

-Translation-

Information on the Tenth Additional Investment Assets of WHART

WHART intends to raise fund to invest in additional assets by acquiring the freehold and sub-leasehold right over the land and freehold and leasehold right over the warehouse, factory and office buildings located on such land, including the investment in the other assets which are component parts of the said lands, buildings, tools, equipment, internal utility systems of the buildings and other assets which are relevant to, in connection with and necessary for the utilization of such lands and warehouse, factory and office buildings. The assets in which WHART will additionally invest at this time are owned by from WHA Venture Holdings Company Limited (“WHAVH”) and GC Logistics Solutions Company Limited¹ (“GCL”) (collectively referred to as the “Asset Owners”), The details are as follows:

1. General Information on Additional Investment Assets

The assets in which WHART will additionally invest at this time consist of 2 projects of warehouse, factory and office buildings for rent with the total leasable building area of approximately 173,056 square meters on a land area totaling 170 rai 1 ngan 52.20 square wah, consisting of:

- (1) WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project, consisting of the sub-leasehold right of 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) WGCL International Distribution Center Project (WGCL IDC) Project, consisting of the freehold right of land and freehold right over the warehouse, factory and office buildings and other assets which are the component parts of the land and building, located at Map Ta phut Sub-district, Mueang Rayong District, Rayong Province.

In this regard, the assets which WHART will invest under (1) to (2) are collectively referred to as the “Additional Investment Assets”.

¹ GC Logistics Solutions Company Limited is under the process of changing the name to WHA GC Logistics Company Limited

The aforementioned projects which WHART will invest in this time are all situated on potential locations, with one located near Bangna-Trad road, Samut Prakarn Province, which is an important central hub for logistics in Thailand. It is located in strategic location which connects with material transportation system, including the port and airport which can conveniently access goods distribution points within Bangkok and the nearby regions and is in demand from tenants who are logistics and e-commerce service providers. For the location in Rayong province, it is considered one of the most important central hubs for logistics in Thailand which is the connecting point between the production base and transportation hubs, both by land, air, and water. There are warehouse and factory businesses concentrated in a large number and is also promoted as a special economic zone, as well as having received support for various projects such as the Map Ta Phut Port and U-Tapao International Airport which also attract investors from abroad. The structure of the warehouse and/or factory and office buildings which WHART will invest in is a Built-to-Suit projects which have been tailored built according to the style and standards to meet the needs of the tenants specifically, whereby the style of the building can be suitably adapted in case there is a change of tenant (details as appeared in Enclosure 6 Objectives and Rationale for the Ninth Capital Increase and the Allotment of the Additional Trust Units Issued and Offered for Sale for the Ninth Times). Therefore, the Company is confident that the assets in which WHART will additionally Invest at this time will be able to maintain a high occupancy rate to generate stable and continuous income in the future.

Summary of the Details of the Additional Investment Assets

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 A,C,D) Project	36107 and 36108	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	Sub-lease area of approximately 82 rai 3 ngan 90.50 square wah ²	<p>a) First sub-leasehold right over certain parts of the land represented by 2 title deeds with a lease term expiration date on 24 May 2051 or approximately 26 years 5 months from the tentative date on which WHART will make the additional investment³</p> <p>b) Leasehold right over the warehouse and office buildings in WHA Mega Logistics Center Theparak Km. 21 (Building A, C, D) Project of 3 buildings (i.e. building A, C⁴ and D) and other structures and assets which are component parts of the land and buildings, having the lease term expiring on 24 May 2051 or approximately 26 years 5 months from the tentative date on which WHART will make the additional investment⁵</p> <p>c) Ownership over the tools, equipment, internal utility systems of the buildings and other assets which are relevant to, in connection with and necessary for the utilization of the land and warehouse and office buildings in WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project.</p>	73,666.00 (Warehouse and office buildings)
2.	WGCL International Distribution	17654 and 22916	Map Ta phut Sub-district, Mueang	Lease area of approximately	a) Freehold right over the land represented by 2 title deeds.	99,390.00 (Warehouse, factory and office building)

² The land area is the area in which WHART will invest in, which is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

³ WHART expects to invest in the additional assets by 1 January 2025.

⁴ Building C is under construction, whereby the construction is expected to be completed before the tentative date which WHART will make the additional investment No. 10 (WHART expects to make the additional investment No. 10 by 1 January 2025).

⁵ WHART expects to invest in the additional assets by 1 January 2025.

No.	Project	Title Deed No.	Location	Land Area (Rai-Ngan-Sq.wah.)	Details of the Assets	Approximate leasable area (Sq.m.)
	Center Project (WGCL IDC) Project		Rayong District, Rayong Province	87 rai 1 ngan 61.70 square wah ⁶	b) Freehold right over the warehouse, factory and office buildings in WGCL International Distribution Center Project (WGCL IDC) Project of 1 building ⁷ . c) Ownership over the other structures and assets which are component parts of the land and buildings in WGCL International Distribution Center Project (WGCL IDC) Project.	

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

WHART will make its investment in the Additional Investment Assets by investing in the freehold and sub-leasehold right over the land and the investment in the freehold and leasehold right over the warehouse, factory and office buildings, including the investment in the other assets which are component parts of the said lands, buildings, tools, equipment, internal utility systems of the buildings and other assets which are relevant to, in connection with and necessary for the utilization of such lands and warehouse, factory and office buildings. The Additional Investment Assets in which WHART will additionally invest at this time are immovable properties, leasehold and sub-leasehold rights of immovable properties owned by the Asset Owners (details of which are as defined above).

The REIT Manager will consider on making the investment in the Additional Investment Assets, details as prescribed in item 1 of this attachment, whereby WHART will consider investing in the amount not exceeding Baht 4,288,900,000 (payable on the date which WHART makes the investment in the Additional Investment Assets) which includes the rental fees, the purchase price of land and buildings, the purchase price of tools, equipment, and utility system in the buildings and other relevant assets for the acquisition of

⁶ The land area is the total land area as appears in the land title deed. At present, this plot of land is under the process of cadastral surveying.

⁷ The Additional Investment Assets in WGCL International Distribution Center Project (WGCL IDC) Project shall not include certain areas, such as the silo, conveyors, rainwater reservoir, racks, and solar panels on the building's roof area, which will remain the ownership of GCL. In this regard, the additional details shall be as appeared in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the ninth capital increase for the investment in the Additional Investment Assets No. 10 by WHART.

the Additional Investment Assets (exclusive of value-added tax, registration fees, specific business tax and other relevant fees and expenses). For WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project, WHART agrees to pay an annual rent for the sub-lease of land throughout the sub-lease period for the amount of Baht 426,689,556.

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

(1) WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project, Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province

WHART will invest in⁸

- 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 82 rai 3 ngan 90.50 square wah⁹ and with a lease term expiration date on 24 May 2051 or approximately 26 years 5 months from the tentative date that WHART will make the additional investment¹⁰.
- 1.2 Leasehold right over the warehouse and office buildings in WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project of 3 buildings (i.e. building A, C¹¹ and D) , with a total approximate building leasable area of 73,666.00 square meters and structures and other properties which are the component parts of

⁸ WHART will invest in the (1) WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project under the condition that in the event that 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 express its intention to terminate the master lease agreement to WHAVH, but it will notify WHAVH and WHART to acknowledge the event of default, in order to allow WHART to cure such default or to notify 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.

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

¹⁰ WHART expects to invest in the additional assets by 1 January 2025.

¹¹ Building C is under construction, whereby the construction is expected to be completed before the tentative date which WHART will make the additional investment No. 10 (WHART expects to make the additional investment No. 10 by 1 January 2025).

the land and buildings, having the lease term expiring on 24 May 2051 or approximately 26 years 5 months from the tentative date that WHART will make the additional investment¹².

- 1.3 Ownership over the tools, equipment, internal utility systems of the buildings and other assets which are relevant to, in connection with and necessary for the utilization of the land and warehouse and office buildings in WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project.

For the additional investment in WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) 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 represented by the title deeds No. 36107 and 36108 from Suwan Poom Paisarn Co., Ltd.);
- 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 assets 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 buildings and other assets in the said project); and
- 5) A memorandum of agreement regarding the sub-lease of land 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).

¹² WHART expects to invest in the additional assets by 1 January 2025.

Additional details regarding the value of the assets to be invested by WHART in the WHA Mega Logistics Center Theparak Km. 21 (Building A, C, D) Project shall be as appear in the invitation letter to the meeting of trust unitholders, the registration statement for the offering of trust units and the prospectus for the offering of trust units for the ninth capital increase for the investment in the Additional Investment Assets No. 10.

Details of the Additional Investment Assets in WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project

Subject	Assets Details
Owner of the land	Suwan Poom Paisarn Co., Ltd.
Holder of the leasehold right of land	WHA VH (leased land represented by Title Deed No. 36107 and 36108)
Owner of the buildings	WHA VH
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 82 rai 3 ngan 90.50 square wah ¹³
Leasable area	Total approximate building leasable area of 73,666.00 square meters
Average occupancy rate (as of 1 January 2025)	(1) The warehouse and office buildings area have an occupancy rate of 100 ¹⁴ (2) At present, the area of the warehouse and office buildings of WHA Mega Logistics Center Theparak Km. 21 (Building A, C, D) Project is fully occupied by the tenants. However, should the area of the warehouse and office buildings not be fully occupied by

¹³ The land area is the area in which WHART will invest in, which is a part of the total land area. At present, this plot of land is under the process of cadastral surveying.

¹⁴ Reference to the existing lease agreement as of 31 March 2024.

Subject	Assets Details
	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 assets) 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 which WHART will later enter into with WHA and WHAVH.
Age of the building (as of 1 January 2025)	<p>Age of the building A approximately 2 years.</p> <p>Building C is under construction where the construction is expected to complete before the tentative date that WHART will make the investment¹⁵.</p> <p>Age of the building D approximately 1 years.</p>

Summary on the details of land of WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) 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	43-2-97.60
2.	36108	1	45976	Suwan Poom Paisarn Co., Ltd.	201-2-29.40	39-0-92.90
Total					336-1-36.70	82-3-90.50

¹⁵ WHART expects to invest in the additional assets by 1 January 2025.

(2) **WGCL International Distribution Center Project (WGCL IDC) Project**, located at Map Ta phut Sub-district, Mueang Rayong District, Rayong Province

WHART will invest in:

- 2.1 Freehold right over the land represented by 2 title deeds (title deed No. 17654 and 22916) with the land area of approximately 87 rai 1 ngan 61.70 square wah¹⁶
- 2.2 Freehold right over the warehouse, factory and office buildings in WGCL International Distribution Center Project (WGCL IDC) Project of 1 building, with a total approximate building leasable area of 99,390.00 square meters¹⁷.
- 2.3 Ownership over the other structures and assets which are component parts of the land and buildings in WGCL International Distribution Center Project (WGCL IDC) Project.

For the additional investment in **WGCL International Distribution Center Project (WGCL IDC) Project**, WHART will make the investment through the execution of the following agreements, including any other relevant agreements:

- 1) A land and buildings sale and purchase agreement with GCL (who is the owner of the land and buildings); and
- 2) A memorandum of agreement regarding WGCL International Distribution Center Project (WGCL IDC) Project with GCL (who is the owner of land and buildings in the said project and the owner or potential owner of the buildings in the adjacent lands).

⁶ *The land area is the total land area as appears in the land title deed. At present, this plot of land is under the process of cadastral surveying.*

¹⁷ *The Additional Investment Assets in WGCL International Distribution Center Project (WGCL IDC) Project shall not include certain areas, such as the silo, conveyors, rainwater reservoir, racks, and solar panels on the building's roof area, which will remain the ownership of GCL. In this regard, the additional details shall be as appeared in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the ninth capital increase for the investment in the Additional Investment Assets No. 10 by WHART.*

Additional details regarding the value of the assets to be invested by WHART in the WGCL International Distribution Center Project (WGCL IDC) Project shall be as appear in the invitation letter to the meeting of trust unitholders, the registration statement for the offering of trust units and the prospectus for the offering of trust units for the ninth capital increase for the investment in the Additional Investment Assets No. 10.

Details of the Additional Investment Assets in WGCL International Distribution Center Project (WGCL IDC) Project

Subject	Assets Details
Owner of the land	GCL
Owner of the buildings	GCL
Location	Map Ta phut Sub-district, Mueang Rayong District, Rayong Province
Title Deed No.	Title Deeds No. 17654 and 22916
Land area	The land area of approximately 87 rai 1 ngan 61.70 square wah ¹⁸
Leasable area	Total approximate building leasable area of 99,390.00 square meters ¹⁹ .

⁶ The land area is the total land area as appears in the land title deed. At present, this plot of land is under the process of cadastral surveying.

¹⁹ The Additional Investment Assets in WGCL International Distribution Center Project (WGCL IDC) Project shall not include certain areas, such as the silo, conveyors, rainwater reservoir, racks, and solar panels on the building's roof area, which will remain the ownership of GCL. In this regard, the additional details shall be as appeared in the registration statement for the offering of trust units and the prospectus for the offering of trust units for the ninth capital increase for the investment in the Additional Investment Assets No. 10 by WHART.

Subject	Assets Details
Average occupancy rate (as of 1 January 2025)	The warehouse factory and office building area have an occupancy rate of 100.00 ²⁰
Age of the building (as of 1 January 2025)	Age of the building approximately 15 years

Summary on the details of land of WGCL International Distribution Center Project (WGCL IDC) 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.	17654	70	169	GCL	30-2-33.60	30-2-33.60
2.	22916	71	250	GCL	56-3-28.10	56-3-28.10
Total					87-1-61.70	87-1-61.70

²⁰ After WHART has made the investment in WGCL International Distribution Center Project (WGCL IDC) Project, WHART would procure benefits through the lease of the land and warehouse, factory and office buildings back to GCL pursuant to the leaseback agreement for a lease term of approximately 30 years from the tentative date on which WHART will make the additional investment. In this regard, the terms shall be in accordance with the leaseback agreement which WHART will later enter into with GCL.

3. Details of Rental of Additional Investment Assets

The details of the Additional Investment Assets 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 invest²¹ shall be as follows:

1. Building area

Projects	Tenants	Rental area (Square meters)	occupancy rate to total area 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 ^{*4}	Remaining terms of lease and service agreements on the date WHART expects to invest
1 WHA Mega Logistics Center Theparak Km. 21 (Building A,C,D) Project						
Building A	Lazada Express Limited	34,085.00	19.70	100.00	31 December 2028	4 years
Building C ^{*1}	Perfect Companion Group Co.,Ltd.	12,274.00	7.09	100.00	31 August 2029	4 years 8 months
Building D	YCH (Thailand) Company Limited	27,307.00	15.78	100.00	31 December 2026	2 years
	Total rental area	73,666.00	42.57	100.00	-	-
2 WGCL International Distribution Center Project (WGCL IDC) Project						
Building	GCL ^{*2}	99,390.00	57.43	100.00	31 December 2554	30 years ^{*3}
	Total rental area	99,390.00	57.43	100.00	-	-

²¹ WHART expects to invest in the additional assets by 1 January 2025.

Projects	Tenants	Rental area (Square meters)	occupancy rate to total area 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 ^{*4}	Remaining terms of lease and service agreements on the date WHART expects to invest
	Total rental area of all projects	173,056.00	100.00	100.00	-	-

Remarks ^{*1} Such building is under construction where the construction is expected to complete before the tentative date that WHART will make the additional investment No. 10 (WHART expects to make the additional investment No. 10 by 1 January 2025).

^{*2} GC Logistics Solutions Company Limited is under the process of changing the name to WHA GC Logistics Company Limited .

^{*3} After WHART has made the investment in WGCL International Distribution Center Project (WGCL IDC) Project, WHART would procure benefits through the lease of the land and warehouse, factory and office buildings back to GCL pursuant to the leaseback agreement for a lease term of approximately 30 years from expected to complete before the tentative date that WHART will make the additional investment No. 10 (WHART expects to make the additional investment No. 10 by 1 January 2025). In this regard, the terms shall be in accordance with the leaseback agreement which WHART will later into with GCL.

^{*4} Not including the right to renew the lease for the tenant.

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 2025 – 31 December 2025 shall be as follows:

	Existing Properties (Million Baht)	Properties after the additional investment no. 10 (Million Baht)
Rental and service income	3,700.98	4,046.89
Other income	0.93	1.00
Total revenue	3,701.91	4,047.89
Property management fee	(114.52)	(119.10)
Net property income	3,587.39	3,928.79
Management fee and trust management expenses	(178.02)	(186.06)
Issuance costs for the additional investment no. 10	-	(20.61)
Interest expenses	(508.88)	(575.60)
Net profit available for benefits distribution	2,900.49	3,146.52
<u>Add back (Deduct)</u> Non-cash rental and service income	6.34	(49.14)
<u>Add back</u> Interest payable and prepaid bank fees	14.62	18.14
Net cash available for benefits distribution	2,921.45	3,115.52
<u>Add back</u> Excess liquidity from issuance costs for the additional investment no. 10	-	20.61
<u>Add back</u> Value added tax receivable	-	1.70
<u>(Deduct)</u> Lease liabilities payment	(49.04)	(62.77)
Net cash available for benefits distribution and capital reduction	2,872.41	3,075.06
Projected benefits distribution and capital reduction rate (percent)	92.50	92.50
Projected net cash for benefits distribution and capital reduction	2,656.98	2,844.43

	Existing Properties (Million Baht)	Properties after the additional investment no. 10 (Million Baht)
Projected benefits distribution and capital reduction		
- Benefits distribution	2,656.98	2,844.43
- Capital reduction	-	-
Benefits distribution and capital reduction	2,656.98	2,844.43
Number of trust units (million units) ¹	3,468.83	3,711.11
Projected benefits distribution and capital reduction per unit (Baht)		
- Benefits distribution per unit	0.7660	0.7665
- Capital reduction per unit	-	-
Benefits distribution and capital reduction per unit	0.7660	0.7665

Remark

¹ 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.

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

Additional Investment Assets	
<u>Freehold and sub-leasehold rights over the lands on which the projects are located</u>	
Area of sub-leasehold in land in which WHART will invest	82 rai 3 ngan 90.50 square wah
Area of freehold in land in which WHART will invest	87 rai 1 ngan 61.70 square wah
Total	170 rai 1 ngan 52.20 square wah
Characteristics of WHART's investment	
- WHA Mega Logistics Center Theparak Km. 21 (Building A, C, D) Project	Sub-lease of land and lease of building from WHAVH
- WGCL International Distribution Center Project (WGCL IDC) Project	Ownership of land and building from GCL
Approximate total rental area which WHART will invest (square meters)	
- Building	173,056.00
Appraised values of assets in which WHART will invest ^{*1} (Baht)	
Appraisal by Graphic A Appraisal Co., Ltd.	3,956,700,000
Appraisal by Bangkok Property Appraisal Co., Ltd.	3,899,000,000
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)	4,288,900,000

Remark ^{*1} Appraisals of values as of 1 January 2025 whereby WHART expects to invest in the Additional Investment Assets within 1 January 2025.

5.1 Value of the Additional Investment Assets Appraised using Income Approach Method

Project Name	Appraised Value (Baht)		
	Graphic A Appraisal Co., Ltd.	Bangkok Property Appraisal Co., Ltd.	Graphic A Appraisal Co., Ltd.
WHA Mega Logistics Center Theparak Km. 21 (Building A, C, D) Project	1,581,900,000	1,555,000,000	1,555,000,000
WGCL International Distribution Center Project (WGCL IDC) Project	2,374,800,000	2,344,000,000	2,344,000,000
Total	3,956,700,000	3,899,000,000	3,899,000,000

Remarks

- Immoveable properties appraised value by Bangkok Property Appraisal Co., Ltd. pursuant to the immoveable properties appraisal report for all 2 projects dated 30 April 2024 (value as of 1 January 2025, whereby WHART expects to invest in the additional assets by 1 January 2025).
- Immoveable properties appraised value by Graphic A Appraisal Co., Ltd. pursuant to the immoveable properties appraisal report for all 2 projects dated 30 April 2024 (value as of 1 January 2025, whereby WHART expects to invest in the additional assets by 1 January 2025).

6. Summary details of existing assets of WHART

At present, WHART has main assets in 42 projects, having total building leasable area at 1,886,641.83 square meters, total rooftop leasable area of 487,243.29 meters, and total leasable car park area of 32,650.19 square meters. As at 31 March 2024, WHART has an average occupancy rate at 83.61. 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	Ngan	Square wah		(square meters)	(square meters)
1	Ladkrabang, Bangkok	First Investment	WHA Ladkrabang D.C. Project	35,093.00	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	22.5	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	33,002.00	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	68,725.95	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 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 - UniEQ	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	Ngan	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	8.8	Freehold	61,482.00	-
25	WHA Eastern Seaboard Industrial Estate 1	Capital Increase No.4	WHA Roehling 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 Draexlmer 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	Chonlahampichit 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	64.8	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	91.8	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	37.1	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	43.8	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	30,233.00	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	21	0	67.1	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	66	3	14.6	Leasehold	-	-
40	Theparak Km. 21, Samut Prakan Province	Capital Increase No. 8	WHA Mega Logistics Center Theparak Km. 21 (Building B,E,F,G,H) Project	90,862.00	36107 (partial) and 36108 (partial)	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	83	1	34.26	Leasehold	33,477.00	,
41	Sri Racha District, Chonburi Province	Capital Increase No. 8	WHA Mega Logistics Center Laemchabang Project 1 (Building B1,B2,B3,B4) Project	24,310.00	248729 and 248730	Nong Kham Sub-District, Sri Racha District, Chonburi Province	28	2	51.6	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)
42	Bangna-Trad Km. 23, Samut Prakan Province	Capital Increase No. 8	WHA Mega Logistics Center Bangna-Trad Km. 23 Project 3 (Building E,F,G) Project	27,724.00	33562(partial), 33563 (partial), 33620 (partial), 33623 (partial), 33624 (partial), 33625 (partial) and 33636 (partial)	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	31	1	45.55	Leasehold	2,989.00	,
	Total Invested assets			1,886,641.83			1,970	0	53.21		487,243.29	32,650.19

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

7. Percentage of Leasable Area

Existing assets of WHART and the Additional Investment Assets 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 ^{*1}	Additional Investment Assets ^{*2}	Existing assets of WHART ^{*1}
Third-party logistics providers (3PLs)	25.16	73.21	29.20
Fast-moving consumer goods manufacturer (FMCG)	32.23	7.09	30.11
E-Commerce	11.17	19.70	11.89
Automotive	5.51	-	5.05
Food Chain	3.05	-	2.79
Manufacturer	2.84	-	2.60
Healthcare	2.92	-	2.68
Others	0.73	-	0.67
Undertake	2.83	-	2.60
Vacant	13.55	-	12.42
Total	100.00	100.00	100.00

Remarks: ^{*1} Existing main assets of WHART calculated from the lease agreements as of 31 March 2024. Therefore, on 1 January 2025, 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.

^{*2} The main assets that WHART will invest in the additional investment No. 10 calculated from the lease agreements as of 1 January 2025 (including the right to extend the lease agreement terms).

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 (Percent)		
	Existing assets of WHART* ¹	Additional Investment Assets * ²	Total * ² * ³
Not more than 1 year	27.23	-	24.03
More than 1 year to 3 years	25.02	15.78	23.93
More than 3 years to 5 years	14.28	26.79	15.75
More than 5 years	33.47	57.43	36.29
Total	100.00	100.00	100.00

Remarks: *¹ 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 2024 by calculating from the remaining lease terms from 1 January 2025 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 2024. Therefore, as of 1 January 2025, 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.

*² The main assets that WHART will invest in the additional investment No. 10, calculated only for the actual area occupied by tenants without the lease terms under the option to renew.

*³ 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 2025, with reference to the information of the tenants occupied area as of 31 March 2024, excluding the lease terms under the option to renew. Therefore, as of 1 January 2025, 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 ^{*1*2}

Rank	Name of tenants		
	Existing assets of WHART	Additional Investment Assets	WHART's Total Assets after the additional investment
1	DKSH (Thailand) Limited	GC Logistic Solutions Company Limited	DKSH (Thailand) Limited
2	CRC Thai Watsadu Co., Ltd	Lazada Express Limited	CRC Thai Watsadu Co., Ltd
3	Alibaba Smart Hub (Thailand) Limited	YCH (Thailand) Company Limited	Alibaba Smart Hub (Thailand) Limited
4	Sino-Pacific Trading (Thailand) Company Limited	Perfect Companion Group Co., Ltd.	GC Logistic Solutions Company Limited
5	SCommerce (Thailand) Company	-	Sino-Pacific Trading (Thailand) Company Limited
6	DSG International (Thailand) PLC	-	SCommerce (Thailand) Company
7	KAO Industrial (Thailand) Limited	-	DSG International (Thailand) PLC
8	LF Logistics (Thailand) Company Limited	-	YCH (Thailand) Company Limited
9	Honda Logistic Asia Company Limited	-	Perfect Companion Group Co., Ltd.
10	Thai Samsung Electronics Co.,Ltd.	-	KAO Industrial (Thailand) Limited
Total rental area to the top largest 10 tenants as percentage of total rental area (percent)	45.45	100.00	45.67

Remarks: ^{*1} 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 2024. Therefore, as of 1 January 2025, 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.

**² The main assets that WHART will invest in the additional investment No. 10, calculated only for the actual area occupied by tenants as of 1 January 2025.*

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.