

Projected Income and Distribution Statements for the Year

From 1 January 2024 to 31 December 2024

**WHA PREMIUM GROWTH FREEHOLD AND LEASEHOLD  
REAL ESTATE INVESTMENT TRUST**

**PROJECTED INCOME AND DISTRIBUTION STATEMENTS**

**FOR THE YEAR FROM 1 JANUARY 2024 TO 31 DECEMBER 2024**



## AUDITOR'S REPORT

To WHA Real Estate Management Co., Ltd. as the Trust manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (the Trust)

I have examined the projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 (the projected income and distribution statements) of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (the Trust) in accordance with the Thai Standard on Assurance Engagements 3400, "The examination of prospective financial information". Management is responsible for the preparation and presentation of the projected income and distribution statements which comprise the projected income and distribution statements, and notes to the projected income and distribution statements and including the significant assumptions set out in Note 2 and accounting policies set out in Note 5.

The projected income and distribution statements have been prepared for the purpose of submitting to Securities and Exchange Commission of Thailand to consider approval on the additional investment no. 9 in freehold, leasehold or sublease rights of land, buildings and ownerships of equipment of projects. As the ownerships and leasehold or sublease rights have not yet been transferred to the Trust, in order to assess the future performance of the Trust, the assumptions that are used for the projected income and distribution statements include hypothetical assumptions about future events and management's actions that are not necessarily expected to occur. Consequently, the users are warned that the projected income and distribution statements may not be appropriate for any purpose other than that described above.

Based on my examination of the evidence supporting the significant assumptions, nothing has come to my attention which causes me to believe that these significant assumptions do not provide a reasonable basis for the projected income and distribution statements. Furthermore, in my opinion, the projected income and distribution statements have been properly prepared on the basis of significant assumptions, and are consistent with the accounting policies of the Trust as set out in the notes to the projected income and distribution statements.

Events and circumstances anticipated under the significant assumptions set out in Note 2 frequently do not occur as expected. Even if the events anticipated under the hypothetical assumptions occur, actual results are still likely to be different from the projections since other anticipated events frequently do not occur as expected and this variation may be material. Actual results may therefore differ materially from those projected. For these reasons, I do not express any opinion on the possibility that the projected income and distribution statements to unitholders will achieve what these projections suggest.

### *Restriction on use*

The auditor's report has been prepared for WHA Real Estate Management Co., Ltd. as the Trust manager for the purpose of submitting to Securities and Exchange Commission of Thailand to consider approval on the additional investment no. 9 in freehold, leasehold or sublease rights of land, buildings and ownerships of equipment of projects. It is not for other purpose. I do not have the duty or accept any responsibility for this information being used by other parties or for any other purpose than that described in this report.

**Boonrueng Lerdwiseswit**  
Certified Public Accountant (Thailand) No. 6552  
Bangkok  
10 May 2023

WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust  
Projected Income and Distribution Statements  
For the year from 1 January 2024 to 31 December 2024

		Existing Properties Million Baht	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
	Notes			
Rental and service income	2.1	3,529.55	3,802.29	3,810.71
Other income	2.2	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 fee	2.3	(98.85)	(108.84)	(108.84)
<b>Net property income</b>		<b>3,431.59</b>	<b>3,694.41</b>	<b>3,702.83</b>
Management fee and trust management expenses	2.4	(183.37)	(194.85)	(194.97)
Amortisation of issuance and conversion costs	2.5	(26.53)	(26.53)	(26.53)
Issuance costs for the additional investment no.9	2.6	-	(15.12)	(15.49)
Interest expenses	2.7	(421.01)	(477.20)	(479.32)
<b>Net profit available for benefits distribution</b>		<b>2,800.68</b>	<b>2,980.71</b>	<b>2,986.52</b>
<u>Deduct</u> Non-cash rental and service income		(26.96)	(33.17)	(34.59)
<u>Add back</u> Interest payable and prepaid bank fees		19.11	24.81	25.02
<b>Net cash available for benefits distribution</b>		<b>2,792.83</b>	<b>2,972.35</b>	<b>2,976.95</b>
<u>Add back</u> Excess liquidity from amortisation of issuance and conversion costs		26.53	26.53	26.53
<u>Add back</u> Excess liquidity from issuance costs for the additional investment no.9		-	15.12	15.49
<u>Add back</u> Value added tax receivable		-	14.80	14.85
<u>Deduct</u> Lease liabilities payment		(44.86)	(48.96)	(50.91)
<b>Net cash available for benefits distribution and capital reduction</b>		<b>2,774.50</b>	<b>2,979.84</b>	<b>2,982.91</b>
Projected benefits distribution and capital reduction rate (%)	2.8	92.50	92.50	92.50
<b>Projected net cash for benefits distribution and capital reduction</b>		<b>2,566.41</b>	<b>2,756.35</b>	<b>2,759.19</b>
<b>Projected benefits distribution and capital reduction</b>				
- Benefits distribution		2,566.41	2,756.35	2,759.19
- Capital reduction		-	-	-
<b>Benefits distribution and capital reduction</b>		<b>2,566.41</b>	<b>2,756.35</b>	<b>2,759.19</b>
Number of trust units (million units) <sup>1</sup>		3,272.93	3,487.65	3,487.65
<b>Projected benefits distribution and capital reduction per unit (Baht)</b>				
- Benefits distribution per unit		0.78	0.79	0.79
- Capital reduction per unit		-	-	-
<b>Benefits distribution and capital reduction per unit</b>		<b>0.78</b>	<b>0.79</b>	<b>0.79</b>

<sup>1</sup> The number of trust units is for reference in the calculation only. The final issuing and offering number of trust unit may be more, less or equal to the projection.

## 1 General information

WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust (the Trust) was established on 8 December 2014, with its stated objective being to seek funds from investors for the investment in property and/or leasehold rights and generating benefit from such properties including improving, altering, developing, or disposing of other assets in which the Trust invests or possesses whether by way of lease, sub-lease or sale or other processes for the benefits of the property and to generate revenue and returns to the Trust and the unitholders. This includes the investment in other assets or other securities and/or seeking other interests by other means as stipulated in the securities laws or other relevant laws.

The projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 have been prepared for the inclusion in the prospectus to the Securities and Exchange Commission of Thailand for additional investment no. 9. Therefore, these projected income and distribution statements should not be used for other objectives than stated above.

The projected income and distribution statements have been approved by the Board of Director of WHA Real Estate Management Co., Ltd. on 10 May 2023.

The Trust's existing properties comprise 39 projects of the freehold rights and leasehold rights of lands and buildings, including warehouses, factories, with leasable area of buildings of approximate 1,743,983.80 square metres, and leasable area of truck yards of approximate 32,650.19 square meters, and leasable area of buildings' roof of approximate 450,777.29 square meters for generation and distribution of electricity business from solar energy systems, and other properties which are components of lands, tools and equipment.

The additional investment no. 9 comprises 1) three projects including the freehold, leasehold, or sublease rights of lands (depending on the case) and freehold or leasehold rights of warehouse buildings (depending on the case) with a total building leasable area of approximate 142,583.00 square meters and leasable area of buildings' roof of approximate 36,466.00 square meters and other properties which are components of lands, tools and equipment; and 2) one project including the leasehold rights in land and freehold rights in self-storage building with total building area of approximate 1,831.00 square meters and net leasable area of approximate 816.07 square meters and other properties which are components of lands.

The details of the Trust's existing properties and the additional assets for the investment no. 9 are as follows:

Project	Buildings area (square meters) <sup>1</sup>	Percentage of total area
<b>The Trust's existing properties</b>		
1) WHA Ladkrabang D.C.	35,092.97	1.86
2) WHA Mega Logistics Center Bangna-Trad Km.18	72,179.48	3.82
3) WHA Mega Logistics Center Bangna-Trad Km.23 Project 1	60,306.00	3.19
4) WHA Mega Logistics Center Chonlaharnpichit Km.4	80,745.55	4.28
5) WHA Mega Logistics Center Wangnoi 61	61,434.00	3.25
6) WHA - Hitachi SIL / WHA Mega Logistics Center Saraburi	32,986.00	1.75
7) WHA Mega Logistics Center Chonlaharnpichit Km.5	63,248.25	3.35
8) WHA Mega Logistics Center Ladkrabang	95,110.00	5.04
9) WHA Mega Logistics Center Bangna-Trad Km.19	68,901.95	3.65
10) WHA Mega Logistics Center Chonlaharnpichit Km.3 Project 1 <sup>2</sup>	47,221.00	2.50
11) WHA Mega Logistics Center Lum Luk Ka	8,045.64	0.43
12) WHA Factory Rayong	15,568.79	0.82
13) Kao Amata D.C	42,310.44	2.24
14) WHA Mega Logistics Center Panthong Chonburi	38,577.00	2.04
15) WHA - Ducati	20,285.00	1.07
16) WHA - DKSH Consumer Goods / WHA - Inthanon	73,022.44	3.87
17) Sripetch D.C.	52,706.84	2.79
18) DKSH CG Bangpa-in	36,000.00	1.91
19) WHA - DSGT Distribution Center Saraburi	55,372.40	2.93
20) WHA Mega Logistics Center Rama II Km.35 <sup>2</sup>	14,084.00	0.75
21) DSGT Saraburi	16,620.00	0.88
22) WHA Central Mega Logistics Center Wangnoi 63 Project 1 and Project 2	86,223.61	4.57
23) WHA-KPN Mega Logistics Center Bangna-Trad Km.23 Project 2 (Building A,B)	39,607.00	2.10
24) WHA Mega Logistics Center Chonlaharnpichit Km.3 Project 2	73,049.00	3.87
25) WHA Roechling Factory	9,977.00	0.53
26) WHA DTS Draexlmier Automotive System	5,431.00	0.29

Project	Buildings area (square meters) <sup>1</sup>	Percentage of total area
<b>The Trust's existing properties</b>		
27) WHA-KPN Mega Logistics Center Bangna-Trad Km.23 Project 2 (Building C,E,H)	50,628.00	2.68
28) WHA Mega Logistics Center Chonlaharnpichit Km.3 (Unilever) <sup>2</sup>	16,152.44	0.86
29) WHA Mega Logistics Center Leamchabang Project 1 (Building A)	19,599.00	1.04
30) WHA Mega Logistics Center Leamchabang Project 2	44,798.00	2.37
31) WHA-KPN Mega Logistics Center Bangna-Trad Km.23 Project 2 (Building D,I,F,G)	64,407.00	3.41
32) WHA Mega Logistics Center Bangna-Trad Km.23 Project 3 (Building A)	30,040.00	1.59
33) WHA Mega Logistics Center Wangnoi 62	24,150.00	1.28
34) WHA E-commerce Park <sup>3</sup>	130,139.00	6.90
35) WHA Mega Logistics Center Bangna-Trad Km.23 Project 3 (Building B,C,D)	34,003.00	1.80
36) WHA Signode Factory <sup>2</sup>	8,151.00	0.43
37) WHA Mega Logistics Center Theparak Km.21 (Building I,J)	30,311.00	1.61
38) WHA KPN Mega Logistics Center Bangna-Trad Km.23 Project 2 (Building J,K,L,M,N)	19,796.00	1.05
39) WHA Central Mega Logistics Center Wangnoi 63 Project 3 & Project 4 <sup>4</sup>	67,704.00	3.59
<b>Total of the Trust's existing properties</b>	<b>1,743,983.80</b>	<b>92.40</b>
<b>The additional assets for the investment no. 9</b>		
1) WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H)	90,846.00	4.81
2) WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4)	24,310.00	1.30
3) WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G)	27,427.00	1.45
4) i-Store Self Storage Sukhumvit 71 Branch	816.07	0.04
<b>Total of additional assets for the investment no. 9</b>	<b>143,399.07</b>	<b>7.60</b>
<b>Grand total</b>	<b>1,887,382.87</b>	<b>100.00</b>

<sup>1</sup> The leasable areas according to the rental and service agreements are based on the existing agreements as at 28 February 2023 and the Trust's expected renewal of rental and service agreements from 1 January 2024. The leasable areas which rental and service agreements will be expired after 28 February 2023 are subject to negotiation between the Trust and lessees when expiration dates of agreements are approaching. Therefore, as at 1 January 2024, the actual leased area and the area under process of acquiring lessees may differ from figures above.

<sup>2</sup> For 1) WHA Mega Logistics Center Chonlaharnpichit Km.3 Project 1, 2) WHA Mega Logistics Center Rama II Km.35, 3) WHA Mega Logistics Center Chonlaharnpichit Km.3 (Unilever) and 4) WHA Signode Factory, WHA Corporation Public Company Limited, the Property owner, consents the Trust to approximately invest in 28-year or 30-year leasehold rights of land and building (depending on the case). Moreover, WHA Corporation Public Company Limited has granted the Trust the right to renew the leasehold agreements for another 30 years. The Trust is also required to pay for a 30-year renewal term on approximate the 28th year or 30th year from the acquisition date which are in 2047, 2048, 2048 and 2052 respectively.

<sup>3</sup> For WHA E-commerce Park, WHA Venture Holding Company Limited, the Property owner, consents the Trust to invest in 30-year leasehold rights of land and building. Moreover, WHA Venture Holding Company Limited promises the Trust to grant the right to renew the leasehold agreement for another 30 years. The Trust is also required to pay for a 30-year renewal term on the 30th year from the acquisition date which will be in 2051.

<sup>4</sup> For WHA Central Mega Logistics Center Wangnoi 63 Project 3 & Project 4, Central WHA Alliance Company Limited, the Property owner, consents the Trust to invest in 30-year leasehold rights of land and building. Moreover, Central WHA Alliance Company Limited promises the Trust to grant the right to renew the leasehold agreements for another 30 years. The Trust is also required to pay for a 30-year renewal term on the 30th year from the acquisition date which will be in 2052.

<sup>5</sup> The area of approximate 816.07 square meters is leasable area of i-Store Self Storage Sukhumvit 71 Branch.

## 2 Significant assumptions

The projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 are prepared based on the assumptions that the Trust manager and the Property owners appropriately and reasonably considered at the date of preparation of these projected income and distribution statements. However, the investors should consider these assumptions as well as the projected income and distribution statements and make their own assessment of the future performance of the Trust.

The projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 represent future performance of the Trust based on the assumptions stated below.

### Existing properties

The Trust does not make additional investment. Thus, the projected income and distribution statements represented the future performance of the existing properties of the Trust as at 28 February 2023 and the Trust's expected renewal of rental and service agreements from 1 January 2024.

### Properties after the additional investment no. 9

#### **Case 1: The Trust makes additional investments in 3 warehouse properties**

The Trust makes additional investments in 3 warehouse properties, namely, 1) WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H), 2) WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) and 3) WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) by issuing and offering additional trust units in the amount not to exceed 280,000,000 units, long-term loans from financial institutions not to exceed 3,687,000,000 baht and the use of deposits for rent and service of the additional investment assets in the category of warehouse in the amount of approximate 35,000,000 Baht.

#### **Case 2: The Trust makes additional investments in 3 warehouse properties and 1 self-storage property**

The Trust makes additional investments in 4 projects comprise with 3 warehouse properties and 1 self-storage property, namely, 1) WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H), 2) WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4), 3) WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) and 4) i-Store Self Storage Sukhumvit 71 Branch by issuing and offering additional trust units in the amount not to exceed 280,000,000 units, long-term loans from financial institutions not to exceed 3,740,000,000 baht and the use of deposits for rent and service of the additional investment assets in the category of warehouse in the amount of approximate 35,000,000 Baht.

Therefore, the projected income and distribution statements represented the future performance of the Trust's existing properties and the additional properties from the investment no. 9.

### **2.1 Rental and service income**

#### **Lands and buildings**

For the Trust's existing properties and the additional investment no.9 in the category of warehouses, the income is determined based on the leasable areas, rental and service rates under the rental and service agreements as at February 28, 2023 and expected renewal of rental and service agreements of the Trust. While the assumptions of occupancy rates after the agreements expired are based on several key factors including rental and service rate of the current agreements, rental and service incremental rate in case of renewal of rental and service agreements (if applicable), property valuation data according to appraisal reports of independent appraisers based on the location of the properties.

In case the agreements expired during 2024, the rental and service income will be calculated by using the assumptions of occupancy rates between 25% and 100% and the market rate during the projected period of each project.

For the additional investment no.9 in the category of self-storage, the Trust will invest in leasehold rights of land and freehold rights of buildings and its fixtures of i-Store Self Storage Sukhumvit 71 Branch and procure benefits by sub-leasing the land and leasing out buildings, offices, storage units and car parks to Storage Asia Public Company Limited by entering into the lease agreement with the estimated lease expiration date of 22 years 6 months from the date of investment (1 January 2024).

#### Existing properties

WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) consents to undertake the rental and service fees for the vacant rental area for three-year period from the acquisition date. Such undertaking will be invalid if during the three-year period from the acquisition date, the Trust is able to acquire new lessee for this rental and service rates are not less than the undertaking rate. However, if the lessee's rental and service rates are less than undertaking rate, WHA Corporation Public Company Limited will undertake the deficits of the above rental and service fees to the Trust until the end of the 3-year undertaking period.

The rental and service fees which WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) consents to undertake are detailed as follows:

- 1) 7,470.00 square meters of WHA Mega Logistics Center Wangnoi 62 Project at the rate of 150 Baht per square meter per month,
- 2) 2,851.00 square meters of WHA KPN Mega Logistics Center Bangna-Trad Km.23 Project 2 at the rate of 155 Baht per square meter per month,
- 3) 10,496.00 square meters of WHA Mega Logistics Center Bangna-Trad Km.23 Project 3 at the rate of 155 Baht per square meter per month and;
- 4) 21,039.00 square meters of WHA Mega Logistics Center Theparak Km.21 at the rate of 155 Baht per square meter per month.

#### Properties after the additional investment no. 9

For i-Store Self Storage Sukhumvit 71, Storage Asia Public Company Limited, as lessee/sub-lessee of the assets from the Trust, agrees to pay a fixed annual rental fee of 7 million baht per year with an escalation of the fixed rental fee of 6% in every 3 years.

For the additional investment no. 9 in the category of warehouse, WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) consents to undertake the rental and service fees for the vacant area as of the investment date at the specified rate for a period of 3 years from the investment date or until there is a tenant in that period. However, in case the rental rate of the tenant of the vacant areas is less than the undertaking rate, WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) will undertake the deficits to the Trust until the end of the 3-year undertaking period.

In addition, in case there is any tenant at the Trust's investment date whose rental and service agreement have the remaining period of less than 1 year from the Trust's investment date and the tenant does not renew the contract or is in contract renewal negotiation process but has not made rental or service payments, WHA Corporation or its Joint Venture (as the Property owner) consents to undertake the rental and service fees at the specified rate from the contract end date until 1 year after the Trust's investment date or until there is a tenant in that period. However, in case the rental rate of the tenant of the vacant areas is less than the undertaking rate, WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) will undertake the deficits to the Trust until 1 year after the Trust's investment date.

For WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) and WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H), WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) consents to undertake the rental and service fees for the vacant rental area of 1) 5,086.00 square meters of WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E and G) at the rate of 160 Baht per square meter per month, 2) 22,341.00 square meters of WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building F) at the rate of 155 Baht per square meter per month and 3) 26,196.00 square meters of WHA Mega Logistics Center Theparak Km. 21 (Building B) at the rate of 163 Baht per square meter per month for 3 years from the acquisition date.

For WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4), WHA Corporation Public Company Limited or its Joint Venture (as the Property owner) consents to undertake the rental and service fees if the existing lessees do not renew the rental agreement with the area of 12,696.00 square meters at the rate of 150 Baht per square meter per month for 1 year from the acquisition date.

The assumptions of rental and service income are based on rental and service agreements indicating that if the agreement is terminated before the expiration of the lease term, the lessee shall pay the lessor compensation in the amount equivalent to the total rental of the remaining lease term or the security deposit shall be totally forfeited.

#### Building's Roof

The building's roof rental income is based on the lease agreements between the Property owners and the Trust, under the assumption that 100% of the roof's leasable area will be leased out with an escalation of the rental rate of 10% every 5 years for 25 years from the acquisition date of the Trust for WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building G) and WHA Mega Logistics Center Theparak Km. 21 (Building E and F)



## 2.2 Other income

The Trust generates interest income from investing in cash generated from rental and service income and deposits received from clients in short-term investments. Interest is recognised on a time proportion basis, taking into account of the principal outstanding and the interest rate over the period to maturity, when it is determined that such income will accrue to the Trust. Such interest is calculated by applying the assumption of 0.03% per annum.

## 2.3 Expenses in relation to the Trust's properties

### Expenses for warehouse properties

Property management fee comprises compensation paid from the Trust to the property manager. The fee is payable on a periodic basis according to the property management agreement between the Trust and the property manager (exclusive of value added tax, specific business tax or any other similar taxes). Referring to the Trust's existing property management agreement and the summary of the draft agreement to appoint the property manager for the additional investment no. 9 during the projected period for the year from 1 January 2024 to 31 December 2024, the rate shall not exceed 3.00% per annum of the net asset value of the Trust.

### Expenses for self-storage property

For the expenses related to i-Store Self Storage Sukhumvit 71, the Trust agrees to be responsible for the land rental for which the project is located (for the fixed portion) to the landlord. However, for any other expenses related to the asset apart from the fixed land rental, Storage Asia Public Company Limited, as the lessee/sub-lessee of the assets from the Trust, agrees to be responsible for such expenses such as administrative and management expense, maintenance expenses, insurance expense, Capital Expenditure, land and building taxes, land rental (for the revenue sharing portion), etc.

## 2.4 Management fee and trust management expenses

Management fee	The Trust manager is entitled to receive a monthly remuneration at a rate not exceeding 0.75% per annum (exclusive of value added tax, specific business tax or any other similar taxes) of the net asset value of the Trust as calculated by the Trust manager and verified by the Trustee.
Trustee fee	The Trustee is entitled to receive a monthly remuneration at a rate not exceeding 0.75% per annum (exclusive of value added tax, specific business tax or any other similar taxes) of the net asset value of the Trust as calculated by the Trust manager and verified by the Trustee.
Registrar fee	The Investment Unit Registrar is entitled to receive a yearly remuneration at a rate not exceeding 0.50% per annum (exclusive of value added tax, specific business tax or any other similar taxes) of the registered capital of the Trust.
Other administrative expenses	Comprise of registration fees with the Stock Exchange of Thailand, audit fees, consultation fees, asset appraisal fees, property survey fees and other miscellaneous expenses. These expenses are calculated based on existing service quotations and estimated other expenses that may be incurred in future.

## 2.5 Amortisation of issuance and conversion costs

Issuance and conversion costs comprise filling fees, application fees, fees for other professional advisors in relation to issue and offer the trust's unit, acquisition fees of the Trust's main assets, fees related to the conversion and other fees in relation to the investment of properties incurred before 1 January 2020. The fees are recorded as assets and amortised as an expense in the projected income and distribution statements using straight-line method over the period of 5 years.

## 2.6 Issuance costs for the additional investment no. 9

The Trust's unit issuance costs shall be deducted with the capital received from unitholders to the extent that transaction costs are incremental costs that are directly attributable to the equity transaction that otherwise would have been avoided if the equity instruments had not been issued. The other costs are recognised as expenses.

## **2.7 Interest expenses**

Interest expenses incurred from borrowings and bonds are recognised by using the effective interest rate method. Interest rate assumptions of long-term borrowings and bonds shall not exceed MLR as at 25 April 2023 minus 1.50% per annum.

## **2.8 Projected benefits distribution and capital reduction rate**

Projected benefits distribution and capital reduction are calculated based on the assumed projected benefits distribution and capital reduction rate for the Trust's existing properties of not less than 92.50% of net cash available for benefits distribution and capital reduction. The net profit available for benefits distribution is adjusted with non-cash rental and service income, non-cash interest expense, excess liquidity from amortisation of issuance and conversion costs, excess liquidity from issuance costs for the additional investment no. 9, value added tax receivable, maintenance expense, borrowings principal repayment and lease liabilities payment. The actual benefits distribution and capital reduction rate may differ from the projected rate subject to the Trust manager's consideration.

## **2.9 Other assumptions**

The projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 are prepared with the following additional assumptions:

- 1) No change in properties during the projected year.
- 2) No change in fair value of investment in properties during the projected year.
- 3) No further capital raised during the projected year.
- 4) No capital expenditure during the projected year.
- 5) No significant change in applicable accounting standards, financial reporting standards, or other accounting guidelines which are relevant and are expected to impose significant impact during the projected year.
- 6) No significant change in taxation legislation and other applicable legislations which are relevant and are expected to impose significant impact during the projected year.
- 7) All agreements or draft agreements are enforceable and complied.
- 8) No estimated tax expenses as the Trust is exempted from corporate income tax.
- 9) All lessees follow the rental and service agreements and the draft rental and service agreements.

## **3 Property appraisals**

The investment in properties and property leasehold rights are stated at fair value with no depreciation charge in accordance with accounting guidelines for the Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust established by the Association of Investment Management Companies and endorsed by the Securities and Exchange Commission, Thailand. The Trust will conduct an appraisal of the properties every two years from the date of the acquisition or latest appraisal and will update appraisals with a review every year after the date of the latest appraisal.

The property values used in the projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 are their fair values appraised in December 2022 by independent appraisers. The gain from changes in fair value of property and leasehold rights did not have impact on the benefits distribution of the Trust for the projected year ending 31 December 2024 as the calculation of the benefits distribution excludes gain from change in fair value of investments. However, the loss from changes in fair value of property and leasehold rights has an impact on the benefits distribution of the Trust as the calculation of the benefits distribution includes the loss from change in fair value of investments.

The loss from changes in fair value of property and leasehold rights were not used as assumptions in preparing the projected income and distribution statements.

#### 4 Sensitivity Analysis

The projected income and distribution statements are prepared based on essential assumptions that have been outlined above. The main factor which significantly impacts the projected income and distribution statements is the rental and service fee rate of renewal agreements or new lessees.

Investors should be aware that future events cannot be predicted with any certainty and actual performance may differ from the projected income and distribution statements. The sensitivity analysis is intended to assist investors in assessing the impact of the main factor on the projected income and distribution statements.

The sensitivity analysis is for illustrative purposes only. Variations between actual performance and performance presented in the projected income and distribution statements could exceed the sensitivity ranges presented below. Moreover, impacts from other variables may increase or decrease variations between actual performance and projected performance.

##### Rental and service fee rates of renewal agreements or new lessees

There are several factors that affect rental and service rates after the current rental and service agreements expire. Such factors include rental and service rate of the current agreements by determining that the other factors remained unchanged rental and service incremental rate in case of renewal of rental and service agreements (if applicable), property valuation data according to appraisal reports of independent appraisers based on the location of the properties. Changes in the rental and service fee rate impact the projected income and distribution statements for the year from 1 January 2024 to 31 December 2024 is presented as follows:

##### Existing properties

	1% lower than base case	Base case	1% higher than base case
<b>Projected benefits distribution and capital reduction (Million Baht)</b>			
- Benefits distribution	2,557.48	2,566.41	2,575.33
- Capital reduction	-	-	-
Benefits distribution and capital reduction	<u>2,557.48</u>	<u>2,566.41</u>	<u>2,575.33</u>
<b>Projected benefits distribution and capital reduction per unit (Baht)</b>			
- Benefits distribution per unit	0.78	0.78	0.79
- Capital reduction per unit	-	-	-
Benefits distribution and capital reduction per unit	<u>0.78</u>	<u>0.78</u>	<u>0.79</u>

##### Properties after the additional investment no. 9

Case 1: The Trust makes additional investments in 3 warehouse properties.

	1% lower than base case	Base case	1% higher than base case
<b>Projected benefits distribution and capital reduction (Million Baht)</b>			
- Benefits distribution	2,747.41	2,756.34	2,765.26
- Capital reduction	-	-	-
Benefits distribution and capital reduction	<u>2,747.41</u>	<u>2,756.34</u>	<u>2,765.26</u>
<b>Projected benefits distribution and capital reduction per unit (Baht)</b>			
- Benefits distribution per unit	0.79	0.79	0.79
- Capital reduction per unit	-	-	-
Benefits distribution and capital reduction per unit	<u>0.79</u>	<u>0.79</u>	<u>0.79</u>

Case 2: The Trust makes additional investments in 3 warehouse properties and 1 self-storage property.

	1% lower than base case	Base case	1% higher than base case
<b>Projected benefits distribution and capital reduction (Million Baht)</b>			
- Benefits distribution	2,750.78	2,759.19	2,767.60
- Capital reduction	-	-	-
<b>Benefits distribution and capital reduction</b>	<b>2,750.78</b>	<b>2,759.19</b>	<b>2,767.60</b>
<b>Projected benefits distribution and capital reduction per unit (Baht)</b>			
- Benefits distribution per unit	0.79	0.79	0.79
- Capital reduction per unit	-	-	-
<b>Benefits distribution and capital reduction per unit</b>	<b>0.79</b>	<b>0.79</b>	<b>0.79</b>

However, the projected benefits distribution is not considered the effect of the increase (decrease) of the properties' valuation of the Trust. The projected benefits distribution and capital reduction rates are the projection for the year from 1 January 2024 to 31 December 2024 and cannot be guaranteed that the rate will be as projected.

## 5 Accounting policies

The principal accounting policies adopted in the preparation of these projected income and distribution statements are set out below:

### 5.1 Basis of the projected income and distribution statements preparation

The projected income and distribution statements have been prepared in accordance with accounting guidelines for the Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust established by the Association of Investment Management Companies and endorsed by the Securities and Exchange Commission, Thailand (accounting guidelines). For the areas not covered by the accounting guidelines, the Trust applies the requirements in accordance with Thai Financial Reporting Standards issued by the Federation of Accounting Professions which effective on financial reporting period of the financial statements.

The projected income and distribution statements only contain information relating to the projected income and distribution statements, projected rental and service income and net profit from each asset unit, related assumptions and notes to the projected income and distribution statements. However, the projected income and distribution statements do not contain the complete set of financial statements and related notes to financial statements. Therefore, the projected income and distribution statements do not present fairly the financial positions, results of operations and cash flows in accordance with the accounting guidelines.

### 5.2 Revenues and expenses recognition

Rental and service income under lease agreements of the Trust is recognised by using the straight-line method over the rental and service agreements.

Expenses are recognized on an accrual basis.

Interest income is recognised on a time proportion basis, taking into account of the principal outstanding and the interest rate over the period to maturity, when it is determined that such income will accrue to the Trust.

Interest expenses are recognised on the effective interest rate method.

**5.3 Issuance costs**

Issuance costs incurred before 1 January 2020 are recognised as deferred expenses and amortised as an expense over a period of 5 years on a straight-line basis.

Issuance costs incurred after 1 January 2020 are deducted with the capital received from unitholders to the extent that transaction costs are incremental costs that are directly attributable to the equity transaction that otherwise would have been avoided if the equity instruments had not been issued. The other costs are recognised as expenses.

**5.4 Investments in properties**

The investments in leasehold and freehold land, buildings and equipment are stated at fair value with no depreciation charge. The initial costs of properties have been stated at fair value of the acquisition price plus associated costs. The fair value is based on the appraisal value determined by the independent professional appraisers licensed by the Securities and Exchange Commission Thailand. The Trust will conduct an appraisal of the properties every two years from the date of the acquisition or latest appraisal and will update appraisals with a review every year after the date of the latest appraisal.

A change in the value which is a difference between the book value of investments and its fair value is recognised as gain or loss from changes in fair value of investments in the projected income and distribution statements in which it arises.

**5.5 Distribution**

For distribution payment to unitholders, the Trust manager will announce to pay benefits distribution and set unitholders register's book closing date.

**5.6 Income taxes**

The Trust is exempted from Thailand corporate income tax. No provision for corporate income tax has been made in the projected income and distribution statements.

**6 An English Version**

An English version of the projected income and distribution statements have been prepared according to the Thai version of projected income and distribution statements. In the event of discrepancy in interpretation between the two languages, the Thai language version of the projected income and distribution statements shall prevail.