH
Location	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province
Title Deed No.	Title Deed No. 36107 and 36108
Land area	Aproximate total leased area of 83 rai 1 ngan 34.26 square wah <sup>18</sup>
Leasable area	Approximate total leasable area of the warehouse building 90,846.00 square meters and approximate total leasable area of the roof of the warehouse building 33,477.00 square meters
Average occupancy rate	(1) The warehouse and office buildings area have an occupancy rate of 71.16 percent <sup>19</sup> (2) At present, the area of the warehouse and office buildings of the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project is not fully occupied by the tenants and should the area of the warehouse and office buildings not fully be occupied by the tenants on the date that WHART makes the additional investment in the assets, WHART will request for WHA or WHAVH (who is the owner of the

<sup>18</sup> The land area, which is the area where WHART will invest in, is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

<sup>19</sup> Reference to the existing lease agreement as of 31 March 2023, part of Building B is under construction.

Subject	Assets Details
	<p>properties) to pay for the rental to WHART for the unoccupied area of the warehouse and office buildings for a period of 3 years from the date WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA and WHAVH (who is the owner of the properties).</p> <p>(3) In the case where the area of the warehouse and office buildings of the WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project has been occupied by the tenants on the date that WHART makes the additional investment but the lease term under the related lease agreement will expire within the period of 1 year from the date that WHART makes the additional investment (<b>"Area With Short Term Lease Of WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project"</b>) and upon the expiration of the lease term, the tenant does not extend the lease agreement or during the time in between the negotiation of the agreement to extend the lease term when the tenant has not yet paid for the rental, WHART will request for WHA or WHAVH (who is the owner of the properties) to pay for the rental to WHART for such Area With Short Term Lease Of WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project for the period from the expiration of the lease term until 1 year from the date that WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA and WHAVH.</p> <p>(4) At present, the area of the roof (Building E,F) is not fully occupied by the tenants. Should the area of the roof (Building E,F) not fully be occupied by the tenants on the date that WHART makes the additional investment in the assets, WHART will request for WHA or WHAVH (who is the owner of the properties) to pay for the rental of the unoccupied roof area to WHART for a period of 25 years from the date that WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA and WHAVH. Nevertheless, during the rental payment period of such roof, WHART shall grant WHA and/or the related persons of WHA to rent the said roof prior to the other parties, whereby the lease period for the roof shall not be less than 25 years from the date that WHART makes the additional investment, with the rental not less than the rental that WHA and WHAVH shall pay for the roof to WHART at such given period or the rental that the other tenants proposed to WHART (if any), whichever is higher (<b>"Right To Lease The Roof (Building E,F)"</b>).</p>

Subject	Assets Details
	When WHA and/or the related persons of WHA exercises the Right To Lease The Roof (Building E,F) under the terms and rental as mentioned above, the rental payment duty of WHA and WHAVH under the undertaking agreement shall cease. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA and WHAVH.
<b>Age of the building</b> (as of 1 January 2024)	<p>Building B is under construction where the construction is expected to complete before the tentative date that WHART will make the investment<sup>20</sup>. Age of the building B: approximately 3 months</p> <p>Age of the building E and F are under construction where the construction is expected to complete before the tentative date that WHART will make the investment</p> <p>Age of the building G: approximately 10 months</p> <p>Age of the building H: approximately 1 year and 1 month</p>

Summary on the details of land of WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project in which WHART will invest

No.	Title Deed No.	Parcel No.	Dealing File No.	Owner of the Freehold	Total Land Area Under Title Deed (Rai-Ngan-Square Wah)	Land Area in which WHART will Invest ( Rai-Ngan-Square Wah)
1.	36107	11	45975	Suwan Poom Paisarn Co., Ltd.	134-3-07.30	54-2-3.13
2.	36108	1	45976	Suwan Poom Paisarn Co., Ltd.	201-2-29.40	28-3-31.13
Total					336-1-36.70	83-1-34.26

- (2) WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project, located at Nong Kham Sub-District, Sri Racha District, Chonburi Province

WHART will invest in:

<sup>20</sup> WHART expects to invest in the additional assets by 1 January 2023.

2.1 Freehold right over land represented by 2 title deeds (title deed No. 248729<sup>21</sup> and 248730) with the land area of 28 rai 2 ngan 64.60 square wah <sup>22</sup>.

2.2 Freehold right over the warehouse and office building in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project of 1 building (i.e. Building B1,B2,B3,B4), with the total approximate building leasable area of 24,310.00 square meters and structures and other properties which are the component parts of the land and building.

2.3 Ownership over tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office building in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project.

For the additional investment in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project, WHART will make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) A land and building sale and purchase agreement with WHA Daiwa (who is the owner of the land and building);
- 2) A utility system, tools and equipment sale and purchase agreement with WHA Daiwa (who is the owner of the other properties in the said project); and
- 3) An undertaking agreement with WHA and WHA Daiwa (who is the owner of the land, building and other properties in the said project).

In this regard, additional details relating to the value of the properties to be invested by WHART in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project shall be as provided in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the investment in the Additional Investment Assets No. 9 by WHART.

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<sup>21</sup> *The land title deed No. 248729 is subjected to servitude to the land owns by WHART. After the additional investment by WHART, the servient land and the dominant land shall fall under the ownership of the same owner. Nevertheless, without the cancellation of the registration of the said servitude, the servitude is deemed to continue to exist with regard to the third party who receives the transfer of such dominant land later on. In this regard, WHART will request for WHA Daiwa to proceed with the cancellation of such servitude prior to WHART accepting the transfer of the land title deed No. 248729.*

<sup>22</sup> *At present, this plot of land is under the process of cadastral surveying.*

**Details of the Additional Investment Assets in WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project**

Subject	Assets Details
Owner of the land	WHA Daiwa
Owner of the buildings	WHA Daiwa
Location	Nong Kham Sub-District, Sri Racha District, Chonburi Province
Title Deed No.	Title Deed No. 248729 <sup>23</sup> and 248730
Land area	Total land area of 28 rai 2 ngan 64.60 square wah <sup>24</sup>
Leasable area	Total approximate building leasable area 24,310.00 square meters
Average occupancy rate	<p>(1) The warehouse and office buildings area have an occupancy rate of 100.00 percent<sup>25</sup></p> <p>(2) At present, the area of the warehouse and office building in the WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project is fully occupied by the tenants. Nevertheless, should the area of the warehouse and office building not fully be occupied by the tenants on the date that WHART makes the additional investment in the assets, WHART will request for WHA or WHA Daiwa (who is the owner of the properties) to pay for the rental to WHART for the unoccupied area of the warehouse and office building for a period of 3 years from the date WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA and WHA Daiwa.</p> <p>(3) In the case where the area of the warehouse and office buildings of the WHA Mega Logistics Center Laemchabang Project 1 (Building B1 ,B2 ,B3 ,B4 ) Project has been occupied by the tenants on the date that WHART makes the additional investment but</p>

<sup>23</sup> The land title deed No. 248729 is subjected to servitude to the land owns by WHART. After the additional investment by WHART, the servient land and the dominant land shall fall under the ownership of the same owner. Nevertheless, without the cancellation of the registration of the said servitude, the servitude is deemed to continue to exist with regard to the third party who receives the transfer of such dominant land later on. In this regard, WHART will request for WHA Daiwa to proceed with the cancellation of such servitude prior to WHART accepting the transfer of the land title deed No. 248729.

<sup>24</sup> At present, this plot of land is under the process of cadastral surveying.

<sup>25</sup> Reference to the existing lease agreement as of 31 March 2023.

Subject	Assets Details
	<p>the lease term under the related lease agreement will expire within the period of 1 year from the date that WHART makes the additional investment (“Area With Short Term Lease Of WHA Mega Logistics Center Laemchabang Project 1 ( Building B1,B2,B3,B4) Project”) and upon the expiration of the lease term, the tenant does not extend the lease agreement or during the time in between the negotiation of the agreement to extend the lease term when the tenant has not yet paid for the rental, WHART will request for WHA or WHA Daiwa (who is the owner of the properties) to pay for the rental to WHART for such Area With Short Term Lease Of WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project for the period from the expiration of the lease term until 1 year from the date that WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA and WHA Daiwa.</p>
Age of the building (as of 1January 2024)	Age of the building 1 year and 4 months

Summary on the details of land of WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project in which WHART will invest

No.	Title Deed No.	Parcel No.	Dealing File No.	Owner of the Freehold	Total Land Area Under Title Deed (Rai-Ngan-Square Wah)	Land Area in which WHART will Invest ( Rai-Ngan-Square Wah)
1.	248729	5342	41260	WHA Daiwa	2-1-66.80	2-1-66.80
2.	248730	5343	41261	WHA Daiwa	26-0-97.80	26-0-97.80
Total					28-2-64.60	28-2-64.60

(3) WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project, located at Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province

WHART will invest in<sup>26</sup>

3.1 Sub-leasehold right over land represented by 7 title deeds with the land sub-lease area of approximately 31 rai 1 ngan 45.55 square wah<sup>27</sup> and with a lease term expiring on

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<sup>26</sup> WHART will invest in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project under the condition that Patcharakanda Company Limited and the inheritor of Khunying Kanda Techaphaibul (as owners of the lands to be additionally invested by WHART at this time) and Pratum Phol Co., Ltd. (as the holder of the leasehold right of such land from Khunying Kanda Techaphaibul) agree to relinquish the right to terminate the agreement and agree to transfer the rights and obligations under the master lease agreement (between Patcharakanda Company Limited and WHA and between the inheritor of Khunying Kanda Techaphaibul and Pratum Phol Co., Ltd.) or the first land sub-lease agreement (between Pratum Phol Co., Ltd. and WHA) (as the case may be) only to the extent of the land portion to be additionally invested by WHART this time, to WHART for the remaining lease period (partial step-in) in case where WHA or Pratum Phol Co., Ltd. fail to comply with such agreements ("Condition on Partial Step-in").

In this regard, in case where WHART does not receive the Condition on Partial Step-in from the inheritor of Khunying Kanda Techaphaibul through the execution of a memorandum of agreement regarding the land sub-lease with WHART on the date WHART makes the additional investment, WHART will consider proceeding for the inheritor of Khunying Kanda Techaphaibul to execute such memorandum of agreement later on. During such period, WHART will consider proceeding for WHA to represent that in the case where the inheritor of Khunying Kanda Techaphaibul exercises the right to terminate the master lease agreement (between the inheritor of Khunying Kanda Techaphaibul and Pratum Phol Co., Ltd.) and evict WHART from the land where WHART will invest in, WHA agrees to be liable for the indemnification to WHART. In such case, the obligation to be liable for the indemnification shall continue to be in effect until the inheritor of Khunying Kanda Techaphaibul executes such memorandum of agreement regarding the land sub-lease.

In case where WHART does not receive the partial step-in agreement from Patcharakanda Company Limited and/or Pratum Phol Co., Ltd. through the execution of the memorandum of agreement regarding the land sub-lease with WHART on the date WHART makes the additional investment, WHART will consider proceeding for Patcharakanda Company Limited and/or Pratum Phol Co., Ltd. to execute such memorandum of agreement later on. During such period, WHART will consider proceeding for WHA to represent that it shall not take any action that causes the default or breach of the master lease agreement with Patcharakanda Company Limited or the first land sub-lease agreement with Pratum Phol Co., Ltd. Where if WHA takes any action that causes the default or breach of the master lease agreement with Patcharakanda Company Limited or the first land sub-lease agreement with Pratum Phol Co., Ltd. which then causes Patcharakanda Company Limited or Pratum Phol Co., Ltd. to exercise the right to terminate the master lease agreement with Patcharakanda Company Limited or the first land sub-lease agreement with Pratum Phol Co., Ltd. and evict WHART from the land where WHART will invest in, WHA agrees to be liable for the indemnification to WHART. In such case, the obligation to be liable for the indemnification shall continue to be in effect until Patcharakanda Company Limited and/or Pratum Phol Co., Ltd. execute such memorandum of agreement regarding the land sub-lease (as the case may be).

<sup>27</sup> The land area, which is the area where WHART will invest in, is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.



28 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment<sup>28</sup> The sub-leasehold right is represented as follows:

- First sub-leasehold right over certain parts of the land represented by title deeds No. 33562 and 33563; and
- Second sub-leasehold right over certain parts of the land represented by title deed No. 33620, 33623, 33624, 33625 and 33636.

3.2 Leasehold right over the warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project of 3 buildings (i.e. Building E, F<sup>29</sup> and G<sup>30</sup>) with a total approximate building leasable area of 27,427.00 square meters and the total approximate roof leasable area of 2,989.00 square meters as well as structures and other properties which are the component parts of the land and buildings, having the lease term expiring on 28 May 2051 or approximately 27 years 5 months from the tentative date that WHART will make the additional investment<sup>31</sup>

3.3 Ownership over tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and warehouse and office buildings in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project.

For the additional investment in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project, WHART will make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) A land sub-lease agreement with WHA (who is the holder of the leasehold right of land from Patcharakanda Company Limited, represented by title deeds No. 33562 and 33563 and the holder of the sub-leasehold right of land from Pratum Phol Co., Ltd., represented by title deeds No. 33620, 33623, 33624, 33625 and 33636);

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<sup>28</sup> WHART expects to invest in the additional assets by 1 January 2024.

<sup>29</sup> Building F is under construction where the construction is expected to complete before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>30</sup> The construction of Building G is completed but is under the process of applying for the Certificate of Building Construction, Modification or Relocation. In this regard, WHA will deliver the said certificate to WHART before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>31</sup> WHART expects to invest in the additional assets by 1 January 2024..

- 2) A building lease agreement with WHA (who is the owner of the warehouse and office buildings and other structures in the said project);
- 3) A utility system, tools and equipment sale and purchase agreement with WHA (who is the owner of the other properties in the said project);
- 4) An undertaking agreement with WHA (who is the holder of the leasehold right and sub-leasehold right of land and the owner of the buildings and other properties in the said project);
- 5) A memorandum of agreement regarding the land sub-lease with Patcharakanda Company Limited (who is the landowner) and WHA (who is the holder of the leasehold right of land in the said project);
- 6) A memorandum of agreement regarding the land sub-lease with Pratum Phol Co., Ltd. (who is the holder of the leasehold right of land) and WHA (who is the holder of the sub-leasehold right of the land in the said project); and
- 7) A memorandum of agreement regarding the land sub-lease with the inheritor of Khunying Kanda Techaphaibul<sup>32</sup> (who is the landowner) and WHA (who is the holder of the sub-leasehold right of the land in the said project).

In this regard, additional details relating to the value of the properties to be invested by WHART in the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project shall be as provided in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the investment in the Additional Investment Assets No. 9 by WHART.

**Details of the Additional Investment Assets in WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project**

Subject	Assets Details
Owner of the land	Patcharakanda Co., Ltd. (Title Deed No. 33562 and 33563)  The inheritor of Khunying Kanda Techaphaibul <sup>33</sup> (Title Deed No. 33620, 33623, 33624, 33625 and 33636)

<sup>32</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

<sup>33</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

Subject	Assets Details
Holder of the leasehold right of land	WHA (leased land represented by Title Deeds No. 33562 และ 33563 from Patcharakanda Co., Ltd.)  Pratum Phol Co., Ltd. (leased land represented by Title Deeds No. 33620, 33623, 33624, 33625 และ 33636 from Khunying Kanda Techaphaibul)
Holder of the sub-leasehold right of land	WHA (sub-leased land represented by Title Deeds No. 33620, 33623, 33624, 33625 and 33636 from Pratum Phol Co., Ltd.)
Owner of the buildings	WHA
Location	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province
Title Deed No.	Title Deeds No. 33562, 33563, 33620, 33623, 33624, 33625 and 33636
Land area	Aproximate total leased area of 31 rai 1 ngan 45.55 square wah <sup>34</sup>
Leasable area	Total approximate building leasable area of 27,427.00 square meters and the total approximate roof leasable area of 2,989.00 square meters
Average occupancy rate	(1) At present, WHART is in the process of seeking for tenants to lease the warehouse and office buildings <sup>35</sup> .  (2) At present, the area of the warehouse and office buildings of the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project is not fully occupied by the tenants and should the area of the warehouse and office buildings not fully be occupied by the tenants on the date that WHART makes the additional investment in the asset, WHART will request for WHA (who is the owner of the properties) to pay for the rental to WHART for the unoccupied area of the warehouse and office buildings for a period of 3 years from the date WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA (who is the owner of the properties).

<sup>34</sup> The land area, which is the area where WHART will invest in, is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

<sup>35</sup> Reference to the existing lease agreement as of 31 March 2023, part of Building F is under construction.

Subject	Assets Details
	<p>(3) In the case where the area of the warehouse and office buildings of the WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project has been occupied by the tenants on the date that WHART makes the additional investment but the lease term under the related lease agreement will expire within the period of 1 year from the date that WHART makes the additional investment ("<b>Area With Short Term Lease Of WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project</b>") and upon the expiration of the lease term, the tenant does not extend the lease agreement or during the time between the negotiation of the agreement to extend the lease term when the tenant has not yet paid for the rental, WHART will request for WHA (who is the owner of the properties) to pay for the rental to WHART for such Area With Short Term Lease Of WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project for the period from the expiration of the lease term until 1 year from the date that WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA.</p> <p>(4) At present, the area of the roof (Building G) is not fully occupied by the tenant. Should the area of the roof (Building G) not fully be occupied by the tenant on the date that WHART makes the additional investment in the assets, WHART will request for WHA (who is the owner of the properties) to pay for the rental of the unoccupied roof area to WHART for a period of 25 years from the date that WHART makes the additional investment or until there is a tenant during such period. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA. Nevertheless, during the rental payment period of such roof, WHART shall grant WHA and/or the related persons of WHA to rent the said roof prior to the other parties, whereby the lease period for the roof shall not be less than 25 years from the date that WHART makes the additional investment, with the rental not less than the rental that WHA shall pay for the roof to WHART at such given period or the rental that the other tenant proposed to WHART (if any), whichever is higher ("<b>Right To Lease The Roof (Building G)</b>").</p>

Subject	Assets Details
	When WHA and/or the related persons of WHA exercises the Right To Lease The Roof (Building G) under the terms and rental as mentioned above, the rental payment duty of WHA under the undertaking agreement shall cease. In this regard, the terms shall be in accordance with the undertaking agreement that WHART will later enter into with WHA.
<b>Age of the building</b> (as of 1 January 2024)	Age of the building E: approximately 1 year 4 months Age of the building G: approximately 7 months Building F is under construction where the construction is expected to complete before the tentative date that WHART will make the investment <sup>36</sup> . Age of the building F: approximately 3 months

Summary on the details of land of WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project in which WHART will invest

No.	Title Deed No.	Parcel No.	Dealing File No.	Owner of the Freehold	Total Land Area Under Title Deed (Rai-Ngan-Square Wah)	Land Area in which WHART will Invest ( Rai-Ngan-Square Wah)
1.	33562	48	15461	Pacharakanda Co., Ltd.	2-0-0	1-1-2.00
2.	33563	47	73	Pacharakanda Co., Ltd.	10-0-00.00	1-3-39.00
3.	33620	368	1103	The inheritor of Khunying Kanda Techaphaibul <sup>37</sup>	9-2-28.00	4-0-61.45
4.	33623	45	1100	The inheritor of Khunying	11-0-14.60	2-0-52.90

<sup>36</sup> WHART expects to invest in the additional assets by 1 January 2024.

<sup>37</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

No.	Title Deed No.	Parcel No.	Dealing File No.	Owner of the Freehold	Total Land Area Under Title Deed (Rai-Ngan-Square Wah)	Land Area in which WHART will Invest ( Rai-Ngan-Square Wah)
				Kanda Techaphaibul <sup>38</sup>		
5.	33624	369	1240	The inheritor of Khunying Kanda Techaphaibul <sup>39</sup>	7-0-55.80	4-1-57.70
6.	33625	370	1241	The inheritor of Khunying Kanda Techaphaibul <sup>40</sup>	14-3-30.80	11-1-9.00
7.	33636	371	62	The inheritor of Khunying Kanda Techaphaibul <sup>41</sup>	7-1-20.40	6-1-23.50
<b>Total</b>					<b>61–3-98.80</b>	<b>31–1-45.55</b>

## 2.2 The Additional Investment Assets In The Self-Storage Category

The Additional Investment Assets In The Self-Storage Category in which WHART will additionally invest at this time through the investment in the leasehold right of land and the freehold right over the commercial, office, storage and parking building located on such lands, as well as the investment in the other properties which are the component parts of the said land and building, tools, equipment, utility systems of the buildings and other properties relating to, in connection with, and necessary for the utilization of the land and building of

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<sup>38</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

<sup>39</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

<sup>40</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

<sup>41</sup> Khunying Kanda Techaphaibul has passed away. Therefore, all of the properties, which include the land and the rights and duties under the land lease agreement with Khunying Kanda Techaphaibul shall be passed on to the inheritor.

the I-Store Self-Storage Sukhumvit 71 Branch Project. The Additional Investment Assets In The Self-Storage Category in which WHART will additionally invest at this time compose the freehold and leasehold rights of immovable properties from Storage Asia (details of which are as defined above).

The REIT Manager will consider on making the investment in the Additional Investment Assets In The Self-Storage Category , details as prescribed in item 1 of this Enclosure, whereby WHART will consider investing in the amount not exceeding Baht 49,600,000 (payable on the date that WHART makes the investment in the Additional Investment Assets In The Self-Storage Category) which includes the compensation for the assignment of leasehold right, the purchase price of building, the purchase price of tools, equipment, and utility system in the building and the purchase price of other relevant properties (exclusive of value-added tax, registration fees, specific business tax and other relevant fees and expenses).

The details of the characteristics of the investment in the Additional Investment Assets In The Self-Storage Category shall be as follows:

**(1) I-Store Self-Storage Sukhumvit 71 Branch Project, located at Phra Khanong Nuea Sub-District, Watthana District, Bangkok**

WHART will invest in<sup>42</sup>

- 1) Leasehold right over land represented by 1 title deed (title deed No. 5154) with the land sub-lease area of approximately 1 ngan 24.70 square wah<sup>43</sup> and with a lease term expiring on 30 June 2046 or approximately 22 years 6 months from the tentative date that WHART will make the additional investment<sup>44</sup>
- 2) Freehold right over the commercial, office, storage and parking building in the I-Store Self-Storage Sukhumvit 71 Branch Project of 1 building, with the total approximate building area of 1,831.00 square meters and the total approximate building leasable area of 816.07 square meters.
- 3) Freehold right over the other structures and properties which are the component parts of the land and building, tools, equipment, utility systems of the building and other properties

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<sup>42</sup> WHART will invest in the I-Store Self-Storage Sukhumvit 71 Branch Project through the acceptance of the assignment of the leasehold right of land from Storage Asia, who is the existing tenant under the relevant land lease agreement with Sansiri Public Company Limited under the condition that Storage Asia and Sansiri Public Company Limited have made an amendment to such land lease agreement to accommodate the investment of WHART with the provision on the rental that WHART shall pay in the form of a fixed rental amount without reference to the revenue sharing.

<sup>43</sup> At present, this plot of land is under the process of cadastral surveying.

<sup>44</sup> WHART expects to invest in the additional assets by 1 January 2024.

relating to, in connection with, and necessary for the utilization of the land and building in the I-Store Self-Storage Sukhumvit 71 Branch Project from Storage Asia (if any).

For the additional investment in I-Store Self-Storage Sukhumvit 71 Branch Project, WHART will make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) An assignment of the land lease agreement with Storage Asia (who is the holder of the leasehold right of land from Sansiri Public Company Limited);
- 2) A building sale and purchase agreement with Storage Asia (who is the owner of the structures in the said project); and
- 3) A memorandum of agreement regarding the assignment of the leasehold right with Storage Asia (who is the holder of the leasehold right of land) and Sansiri Public Company Limited (who is the owner of the land).

In this regard, additional details relating to the value of the properties to be invested by WHART in the I-Store Self-Storage Sukhumvit 71 Branch Project shall be as provided in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the investment in the Additional Investment Assets No. 9 by WHART.

**Details of the Additional Investment Assets in I-Store Self-Storage Sukhumvit 71 Branch Project**

Subject	Assets Details
Owner of the land	Sansiri Public Company Limited
Owner of the building	Storage Asia
Location	Phra Khanong Nuea Sub-District, Watthana District, Bangkok
Title Deed No.	Title Deeds No. 5154
Land area	Aproximate total leased area of 1 ngan 24.70 square wah <sup>45</sup>
Leasable area	Total approximate building area of 1,831.00 square meters and the total approximate building leasable area of 816.07 square meters

<sup>45</sup> At present, this plot of land is under the process of cadastral surveying.



Subject	Assets Details
Average occupancy rate (as of 31 March 2023)	After WHART has made the investment in the I-Store Self-Storage Sukhumvit 71 Branch Project, WHART shall procure benefits through the sub-lease of the land and the lease of the commercial, office, storage and parking building to Storage Asia pursuant to the leaseback agreement with a lease term expiring on 30 June 2046 or approximately 22 years 6 months from the tentative date that WHART will make the additional investment <sup>46</sup> . After WHART procures benefits through the sub-lease of the land and the lease of the commercial, office, storage and parking building to Storage Asia, the building area will have an occupancy rate of 100 percent.
Age of the building (as of 1 January 2024)	Age of the building: approximately 1 year and 6 months

Summary on the details of land of I-Store Self-Storage Sukhumvit 71 Branch Project in which WHART will invest

No.	Title Deed No.	Parcel No.	Dealing File No.	Owner of the Freehold	Total Land Area Under Title Deed (Rai-Ngan-Square Wah)	Land Area in which WHART will Invest (Rai-Ngan-Square Wah)
1.	5154	8936	2233	Sansiri Public Company Limited	0-1-24.7	0-1-24.7
Total					0-1-24.7	0-1-24.7

As WHART will invest in I-Store Self-Storage Sukhumvit 71 Branch Project by receiving the assignment of leasehold right over the land from the existing lessee which is Storage Asia, when such assignment of leasehold right is completed, WHART as the assignee shall become the lessee in place of Storage Asia, whereby WHART shall be obliged and perform in accordance with the terms and conditions as a lessee under the relevant land lease agreement with Sansiri Public Company Limited (Lessor) including the obligation to pay the land rental.

<sup>46</sup> WHART expects to invest in the additional assets by 1 January 2024.

### 3. Details of Rental of Additional Investment Assets

#### 1. The Additional Investment Assets In The Warehouse Category

The details of the Additional Investment Assets In The Warehouse Category regarding the occupancy rate to total area ratios, average occupancy rates, expiry date of the lease agreements and remaining terms of lease agreements of each project on the date which WHART expects to invest<sup>47</sup> shall be as follows:

##### 1.1 Building area

Projects	Tenants	Rental area (Square meters)	Occupancy rate to total area of the Additional Investment Assets In The Warehouse Category ratio (percent)	Average occupancy rate on the date WHART expects to invest (Including the right to extend lease agreements)	Expiry date of lease and service agreements	Remaining terms of lease and service agreements on the date WHART expects to invest
1. WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project						
Building B* <sup>1</sup>	Under construction and in the process of seeking for tenant	26,196.00	18.27	-* <sup>2</sup>	-	-
Building E	Under construction and in the process of agreement negotiation with Perfect Companion Group Co., Ltd.* <sup>3</sup>	12,013.00	8.38	100.00	31 May 2028	4 years 5 months

<sup>47</sup> WHART expects to invest in the additional assets by 1 January 2024.

Projects	Tenants	Rental area (Square meters)	Occupancy rate to total area of the Additional Investment Assets In The Warehouse Category ratio (percent)	Average occupancy rate on the date WHART expects to invest (Including the right to extend lease agreements)	Expiry date of lease and service agreements	Remaining terms of lease and service agreements on the date WHART expects to invest
Building F	Perfect Companion Group Co., Ltd.	21,882.00	15.26	100.00	31 May 2028	4 years 5 months
Building G	Hankyu Hanshin Express (Thailand) Co., Ltd.	9,927.00	6.92	100.00	30 April 2026	2 years 4 months
Building H	Hankyu Hanshin Express (Thailand) Co., Ltd.	20,828.00	14.52	100.00	31 December 2025	2 years
	Total rental area	90,846.00	63.35	71.16	-	-
<b>2. WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project</b>						
Building B1	Nippon Express Logistics (Thailand) Co., Ltd.	4,812.00	3.36	100.00	29 February 2024	2 months <sup>*4</sup>
Building B2	Nippon Express Logistics (Thailand) Co., Ltd.	8,157.00	5.69	100.00	29 February 2024	2 months <sup>*4</sup>
Building B3	In the process of agreement negotiation with Schenker (Thai) Limited <sup>*3</sup>	4,812.00	3.36	100.00	31 January 2025	1 year 1 month
Building B4	In the process of agreement negotiation with Schenker (Thai) Limited <sup>*3</sup>	6,529.00	4.55	100.00	31 January 2025	1 year 1 month

Projects	Tenants	Rental area (Square meters)	Occupancy rate to total area of the Additional Investment Assets In The Warehouse Category ratio (percent)	Average occupancy rate on the date WHART expects to invest (Including the right to extend lease agreements)	Expiry date of lease and service agreements	Remaining terms of lease and service agreements on the date WHART expects to invest
	Total rental area	24,310.00	16.95	100.00	-	-
<b>3. WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project</b>						
Building E	In the process of seeking for tenant	1,972.00	13.15	_* <sup>2</sup>	-	-
Building F <sup>*5</sup>	Under construction and in the process of seeking for tenant	22,341.00	3.17	_* <sup>2</sup>	-	-
Building G	In the process of seeking for tenant	3,114.00	2.63	_* <sup>2</sup>	-	-
	Total rental area	27,427.00	19.13	-	-	-
	Total rental area of all projects	142,583	99.43	62.39	-	-

**หมายเหตุ** <sup>\*1</sup> Such building is under construction where the construction is expected to complete before the tentative date that WHART will make the additional investment No. 9 (WHART expects to make the additional investment No. 9 by 1 January 2024).

<sup>\*2</sup> Under the undertaking agreements WHART will receive income, rent and service fees and security deposit under the lease and service agreements from WHA or WHAVH or WHA Daiwa (as the projects will be) whereby WHA, WHAVH or WHA Daiwa (as the projects will be) will pay for the rental of the unoccupied area of the Additional Investment Assets on the tentative date that WHART will make the investment, as well as paying for the water, electricity, land and building tax and/or other expenses related to the conditions under the undertaking agreements.

<sup>\*3</sup> Currently, it is under the process of negotiation to enter into the lease agreement and service agreement with such potential tenant whereby the execution date is expected to be before the date WHART makes the investment (the details appearing in the table above may change depending on the result of the negotiation).

<sup>\*4</sup> Such lease agreement will expire within the period of 1 year from the date that WHART makes the additional investment (within 1 January 2024) and upon the expiration of the lease term, the tenant does not extend the lease agreement or during the time in between the negotiation of the agreement to extend the lease term when the tenant has not yet paid for the rental, WHART will request for WHA or WHAVH or WHA Daiwa to pay for the rental to WHART for such area for the period from the expiration of the lease term until 1 year from the date that WHART makes the additional investment or until there is a tenant during such period.

<sup>\*5</sup> Currently, it is under the process of negotiation to enter into the lease agreement and service agreement with such potential tenant whereby the execution date is expected to be before the date WHART makes the investment (the details appearing in the table above may change depending on the result of the negotiation).

#### 1.2 Leasable Rooftop Area of Warehouse, Factory and Office Buildings

Project	Tenant	Rental area (Square meters)	Rental area as percentage of total area (percent)	Occupancy rate at the date WHART expects to invest	Expiry date of lease and service agreement	Remaining term of lease and service agreements at the date WHART expects to invest
<b>1. WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project</b>						
Building E and F	Seeking tenant	33,477.00	91.80	- <sup>*1</sup>	31 December 2049	25 years <sup>*2</sup>
<b>2. WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project</b>						
Building G	Seeking tenant	2,989.00	8.20	- <sup>*1</sup>	31 December 2049	25 years <sup>*2</sup>
	<b>Total rental rooftop area of all projects</b>	<b>36,466.00</b>	<b>100.00</b>			

**หมายเหตุ** <sup>\*1</sup> WHART will request WHA to pay the rental to WHART for the period of 25 years or until there is a tenant during that period. The terms are in accordance with the undertaking agreement that WHART will enter into with WHA.

<sup>\*2</sup> During period of such payment of rent by WHA, WHART shall give first right to WHA or persons related to WHA to lease the leasable rooftop area before any third party for a period of no less than 25 years from the date that WHART will additionally invest in the asset, and such rental rate shall not be less than the rental rate that WHA currently pays to WHART and equal to or not less than the rental rate proposed by any third party to WHART (if any), whichever is higher. In case when WHA or persons related to WHA has exercised the Right to Lease Rooftop Area accordingly to the aforementioned conditions on lease terms and rental rate, WHA shall be released from the obligations to pay rent to WHART under the conditions of the Undertaking Agreement to be entered into by WHART and WHA.

## 2. The Additional Investment Assets In The Self-Storage Category

The Additional Investment Assets In The Self-Storage Category, i.e. I-Store Self-Storage Sukhumvit 71 Branch Project, after WHART has made the investment in the I-Store Self-Storage Sukhumvit 71 Branch Project, WHART shall procure benefits through the sub-lease of the land and the lease of the commercial, office, storage and parking building to Storage Asia pursuant to the leaseback agreement with a lease term expiring on 30 June 2046 or approximately 22 years 6 months from the tentative date that WHART will make the additional investment. WHART will receive rental at the rate of Baht 7,000,000 per annum, whereby the rental rate shall increase at the rate of 6 percent every 3 years.

Project	Tenants	Area of the storage building (Square meters)	Rental area (Square meters)	Occupancy rate to total area of the Additional Investment Assets In The Self-Storage Category ratio (percent)	Average occupancy rate on the date WHART expects to invest (Including the right to extend lease agreements)	Expiry date of lease and service agreements	Remaining terms of lease and service agreements on the date WHART expects to invest
I-Store Self-Storage Sukhumvit 71 Branch Project	In the process of agreement negotiation with Storage Asia Public Company Limited	1,831.00	816.07	100.00	100.00	30 June 2046	22 years 6 months
	Total	1,831.00	816.07	100.00	100.00		

#### 4. Projected Income Receivable of WHART during the First Year

Projected income receivable by WHART during the first year will consist of income from rent and service fees paid in cash. The details of the projected annual income from 1 January 2024 – 31 December 2024 shall be as follows:

		Case 1: Properties after the additional investment no. 9 in warehouse assets (Million Baht)	Case 2: Properties after the additional investment no. 9 in warehouse and self-storage assets (Million Baht)
Existing Properties (Million Baht)			
Rental and service revenues	3,529.55	3,802.29	3,810.71
Other revenues	0.89	0.96	0.96
<b>Total revenue</b>	<b>3,530.44</b>	<b>3,803.25</b>	<b>3,811.67</b>
Property management related expenses	(98.85)	(108.84)	(108.84)
<b>Net profit of immovable properties</b>	<b>3,431.59</b>	<b>3,694.41</b>	<b>3,702.83</b>
REIT management fees and expenses	(183.37)	(194.85)	(194.97)
Expenses for the amortized issuance and offering for sale of trust units and conversion	(26.53)	(26.53)	(26.53)
Expenses for the issuance and offering for sale of trust units for the ninth additional investment	-	(15.12)	(15.49)
Interest expenses	(421.01)	(477.20)	(479.32)
<b>Net profit distributable through dividends</b>	<b>2,800.68</b>	<b>2,980.71</b>	<b>2,986.52</b>
<u>(Deduct)</u> Rental and service revenues not received in cash	(26.96)	(33.17)	(34.59)
<u>Add</u> Accrued interest payable and prepaid bank charge	19.11	24.81	25.02
<b>Net cash distributable through dividends</b>	<b>2,792.83</b>	<b>2,972.35</b>	<b>2,976.95</b>
<u>Add</u> Excess liquidity from expenses for the amortized issuance and offering for sale of trust units and conversion	26.53	26.53	26.53
<u>Add</u> Excess liquidity from expenses for the issuance and offering for sale of trust units for the ninth additional investment	-	15.12	15.49
<u>Add</u> Value added tax receivable	-	14.80	14.85
<u>Deduct</u> Debt repayment under lease agreements	(44.86)	(48.96)	(50.91)

		Case 1: Properties after the additional investment no. 9 Existing Properties (Million Baht)	Case 2: Properties after the additional investment no. 9 in warehouse assets (Million Baht)	in warehouse and self-storage assets (Million Baht)
Net cash distributable through dividends and capital decrease		2,774.50	2,979.84	2,982.91
Projected ratio of distribution through dividends and capital decrease (percent)		92.50	92.50	92.50
Projected net cash distributable through dividends and capital decrease		2,566.41	2,756.35	2,759.19
Projected distribution through dividends and capital decrease				
- Dividends		2,566.41	2,756.35	2,759.19
- Capital decrease		-	-	-
Distribution through dividends and capital decrease		2,566.41	2,756.35	2,759.19
Number of trust units (million units) <sup>1</sup>		3,272.93	3,487.65	3,487.65
Projected distribution through dividends and capital decrease per unit (Baht)				
- Dividends per unit		0.78	0.79	0.79
- Capital decrease per unit		-	-	-
Distribution through dividends and capital decrease per unit		0.78	0.79	0.79

**Remark**

<sup>1</sup> The number of trust units is a reference number for the purpose of calculation only, the final number of trust units to be issued and offered for sale by WHART may be greater than, less than or equivalent to this projection.



5. Summary of investment in Additional Investment Assets and the highest value that WHART will invest in the Immovable Property

The Additional Investment Assets In The Warehouse Category	
<u>Freehold and sub-leasehold rights over the lands on which the projects are located</u>	
Area of freehold in land in which WHART will invest	28 rai 2 ngan 64.60 square wah
Area of sub-leasehold in land in which WHART will invest	114 rai 2 ngan 79.81 square wah
Total	143 rai 1 ngan 44.41 square wah
Characteristics of WHART's investment in the Additional Investment Assets In The Warehouse Category	
- WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project	Sub-lease a part of land and lease a building from WHAVH
- WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project	Ownership of land and building from WHA Daiwa
- WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project	Sub-lease a part of land and lease a building from WHA
Approximate overall rental area which WHART will invest in the Additional Investment Assets In The Warehouse Category (square meters)	
- Building	142,583.00
- Leasable rooftop area	36,466.00
Appraised values of assets in which WHART will invest <sup>*1</sup> (Baht)	
Appraisal by Asian Engineering Valuation Co., Ltd.	3,272,160,000
Appraisal by Graphic A Appraisal Co., Ltd.	3,258,100,000
Maximum value at which WHART will invest in the Additional Investment Assets (exclusive of value added tax, registration fees and specific business tax, as well as other relevant fees and expenses) not exceeding (Baht)	3,566,486,000

**Remark** <sup>\*1</sup> Appraisals of values as of 1 January 2024, as WHART expects to invest in Additional Investment Assets by 1 Januray 2024.

The Additional Investment Assets In The Self-Storage Category	
<u>Leasehold rights over the lands on which the projects are located</u>	
Area of leasehold in land in which WHART will invest	1 ngan 24.70 square wah
Total	1 ngan 24.70 square wah
Characteristics of WHART's investment in the Additional Investment Assets In The Self-Storage Category	
- I-Store Self-Storage Sukhumvit 71 Branch Project	Acceptance of transfer of leasehold right of a land and acceptance of transfer of ownership in building from Storage Asia
Approximate overall rental area which WHART will invest in the Additional Investment Assets In The Self-Storage Category (square meters)	
- Building area	1,831.00
- Leasable building area	816.07
Appraised values of assets in which WHART will invest <sup>*1</sup> (Baht)	
Appraisal by Asian Engineering Valuation Co., Ltd.	49,600,000
Appraisal by Graphic A Appraisal Co., Ltd.	49,600,000
Maximum value at which WHART will invest in the Additional Investment Assets (exclusive of value added tax, registration fees and specific business tax, as well as other relevant fees and expenses) not exceeding (Baht)	49,600,000

**Remark** <sup>\*1</sup> Appraisals of values as of 1 January 2024, as WHART expects to invest in Additional Investment Assets by 1 January 2024.

5.1 Value of the Additional Investment Assets In The Warehouse Category from the Appraisal by Income Approach Method

Project	Appraisal Value (Baht)		
	Asian Engineering Valuation Co., Ltd. <sup>*1</sup>	Graphic A Appraisal Co., Ltd. <sup>*2</sup>	Lowest Appraisal Value (Baht)
WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project	2,036,500,000	2,006,600,000	2,006,600,000
WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project	617,820,000	618,100,000	617,820,000
WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project	617,840,000	633,400,000	617,840,000
Total	3,272,160,000	3,258,100,000	3,242,260,000

**หมายเหตุ** <sup>\*1</sup> Appraisals of values by Appraisal report of Asian Engineering Valuation Co., Ltd. for 3 projects dated 30 April 2023 (Appraisals of values as of 1 January 2024, as WHART expects to invest in Ninth Additional Investment Assets within 1 January 2024.)

<sup>\*2</sup> Appraisals of values by Appraisal report of Graphic A Appraisal Co., Ltd. for 3 projects dated 30 April 2023 (Appraisals of values as of 1 January 2024, as WHART expects to invest in Ninth Additional Investment Assets within 1 January 2024.)

5.2 Value of the Additional Investment Assets In The Self-Storage Category from the Appraisal by Income Approach Method

Project	Appraisal Value (Baht)		
	Asian Engineering Valuation Co., Ltd. <sup>*1</sup>	Graphic A Appraisal Co., Ltd. <sup>*2</sup>	Lowest Appraisal Value (Baht)
I-Store Self-Storage Sukhumvit 71 Branch Project	49,600,000	49,600,000	49,600,000
Total	49,600,000	49,600,000	49,600,000

**หมายเหตุ** <sup>\*1</sup> Appraisals of values by Appraisal report of Asian Engineering Valuation Co., Ltd. for I-Store Self-Storage Sukhumvit 71 Branch Project dated 30 April 2023 (Appraisals of values as of 1 January 2024, as WHART expects to invest in Ninth Additional Investment Assets within 1 January 2024.)

<sup>\*2</sup> Appraisals of values by Appraisal report of Graphic A Appraisal Co., Ltd. for I-Store Self-Storage Sukhumvit 71 Branch Project dated 30 April 2023 (Appraisals of values as of 1 January 2024, as WHART expects to invest in Ninth Additional Investment Assets within 1 January 2024.)

6. Summary details of existing assets of WHART

At present, WHART has main assets in 39 projects, having total building leasable area at 1,743,983.80 square meters, total rooftop leasable area of 450,777.29 square meters, and total leasable car park area of 32,650.19 square meters. As at 31 March 2023, WHART has an average occupancy rate at 90.25 percent. The details of assets and characteristic of investment are as follows:

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Nga n	Square wah		(square meters)	(square meters)
1	Ladkrabang, Bangkok	First Investment	WHA Ladkrabang D.C. Project	35,092.97	38139	Klong Sampravet Sub-District, Ladkrabang District, Bangkok	35	0	0	Freehold	-	-
2	Bangna-Trad Km. 18, Samut Prakan Province	First Investment	WHA Mega Logistics Center Bangna-Trad Km. 18 Project	72,179.48	666 and 38919	Bang Chalong Sub-District, Bang Plee District (Bang Plee Yai), Samut Prakan Province	74	2	67	Leasehold	23,976.30	-
3	Bangna-Trad Km. 23, Samut Prakan Province	First Investment	WHA Mega Logistics Center Bangna-Trad Km. 23 Project 1 Project	60,306.00	5533, 5534, 8504 and 18265	Bang Saothong Sub-District, Bang Plee District (Bang Plee Yai), Samut Prakan Province	65	0	21.9	Freehold	50,641.04	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
4	Chonlaharnpichit Km. 4, Samut Prakan Province	Capital Increase No.1	WHA Mega Logistics Center Chonlaharnpichit Km. 4 Project	80,745.55	110571	Bang Pla Sub-District, Bang Plee District, Samut Prakan Province	81	0	15.9	Freehold	68,384.20	-
5	Wangnoi, Phra Nakhon Si Ayutthaya Province	Capital Increase No.1	WHA Mega Logistics Center Wangnoi 61 Project	61,434.00	28892, 28895 and 28896	Bo Ta Lo Sub-District, Wang Noi District, Phra Nakhon Si Ayutthaya Province	69	0	16	Leasehold	26,472.05	-
6	WHA Saraburi Industrial Land, Saraburi Province	Capital Increase No.1	WHA Hitachi SIL /WHA Mega Logistics Center Saraburi Project	32,986.00	50692 and 50693	Nong Pla Mo Sub-District, Nong Khae District, Saraburi Province	34	3	12	Freehold	-	-
7	Chonlaharnpichit Km. 5, Samut Prakan Province	Capital Increase No.2	WHA Mega Logistics Center Chonlaharnpichit Km. 5 Project	63,248.25	129645	Bang Pla Sub-District, Bang Plee District, Samut Prakan Province.	66	2	85	Leasehold	50,143.60	2,378.90

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
8	Ladkrabang, Bangkok	Capital Increase No.2	WHA Mega Logistics Center Ladkrabang Project	95,110.00	1482, 42151, 42152, 42153, 42154, 44285, 44286, 42287, 45003 and 45005	Klong Sampravet Sub-District, Ladkrabang District, Bangkok	99	1	51	Freehold	59,986.30	1,350.00
9	Bangna-Trad Km. 19, Samut Prakan Province	Assets transferred from WHAPF and additional investment No.3	WHA Mega Logistics Center Bangna-Trad Km. 19 Project	68,901.95	689 (partial), 694 (partial) and 6415 (partial)	Bang Cha Long Sub-District, Bang Phli (Bang Phli Yai) District, Samut Prakan Province	71	0	5.5	Leasehold	-	2,597.00

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
10	Chonlaharnpichit Km. 3, Samut Prakan Province	Additional investment No.3	WHA Mega Logistics Center Chonlaharnpichit Km. 3 Project 1 Project	47,221.00	106329 (partial) and 140154	Bang Pla Sub-District, Bang Plee District, Samut Prakan Province	50	1	47.4	Leasehold	37,303.80	2,340.00
11	Lumlukka District, Pathum Thani Province	Additional investment No.3	WHA Mega Logistics Center Lumlukka Project	8,045.64	1346	Lumlukka Sub-District, Lumlukka District, Pathum Thani Province	12	2	52	Freehold	3,971.00	4,124.00
12	Amata City Industrial Estate, Rayong Province	Additional investment No.3	WHA Factory Rayong Project	15,568.79	34269 and 39798	Amata City Industrial Estate, Map Yang Phon Sub-District, Pluak Daeng District, Rayong Province	25	3	32.4	Freehold	-	-
13	Mueang Chon Buri, Chon Buri Province	Assets transferred from WHAPF	Kao Amata D.C. Project	42,310.44	5893, 5894, 5914, 119813, 147436 and 147437	Don Hua Lo Sub-District, Mueang Chon Buri District, Chon Buri Province	46	3	81	Freehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
14	Phan Thong District, Chon Buri Province	Assets transferred from WHAPF	WHA Mega Logistics Center Panthong, Chon Buri Project	38,577.00	18140, 18141, 21706, 2368 and 36035	Phan Thong Nong Kakha Sub-District, Phan Thong District, Chon Buri Province	39	0	18	Freehold	-	-
15	Amata City Industrial Estate, Rayong Province	Assets transferred from WHAPF	WHA - Ducati Project	20,285.00	20261, 22336, 22337 and 23081	Amata City Industrial Estate, Map Yang Phon Sub-District, Pluak Daeng District, Rayong Province	27	1	53.4	Freehold	-	-
16	Bangna-Trad Km. 20, Samut Prakan Province	Assets transferred from WHAPF	WHA - DKSH Consumer Goods/ WHA - Inthanon Project	73,022.44	2813, 9025, 9026, 36752, 36753, 36754, 33043, 33044, 33045 and 33046	Srisa Chorakae Yhai Sub-District, Bang Sao Thong (Bang Phli) District, Samut Prakan Province	83	0	81	Leasehold	-	-



No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Nga n	Square wah		(square meters)	(square meters)
17	Bangna-Trad Km. 20, Samut Prakan Province	Assets transferred from WHAPF	Sripetch D.C. Project	52,706.84	813, 23070, 29158, 29325 and 31292	Bang Cha Long Sub-District, Bang Phli (Bang Phli Yai) District, Samut Prakan Province	47	0	66	Freehold	-	-
18	Bang Pa-In Industrial Estate, Phra Nakhon Si Ayutthaya Province	Assets transferred from WHAPF	DKSH CG Bangpa-in Project	36,000.00	35483, 35484 and 35485	Bang Pa-In Industrial Estate, Khlong Chik Sub-District, Bang Pa-in (Palace) District, Phra Nakhon Si Ayutthaya Province	30	2	53	Freehold	-	-
19	WHA Saraburi Industrial Land, Saraburi Province	Assets transferred from WHAPF	WHA - DSGT Distribution Center Saraburi Project	55,372.40	1111, 1113, 21772 and 36396	WHA Saraburi Industrial Land, Saraburi Province, Nong Pla Mo Sub-District, Nong Khae District, Saraburi Province	48	0	26.5	Freehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
20	Mueang Samut Sakhon District, Samut Sakhon Province	Capital Increase No.3	WHA Mega Logistics Center Rama 2 Km. 35 Project	14,084.00	134435 (partial)	Bangkajao Sub-District, Mueang Samut Sakhon District, Samut Sakhon	17	0	15	Leasehold	9,100.00	4,858.00
21	WHA Saraburi Industrial Land, Saraburi Province	Capital Increase No.3	DSGT Saraburi Project	16,620.00	36360	WHA Saraburi Industrial Land, Saraburi Province, Bua Loi Sub-District, Nong Khae District, Saraburi Province	15	0	0	Freehold	-	8,964.00
22	Wang Noi, Phra Nakhon Si Ayutthaya Province	Capital Increase No.3	WHA Central Mega Logistics Center Wangnoi 63 Project	86,223.61	30434, 45496 and 45497	Bo Ta Lo Sub-District and Lam Ta Sao Sub-District, Wang Noi District, Phra Nakhon Si Ayutthaya Province	96	1	44	Freehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
23	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No.3	WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building A,B) Project	39,607.00	5731 (partial), 21943 (partial), 21944 (partial) and 21946	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	43	2	54.5	Leasehold	26,112	-
24	Chonlaharnpichit Km. 3, Samut Prakan Province	Capital Increase No.4	WHA Mega Logistics Center Chonlaharnpichit Km. 3 Project 2 Project	73,049.00	30897 and 28088	Bang Pla Sub-District, Bang Phli District, Samut Prakan Province	75	2	8.80	Freehold	61,482.00	-
25	WHA Eastern Seaboard Industrial Estate 1	Capital Increase No.4	WHA Roechling Factory Project	9,977.00	198090	Khao Khan song Sub-District, Si Racha District, Chon Buri Province	12	1	97.8	Freehold	-	-
26	WHA Chonburi Industrial Estate	Capital Increase No.4	WHA DTS Draexlmier Automotive System Project	5,431.00	52853	Bo Win Sub-District, Si Racha District, Chonburi Province	6	0	77.4	Freehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
27	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No.4	WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building C,E,H) Project	50,628.00	21941, 21942, 21943, 21944, 21945 and 22993	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	56	2	47.4	Leasehold	-	-
28	Chonlaharnpichit Km. 3, Samut Prakan Province	Capital Increase No.4	WHA – Unilever Project	16,152.44	106329 (partial)	Bang Pla Sub-District, Bang Phli District, Samut Prakan Province	21	0	64.80	Leasehold	10,000.00	2,983.29
29	Sri Racha District, Chonburi Province	Capital Increase No.5	WHA Mega Logistics Center Laemchabang Project 1 Project	19,599.00	64059	Nong Kham Sub-District, Sri Racha District, Chonburi Province	21	1	70.5	Freehold	-	3,055
30	Sri Racha District, Chonburi Province	Capital Increase No.5	WHA Mega Logistics Center Laemchabang Project 2 Project	44,798.00	93110	Bueng Sub-District, Sri Racha District, Chonburi Province	50	0	0	Leasehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
31	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No.5	WHA-KPN Mega Logistics Center Bangna-Trad Km. 23 Project 2 (Building D,I,F,G) Project	64,407.00	5731, 21940, 21941, 21942, 21944, and 21945	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	44	0	91.80	Leasehold	-	-
32	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No.6	WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building A) Project	30,040.00	33561, 33563, 33618, 33620, 33621, 33622, and 33623	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	31	1	37	Leasehold	-	-
33	Wang Noi, Phra Nakhon Si Ayutthaya Province	Capital Increase No.6	WHA Mega Logistics Center Wangnoi 62 Project	24,150.00	28893, 28894	Bo Ta Lo Sub-District, Wang Noi District, Phra Nakhon Si Ayutthaya Province	26	3	18	Leasehold	23,205.00	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
34	Bang Pakong, Chachoengsao Province	Capital Increase No.6	WHA E-Commerce Park Project	130,139.00	43855	Bang Samak Sub-District, Bang Pakong District, Chachoengsao Province	137	2	91.4	Leasehold	-	-
35	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No. 7	WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building B,C,D) Project	34,003.00	25152 (partial), 33561 (partial), 33562 (partial), 33563 (partial), 33618 (partial), 33621 (partial), 33622 (partial),	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	33	0	66	Leasehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
					33620 (partial), 11595, 11596, 11597, 33617 and 33619							
36	Sri Racha District, Chonburi Province	Capital Increase No. 7	WHA Signode Factory Project	8,151.00	22009	Khao Khan song Sub-District, Si Racha District, Chon Buri Province	13	1	62.8	Leasehold	-	-
37	Theparak Km. 21, Samut Prakan Province	Capital Increase No. 7	WHA Mega Logistics Center Theparak Km. 21 (Building I,J) Project	30,311.00	36107 (partial)	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	28	3	29.4	Leasehold	-	-
38	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No. 7	WHA-KPN Mega Logistics Center Bangna-Trad Km. 23	19,796.00	5731 (partial), 21940 (partial), 21942	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	20	2	86.5	Leasehold	-	-

No.	Location	Investment No.	Project Name	Rental Area*	Land Title Deed		Land Area under the Land Title Deed			Characteristic of Investment	Rooftop Area	Parking Area
				(square meters)	Title Deed No.	Location	Rai	Ngan	Square wah		(square meters)	(square meters)
			Project 2 (Building J,K,L,M,N) Project		(partial) and 21943 (partial)							
39	Wang Noi, Phra Nakhon Si Ayutthaya Province	Capital Increase No. 7	WHA Central Mega Logistics Center Wangnoi 63 (Project 3 and Project 4) Project	67,704.00	46632	Bo Ta Lo Sub-District, Wang Noi District, Phra Nakhon Si Ayutthaya Province	68	2	42.6	Leasehold	-	-
	<b>Total Invested assets</b>			<b>1,743,983.80</b>			<b>1,828</b>	<b>0</b>	<b>91</b>		<b>450,777.29</b>	<b>32,650.19</b>

Remark: specified area is in accordance with the lease and service agreements



## 7. Percentage of Leasable Area

### 7.1 The Additional Investment Assets

Existing assets of WHART, the Additional Investment Assets In The Warehouse Category and the Additional Investment Assets In The Self-Storage Category can be classified by the business of tenants and the remaining rental term as follows:

Table showing the portion of the building leasable area classified by the business of the tenants

Types of business	Percentage of Rental Area to Overall Rental Area (Percent)		
	Existing assets of WHART <sup>*1</sup>	Additional Investment Assets <sup>*2</sup>	Total
Third-party logistics providers (3PLs)	40.15	37.34	39.94
Fast-moving consumer goods manufacturer (FMCG)	18.70	-	17.34
E-Commerce	13.57	-	12.58
Manufacturer	10.24	22.41	11.13
Home Supplies	10.14	-	9.40
Others	0.62	2.57	0.76
Undertake	0.54	37.68	3.25
Vacant	6.04	-	5.60
<b>Total</b>	100.00	100.00	100.00

**Remarks:** <sup>\*1</sup> Existing main assets of WHART calculated from the lease agreements as of 31 March 2023. Therefore, on 1 January 2024, the ratio of the rental area to overall rental area of the existing assets of WHART may change depending on WHART's negotiation with the tenant prior to the expiry of the agreements.

<sup>\*2</sup> The Additional Investment Assets In The Warehouse Category and the Additional Investment Assets In The Self-Storage Category that WHART will invest in the additional investment No. 9 calculated from the lease agreements as of 1 January 2024 (under existing lease agreement and lease agreement expected to be executed within the tentative date that WHART will make the investment in the Additional Investment Assets as of 31 March 2023).

**Table showing the building leased area and the portion of lease  
classified by the maturities of lease agreements**

Remaining Lease Term	Percentage of Rental Area to Overall Rental Area <sup>*1</sup> (Percent)		
	Existing assets of WHART <sup>*1</sup>	Additional Investment Assets <sup>*2</sup>	Total <sup>*2*3</sup>
Not more than 1 year	24.80	13.76	24.15
More than 1 year to 3 years	27.98	46.15	29.05
More than 3 years to 5 years	10.72	35.96	12.21
More than 5 years	36.50	4.13	34.59
<b>Total</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>

**Remarks:** <sup>\*1</sup> The Existing assets of WHART calculated from the actual occupied area by tenants (excluding the buildings for which WHA and/or the assets owners undertake to pay rent to WHART according to the conditions in the undertaking agreements and the building area under the process of seeking tenants) as of 31 March 2023 by calculating from the remaining lease terms from 1 January 2024 and excluding the lease terms under the option to renew and under the assumption that there are no extension of lease for the existing main assets of WHART or renewal of the lease agreements after 31 March 2023. Therefore, as of 1 January 2024, the percentage of rental area to overall rental area of existing assets of WHART may change depending on WHART's negotiation with the tenant prior to the expiry of the agreements.

<sup>\*2</sup> The Additional Investment Assets In The Warehouse Category and the Additional Investment Assets In The Self-Storage Category that WHART will invest in the additional investment No. 9, calculated only for the actual area occupied by tenants (excluding the buildings for which WHA and/or the Assets Owners undertake to pay rent to WHART according to conditions in the undertaking agreements and the building area under the process of seeking for tenants) as of 1 January 2024 without the lease terms under the option to renew.

<sup>\*3</sup> Existing main assets of WHART calculated from the actual area occupied by tenants (excluding the buildings for which WHA and/or the Assets Owners undertake to pay rent to WHART according to conditions in the undertaking agreements and the building area under the process of seeking for tenants) as of 1 January 2024, with reference to the information of the tenants occupied area as of 31 March 2023, excluding the lease terms under the option to renew. Therefore, as of 1 January 2024, the percentage of rental area to overall rental area of existing assets of WHART may change depending on WHART's negotiation with the tenant prior to the expiry of the agreements.

Table showing the names of the top 10 tenants proportion to WHART estimated revenues\*<sup>1</sup>\*<sup>2</sup>

Rank	Name of tenants		
	Existing assets of WHART* <sup>1</sup>	Additional Investment Assets* <sup>2</sup>	WHART's Total Assets after the additional investment
1	DKSH (Thailand) Limited	Perfect Companion Group Co., Ltd.	DKSH (Thailand) Limited
2	CRC Thai Watsadu Co., Ltd.	Hankyu Hanshin Express (Thailand) Co., Ltd.	CRC Thai Watsadu Co., Ltd.
3	Alibaba Smart Hub (Thailand) Limited	Nippon Express Logistics (Thailand) Co., Ltd.	Alibaba Smart Hub (Thailand) Limited
4	Sino-Pacific Trading (Thailand) Company Limited	Schenker (Thai) Limited	Sino-Pacific Trading (Thailand) Company Limited
5	SCommerce (Thailand) Company	Storage Asia Public Company Limited	SCommerce (Thailand) Company
6	DSG International (Thailand) PLC	-	DSG International (Thailand) PLC
7	LF Logistics (Thailand) Company Limited	-	LF Logistics (Thailand) Company Limited
8	KAO Industrial (Thailand) Co., Ltd.	-	KAO Industrial (Thailand) Co., Ltd.
9	Unilever Thai Holding Co., Ltd.	-	Unilever Thai Holding Co., Ltd.
10	TST Sunrise Service, Ltd.	-	TST Sunrise Service, Ltd.
Total rental area to the top largest 10 tenants as percentage of	50.98	100.00	47.26

Rank	Name of tenants		
	Existing assets of WHART* <sup>1</sup>	Additional Investment Assets* <sup>2</sup>	WHART's Total Assets after the additional investment
estimated revenue (percent)*			

**Remarks:** \*<sup>1</sup> Existing main assets of WHART calculated from the actual area occupied by tenants (excluding the buildings for which WHA and/or the Assets Owners undertake to pay rent to WHART according to conditions in the undertaking agreements and the building area under the process of seeking for tenants) as of 31 March 2023. Therefore, as of 1 January 2024, the percentage of rental area to overall rental area of existing assets of WHART may changed depending on WHART's negotiation with the tenant prior to the expiry of the agreements.

\*<sup>2</sup> The Additional Investment Assets In The Warehouse Category and Additional Investment Assets In The Self-Storage Category that WHART will invest in the additional investment No. 9, calculated only for the actual area occupied by tenants (excluding the buildings for which WHA and/or the Assets Owners undertake to pay rent to WHART according to conditions in the undertaking agreements and the building area under the process of seeking for tenants) as of 1 January 2024 under existing lease agreement and lease agreement expected to be execute within the tentative date that WHART will make the investment in the Additional Investment Assets as of 31 March 2023.

## 8. Assets Management Policy

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

- To create good relationship with customers and tenants, be available to take suggestions in order to develop and adjust the assets and/or services for constant maintenance of the best quality.
- To assess and adjust rental rates to be appropriate for each customer groups and the market situation when seeking for new tenants or upon a lease agreement extension with an existing tenant, to create the highest rental rate and to increase income of WHART and to focus on the provision of continuous good and quality services.
- To develop the efficiency in immovable property management as well as to control the operational expenses without affecting the quality of service.
- To increase the potential of WHART's assets by maintaining the assets to be in good condition, suitable for use and to regularly adjust and maintain the image of the projects to be contemporary and suitable for changes in the market state.

- To regularly assess the service rating to develop the potential and create opportunities to increase the potential of the assets.
- The process to solve or mitigate conflict of interests of WHART and WHA, as the property manager, shall be in accordance with method used in existing assets of WHART.

## 9. Information of Storage Asia who shall be the lessee under leaseback agreement

### 9.1 General Information

Name	Storage Asia Public Company Limited
Company Registration Number	0107565000646
Registration Date	9 June 2015 and converted into a public company limited on 4 October 2022
Address	Head Office is located at No. 51 Soi. Sukhumvit 24 Khlong Tan, Khlong Toei, Bangkok
Registered Capital	Baht 128,000,000
List of Directors	There are 7 directors of Storage Asia as follows; <ol style="list-style-type: none"><li>1. Mr. Pakdee Aniwat</li><li>2. Mr. Yongyuth Tariyo</li><li>3. Mr. Natthapatt Tanboon-Ek</li><li>4. Miss Salil Saiphatana</li><li>5. Mr. Srisant Chitvaranund</li><li>6. Mr. Jumbala Sansamukra</li><li>7. Mr. Jittapon Sittisak</li></ol>
Fiscal Year	1 January – 31 December each year
Remark(s)	Reference: Ministry of Commerce as of 1 March 2023

### 9.2 Business Goals<sup>48</sup>

Storage Asia aims to expand its self-storage areas in Bangkok, as well as in major tourist cities such as Phuket, Pattaya, Chiang Mai, etc. Additionally, Storage Asia plans to expand its i-Store Go Door to Door Storage service to cater to customer needs throughout Thailand.

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<sup>48</sup>Reference: Live Exchang website (LiVEx) as of 8 May 2023

### 9.3 Business Strategy<sup>49</sup>

Storage Asia has the business strategy in order to create sustainable development by utilizing 4-C strategy as follows;

**1. Customer Centric** which is the in-depth study of customer behavior in order to develop and improve service to cater to customer needs as much as possible. Storage Asia has conducted satisfaction surveys for every customer using services to enhance the efficiency of its services. Moreover, the marketing department has also adopted comments and suggestions received from customers to improve Storage Asia's products and services to ensure customer satisfaction.

**2. Create Value** which is the research and development in order to design services according to customer needs causing customers to experience the worthiness and utmost benefits while using services. Storage Asia has dedicated team responsible for the product design collaborating with overseas suppliers to incorporate modern technology with self-storage services in terms of both convenience and safety which are the important factors for customer to use the service. Moreover, for customer service department, Storage Asia has provided i-Store Customer Manual for the purpose of employee training to meet i-Store's standard.

**3. Customer Experience** which is creating the best possible experience for customers and impressing them when using the services. Storage Asia views that leaving a lasting impression on customers is a part of retaining existing customers and generating opportunities for current customers to refer new customers to utilize the Self-storage services.

**4. Collaboration** which is establishing trade alliances to create brand awareness and business growth. Storage Asia recognizes the significance of establishing trade alliances which is a part of the business strategy leading to Storage Asia's goals and sustainable development in the future. In other words, Storage Asia currently collaborates with trade alliances across diverse industries, including real estate development companies, logistic service companies and retail companies etc.

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<sup>49</sup>Reference: Live Exchang website (LiVEx) as of 8 May 2023