# Sripanwa

HOSPITALITY REAL ESTATE INVESTMENT TRUST ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา

**Annual Operational Report 2024** 

Instead of Holding the 2024 Annual General Meeting of Trust Unitholders (Two-way Communication) Subject: Submission of the operating report of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA) for the year 2024 for trust unitholders by two-way communication instead of holding the 2024 Annual General Meeting of Trust Unitholders.

Attn: Trust unitholders of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA)

Enclosure: 1. Annual report 2023 in QR CODE format.

- Criteria for submitting questions and asking for additional information related to the operating report of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA) in lieu of holding the 2024 Annual General Meeting of Trust Unitholders.
- 3. Form for submitting questions and asking for additional information in the operational report for the year 2024
- 4. Form to request annual report (hard copy)

According to the meeting of the Board of Directors of Charn Issara REIT Management Company Limited (the "Company") as the REIT manager ("REIT Manager") of Sri Panwa Hospitality Real Estate Investment Trust ("SRIPANWA Trust") on 27 February 2024, it was resolved at the meeting to use the Two-Way Communication method instead of organizing the 2024 Annual General Meeting of Unitholders (AGM). Because the Trust only has an agenda to report to unitholders which is in accordance with the rules of the SEC. The SEC Announcement No. Sor.Lor. 20/2023 and the Capital Market Supervisory Board Announcement No. Tor.Jor. 33/2023. Therefore, resolved to submit and publish a report on the trust's operating information (the "Report") instead of holding the 2024 annual general meeting by mail, giving rights to trust unitholders whose names are as specified in the list of trust unitholders (Record Date) of SRIPANWA Trust as of 19 March 2024.

The company would like to submit this report to unitholders as follows:

Agenda 1: Acknowledge the operating results of SRIPANWA Trust in the year 2023, the management of SRIPANWA Trust in important matters and guidelines for managing SRIPANWA REIT in the future.

#### Facts and reasons

The REIT Manager has summarized the operating results of SRIPANWA Trust for the year 2024 from 1 January 2023 to 31 December 2023. Details appear in the 2023 Annual Report of SRIPANWA Trust (Section 15 Analysis and Explanation of REIT Manager) in which unitholders can fill out a form to receive the annual report (hard copy) as per Enclosure 4 or from the 2023 Annual Report in QR Code format as per Enclosure 1 by the operating results and financial position of SRIPANWA Trust for the year 2023 can be summarized as follows.

#### 1.1 Performance

#### 1.1.1 Investment income

|                          | For the year ending | For the year ending | Increase     | Change     |
|--------------------------|---------------------|---------------------|--------------|------------|
| List                     | 31 December 2023    | 31 December 2022    | (Decrease)   | percentage |
| Income                   |                     |                     |              |            |
| Rental Income            | 269,625,227         | 316,029,107         | (46,403,880) | (14.68)    |
| Interests Income         | 4,720,829           | 40,863              | 4,679,966    | 11,452.82  |
| Income from property use | 14,416,520          | -                   | 14,416,520   | 100        |
| Total Income             | 288,762,576         | 316,069,970         | (27,307,394) | (8.64)     |

#### 1.1.2 Trust expenses

| 1  | For the year ending | For the year ending | Increase     | Change     |
|--|---------------------|---------------------|--------------|------------|
| List   | 31 December 2023    | 31 December 2022    | (Decrease)   | percentage |
| Expenses                                       |                     |                     |              |            |
| REIT management fee                            | 11,988,933          | 11,671,732          | 317,201      | 2.72       |
| Trustee and custodian fees                     | 11,988,933          | 11,671,732          | 317,201      | 2.72       |
| Registrar fees                                 | 975,664             | 935,483             | 40,181       | 4.30       |
| Professional fees                              | 1,237,273           | 1,030,304           | 206,969      | 20.09      |
| Financial costs                                | 56,632,366          | 33,437,437          | 23,194,929   | 69.37      |
| Other expenses                                 | 12,732,079          | 2,782,565           | 9,949,514    | 357.57     |
| Loss from write-off of receivables under lease | 30,594,489          | 70,600,065          |              | (61.09)    |
| agreements                                     | 50,594,469          | 78,632,965          | (48,038,476) |            |
| Past period rent                               |                     |                     |              |            |
| Loss from changes in cash flow according to    | 35,727,977          |                     |              | 100        |
| lease agreements                               | 55,727,977          | -                   | 35,727,977   |            |
| Loss from lease termination                    | 41,804,276          | -                   | 41,804,276   | 100        |
| Total Expense                                  | 203,681,990         | 140,162,218         | 63,519,772   | 45.32      |
|  |                     |                     |              |            |

#### 1.1.3 Net investment profits

| List  | For the year ending | For the year ending | Increase      | Change     |
|---|---------------------|---------------------|---------------|------------|
| List  | 31 December 2023    | 31 December 2022    | (Decrease)    | percentage |
| Income  | 288,762,576         | 316,069,970         | (27,307,394)  | (8.64)     |
| Expense   | 203,681,990         | 140,162,218         | 63,519,772    | 45.32      |
| Net investment profits                            | 85,080,586          | 175,907,752         | (90,827,166)  | (51.63)    |
| List of net profits (losses) from investment      |                     |                     |               |            |
| Net unrealized gains (losses) from investments in | (10,000,000)        | 30,000,000          | (40,000,000)  | (133.33)   |
| real estate                                       |                     |                     |               |            |
| Total net losses from investments                 | (10,000,000)        | 30,000,000          | (40,000,000)  | (133.33)   |
| Increase in net operating assets                  | 75,080,586          | 205,907,752         | (130,827,166) | (63.54)    |

#### 1.2 Financial status of SRIPANWA Trust

#### 1.2.1 Assets

| List                                     | As of            | As of            | Increase      | Change     |
|--|------------------|------------------|---------------|------------|
| LISI                                     | 31 December 2023 | 31 December 2022 | (Decrease)    | percentage |
| Assets                                   |                  |                  |               |            |
| Investments in real estate at fair value | 3,805,000,000    | 3,815,000,000    | (10,000,000)  | (0.26)     |
| Bank deposits, financial institutions    | 88,990,872       | 8,976,351        | 80,014,521    | 891.39     |
| Debtors under lease agreements           | 465,114,012      | 613,712,866      | (148,598,854) | (24.21)    |
| Debtors from the use of assets           | 7,177,191        | -                | 7,177,191     | 100        |
| Deferred lease registration fee          | 5,876,210        | 7,159,766        | (1,283,556)   | (17.93)    |
| Other expenses deferred                  | 207,871          | 41,050           | 166,821       | 406.38     |
| Other assets                             | 4,264            | 5,976            | (1,712)       | (28.65)    |
| Total Assets                             | 4,372,370,420    | 4,444,896,009    | (72,525,589)  | (1.63)     |

1.2.2 Debt

|  | As of            | As of            | Increase      | Change     |
|--|------------------|------------------|---------------|------------|
| List   | 31 December 2023 | 31 December 2022 | (Decrease)    | percentage |
| Debt   |                  |                  |               |            |
| Accrued expenses                             | 11,123,994       | 5,705,673        | 5,418,321     | 94.96      |
| Portion of long-term loans from institutions | 87,239,408       | 970,000,000      | (882,760,592) | (91.01)    |
| Finance due within 1 year                    |                  |                  |               |            |
| Long-term loans from financial institutions  | 211,282,782      | -                | 211,282,782   | 100        |
| Debenture                                    | 568,461,458      | -                | 568,461,458   | 100        |
| Total Debt                                   | 878,107,642      | 975,705,673      | (97,598,031)  | (10.00)    |

1.2.3 Net assets

| List  | As of            | As of            | Increase   | Change     |
|---|------------------|------------------|------------|------------|
| List  | 31 December 2023 | 31 December 2022 | (Decrease) | percentage |
| Net assets                                      |                  |                  |            |            |
| Capital received from unitholders               | 3,097,722,025    | 3,097,722,025    | -          | -          |
| Retained earnings                               | 406,594,373      | 381,521,931      | 25,072,442 | 6.57       |
| Portion lower than the value of the trust units | (10.053,620)     | (10.053,620)     | -          | -          |
| Net assets                                      | 3,494,262,778    | 3,469,190,336    | 25,072,442 | 6.57       |
| Net assets per unit (Baht)                      | 12.5213          | 12.4315          | 0.0898     | 0.72       |

### 1.3 Management of SRIPANWA Trust in important matters and guidelines for managing SRIPANWA REIT in the future

#### Facts and reasons

Management of SRIPANWA REIT in important matters for 2024 and guidelines for management of SRIPANWA REIT in the future are as follows.

#### 1.3.1 Important changes and developments

During 2023, SRIPANWA Trust has not invested in any additional assets. In which SRIPANWA Trust has managed to obtain benefits from all main assets in which the Trust has invested.

On 23 December 2023, SRIPANWA Trust made a repayment of a long-term loan with a financial institution in the amount of 930 million baht, with the source of money coming from The issuance of bonds in the amount of 574 million baht, which was approved by the unitholders' meeting on 27 April 2023, to issue bonds in an amount not exceeding 930 million baht and long-term loans from another financial institution in the amount of 300 million baht by the Fund. The trust uses the proceeds from the trust's cash flow by the interest rate of debentures and long-term loans will be less than the interest rate of the original financial institution and have better loan conditions than before.

In 2023, the REIT Manager and Trustee have approved a waiver of rental payments and a postponement of rental payments for Sri Panwa Management Company Limited ("SPM"), with the following details:

- On 2 August 2023, approved the installment payment of SPM 2 rental for the months of August 2020 July 2022 with interest on a monthly basis, for a total of 5 years, according to the specified outstanding rental payment plan schedule. The payment will begin in installments from August 2023 to July 2028, which currently has been paid 3.84 million baht and must pay compensation at the rate of 0.5 percent per year of the outstanding rental amount of 184.48 million baht, amounting to 0.84 million baht from August 2023 to December 2023, which has now been paid in full and Charn Issara Residence Company Limited (CIR) has prepared a letter acknowledging the installment payment plan. SPM's rent and compensation and agrees to provide financial support to SPM to pay the outstanding rent and compensation according to the payment extension plan when SPM is unable to pay the rent and compensation to the Trust.
- On September 1, 2023, the Trust agreed to request the termination of the lease agreement for the assets used in the Hotel business of the SPM 2 Project in August 2023 and to ensure that the hotel business continues to operate during the selection process. The lessee after the said lease expired in July 2022, the Trust entered into an agreement to use assets for the SPM 2 project with SPM, with

a period of one-year (1 September 2022 - 31 August) 2023) unless the contract is terminated prematurely. According to the terms and conditions of the said contract, the REIT will receive compensation from SPM arising from the use of such assets as mutually agreed in the contract.

- On 9 August 2023, CIRM received a letter from SPM informing of its intention to renew the lease agreement for assets used in the SPM 2 project for a further period of 3 years (from 1 August 2023 to 31 July 2026) and offered the right to renew the lease contract for the said property for a further period of 2 years (until 31 July 2028) and submitted a request to CIRM and the Trustee to consider approving the payment of the outstanding rent in installments after that date. The end of the lease period, totaling 102.50 million baht (from August 2022 to August 2023) for a period of 5 years. However, the said proposal is still being considered by CIRM and the Trustees and presented to the unitholders' meeting for consideration.
- On 26 September 2023, the REIT manager informed the Stock Exchange of Thailand (SET) that the Extraordinary Meeting of Trust Unitholders No. 1/2024 of SRIPANWA Trust, which was to be held on 28 September 2023, was canceled. At 1:00 p.m., the meeting was canceled in order to discuss and negotiate with Sri Panwa Management Company Limited, as the lessee of the SPM 2 project ("the original lessee") regarding the conditions and rental rates of the lease agreement. To get better offers from existing tenants which will bring the greatest benefit to unitholders before presenting to trust unitholders to consider further resolutions later.

#### 1.3.2 Guidelines for managing SRIPANWA REIT in the future

In the future, SRIPANWA Trust will try to find assets that have the potential to provide benefits for investing in SRIPANWA Trust to grow and create stability for trust unitholders.

In this regard, trust unitholders can consider additional details regarding the management of SRIPANWA Trust in important matters for 2023 and guidelines for the management of SRIPANWA Trust in the future in the 2023 Annual Report of SRIPANWA Trust (Part 1 Summary of important information of the trust and part 3 policy, business operation overview and provision of benefits), which unitholders can fill out a form to receive the annual report (hard copy) as attached to enclosure 4 or from the 2023 annual report in QR Code format as enclosure 1.

#### Trust manager's opinion

REIT Manager is considered that the operating results of SRIPANWA Trust according to the 2023 annual report are accurate, appropriate and in accordance with the requirements in the trust agreement.

The REIT Manager deems it appropriate to report to unitholders the details regarding the management of SRIPANWA REIT on important matters, including the guidelines for managing SRIPANWA REIT in the future. Such management and future management guidelines are in accordance with announcements and criteria of the Capital Market Supervisory Board Office of the Securities and Exchange Commission and any other related agencies Including the terms and conditions in the trust deed and related laws.

#### Agenda 2: Acknowledge the trust's financial statements for the year ending on December 31, 2023

#### Facts and reasons

To present to trust unitholders for acknowledgment financial statements of the trust for the year ending on 31 December 2023 of SRIPANWA Trust, which has been considered by the Company's Board of Directors and passed the audit and certification from Deloitte Touche Tohmatsu Jaiyos Audit Company Limited. The details appear in the 2023 annual report of SRIPANWA Trust (Section 14 Financial status and operating results of the trust). Trust unitholders can fill out a form to receive the annual report (hard copy) as attached to enclosure 4 or from the 2023 annual report in QR Code format as attached to enclosure 1, with details of the financial statements of the trust for the year ending on 31 December 2023 as follows:

| List   | For the year ending 31 December 2023<br>(1 January 2023 - 31 December 2023)<br>(Baht) |
|--|---|
| Statement of financial position (balance sheet)          |   |
| Total Assets   | 4,372,370,420   |
| Total Debt   | 878,107,642   |
| Net Assets   | 3,494,262,778   |
| Net assets per unit                                      | 12.5213   |
| Income statement   |   |
| Total Income   | 288,762,576   |
| Total Expense  | 203,681,990   |
| Net investment profits                                   | 85,080,586  |
| Net loss from investment                                 | (10,000,000)  |
| Increase in net operating assets                         | 75,080,586  |
| Cash flow statement                                      |   |
| Net cash provided by operating activities                | 282,647,914   |
| Net cash used in financing activities                    | (202,633,393)   |
| Deposits at financial institutions increased (decreased) | 80,014,521  |
| Deposits at financial institutions at the end of the     | 88,990,872  |
| year/period  |   |

#### Trust manager's opinion

The REIT manager deems it appropriate to report to the trust unitholders to acknowledge that the trust's financial statements for the year ending on 31 December 2023 of SRIPANWA Trust has been prepared according to accounting standards and is accurate and appropriate which has passed inspection and certification and expressed unqualified opinions from Deloitte Touche Tohmatsu Jaiyot Audit Co., Ltd. Details appear in the 2023 annual report.

#### Topic 3: Acknowledge the payment of benefits from operating results for the year 2023.

#### Facts and reasons

As SRIPANWA Trust has a policy of paying benefits to trust unitholders at least once a year as specified in the trust agreement. By requiring the REIT manager to pay benefits to unitholders, not less than 90 percent of the adjusted net profit of the fiscal year.

In 2023, the REIT has a total net profit 75,080,586.00 baht. The REIT manager has therefore considered paying benefits for the year 2023 from the operating results in 2023 from 1 January 2023 to 31 December 2023. The details of the benefits payments are summarized as follows.

| Performance                  | Payment date    | 2023           | 2023        |
|------------------------------|-----------------|----------------|-------------|
|                              |                 | (Baht)         | (Baht/Unit) |
| 1 January to 31 July 2023    | 11 October 2023 | 50,008,268.80  | 0.1792      |
| 1 August to 31 December 2023 | 28 March 2024   | 50,008,268.80  | 0.1792      |
| รวม                          |                 | 100,016,536.16 | 0.3584      |

#### Trust manager's opinion

The REIT manager deems it appropriate to report to the trust unitholders to receive details on payment of benefits operating results for the year 2023 (from operating results from 1 January 2023 to 31 December 2023), which the REIT manager is of the opinion that the payment of such benefits is in accordance with the terms of the trust agreement and in accordance with the specified policy in the prospectus that determines the payment of benefits to trust unitholders at least once a year. It is accurate and appropriate and is deemed appropriate to report to trust unitholders.

# Agenda 4: Acknowledge the appointment of auditors and determine the auditor's remuneration for the year 2024.

#### Facts and reasons

Because Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. has appropriate qualifications and experience accepted. In addition, there is a good standard of work and is an auditor approved by the Securities and Exchange Commission, and has experience in auditing the accounts of real estate

investment trusts. The proposed auditor's remuneration is appropriate to the scope of the audit. Therefore appointed an auditor from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. to be the trust's auditor for the accounting period ending on 31 December 31, 2024 and determined the remuneration (Audit Fee) in the amount of 655,000 baht, which is unchanged from the previous year. There is no other service charge (non-audit fee). Any one of the following auditors shall inspect and express opinions on the trust's financial statements.

| 1.) Mr. Wanlop Wilaiworawit,    | Certified Public Accountant, Registration Number 6797 or |
|---------------------------------|--|
| 2.) Mr. Chawala Thianprasertkit | Certified Public Accountant, Registration Number 4301 or |
| 3.) Ms. Kornthong Luengwilai,   | Certified Public Accountant, Registration Number 7210 or |

4.) Ms. Wayuree Jirakittidul, Certified Public Accountant, Registration Number 9140

In this regard, the REIT manager has prepared a table summarizing the auditor's remuneration and other service fees for the year 2024 compared with auditor compensation and other service fees for the year 2024, with details as follows:

|                                    | 2024    | 2023*   | Change |
|------------------------------------|---------|---------|--------|
| Auditor's remuneration (Audit Fee) | 655,000 | 655,000 | 0%     |
| Other service fees (Non-Audit fee) | 0       | 0       | 0%     |

Note \* Actual auditor compensation for the fiscal year ending 31 December 2023 is in the amount of 655,000 baht, excluding other expenses related to auditing, such as document fees, travel expenses, and others The company paid the auditor according to the actual expenses incurred.

#### Trust manager's opinion

The REIT manager is of the view that the auditors from Deloitte Touche Tohmatsu Jaiyot Audit Co., Ltd. are auditors who have been approved according to the rules of the SEC and have performed their duties appropriately, has knowledge and expertise in examining and expressing opinions on the trust's financial statements and has no relationship or interest or transactions that may cause conflicts of interest with the trust manager or the trustee or those who Related to the REIT Manager or Trustee Have independence in performing duties. Therefore, it is considered appropriate to consider appointing an auditor from Deloitte Touche Tohmatsu Jaiyos Audit Company Limited to be the auditor of SRIPANWA Trust for the accounting period ending on 31 December 2024 and determine the remuneration (audit fee) in the amount of 655,000 baht with no other service fees (non-audit fee) and appointing one of the following auditors to audit and express opinions on the trust's financial statements. It also saw fit to report to unitholders the appointment of the auditor from Deloitte Touche Tohmatsu Jaiyot Audit Co., Ltd. as the certified public accountant of SRIPANWA Trust and the expenses of the audit accounting for 2024 as proposed by the REIT manager above.

- Mr. Wanlop Wilaiworawit, Certified Public Accountant, Registration Number 6797 or
  Mr. Chawala Thianprasertkit Certified Public Accountant, Registration Number 4301 or
- 3.) Ms. Kornthong Luengwilai, Certif
- 4.) Ms. Wayuree Jirakittidul,

tkit Certified Public Accountant, Registration Number 4301 or
 ai, Certified public Accountant, Registration Number 7210 or
 Certified Public Accountant, Registration Number 9140

In this regard, the REIT manager would like to inform you that the Trust uses the method of delivering and publishing the operating report of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA) for the year 2024 for trust unitholders by two-way communication instead of holding the 2024 Annual General Meeting of Trust Unitholders as announced.

Capital Market Supervisory Board No. Tor.Jor. 33/2023 regarding rules, conditions and methods for disclosing information of mutual funds and trusts that invest in real estate or infrastructure, No. 12, which trusts must amend additional Trust Establishment Agreement.

For the 2024 Annual General Meeting of Trust Unitholders, it shall be in accordance with the requirements in the said announcement. The REIT Manager and the Trustee are responsible for amending the Trust Deed. Regarding the holding of the annual general meeting (AGM), the format has been changed to two-way communication in accordance with the announcement of the Capital Market Supervisory Board No. Tor.Jor. 33/2023. In this regard, the amendment of the trust agreement as follows will be effective from 14 March 2024 onwards.

Trust unitholders can view details of the operating report and related documents can be obtained via another channel on the website of SRIPANWA Trust (www.cireit.com) from 9 April 2024 onwards.

Trust unitholders can send questions and ask for additional information related to the operating report. Including the 2024 annual report that requires the company to clarifies the issues of each matter presented this time or other information through various channels as follows:

#### 1. By electronic mail (E-mail) Email Address: sumana@cireit.com

Trust unitholders can submit the "Form for submitting questions and asking for additional information in the 2024 operating report" as per the details in <u>Enclouser 3</u> sent to the REIT Manager at the email address above.

#### 2. By registered mail

Trust unitholders can submit the "Form for submitting questions and asking for additional information in the 2024 operating report" as per the details in <u>Enclosure 3</u> sent to the REIT Manager at the following address details:

# Please send to Charn Issara REIT Management Company Limited No. 2922/198, 10th Floor, Charn Issara Tower 2 Building New Phetchaburi Road, Huai Khwang, Bangkapi, Bangkok 10310 (Form for submitting questions and asking for additional information in the operational report for the year 2024)

3. Via telephone number 02-308-2022 on business days and times.

To send questions and ask for additional information, trust unitholders must specify their first name, last name, nationality, ID card number. or passport number or legal entity registration number (depending on the case) address, telephone number, email (if any) along with the number of trust units held in SRIPANWA Trust before inquiring about information.

Trust unitholders can send questions and ask for additional information. Between 9 April 2024 and 23 April 2024 (a period of 14 days from the date the Company Has sent a report on operations. to unit holders Trust) by the criteria for sending questions and asking for additional information related to the operating report and related documents are detailed as follows <u>Enclosure 2</u> and the form for submitting questions and additional information. Details as per <u>Enclosure 3</u> that has been sent to trust unitholders and the REIT manager will prepare a summary of important issues in the form of questions and answers for trust unitholders to know and publish through the information system of the Stock Exchange of Thailand within 14 days from the date the company close that inquiry.

Please be informed accordingly.

Best regard,

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Mrs. Wilai Intagool Managing Director

Charn Issara REIT Management Company Limited On behalf of the REIT manager

Copy to the Registrar of Thailand Securities Depository Co., Ltd.

Annual report 2023 in QR CODE format



<u>Criteria for submitting questions and asking for additional information related to the operating report of Sri Panwa</u> Hospitality Real Estate Investment Trust (SRIPANWA) in lieu of holding the 2024 Annual General Meeting of <u>Trust Unitholders.</u>

- Trust unitholders who have the right to submit questions and ask for additional information related to SRIPANWA Trust and the report must be trust unitholders of SRIPANWA Trust who have the right to receive the report. According to the list obtained from determining the list of trust unitholders who have rights on the date of determining the list of trust unitholders of SRIPANWA Trust (Record Date) on 19 March 2024.
- 2. Contents of questions and inquiries for additional information must be related to the information specified in the report or other important information about SRIPANWA Trust.
- 3. To send questions and ask for additional information trust unitholders must specify their first name, last name, nationality, ID card number or passport number or legal entity registration number (as the case may be) address, telephone number, email (if any) along with the number of trust units held in SRIPANWA Trust.

However, in the case of questions and inquiries for additional information that do not meet the criteria in item 2 or are questions and inquiries for additional information as follows:

- Matters that violate the law, announcements, regulations, rules and regulations. of government agencies or regulatory agencies, companies and trusts or does not comply with the trust agreement.
- 2) Matters that are for the benefit of a specific person or group of people.
- Matters that are under the management authority of the Company, except in cases that cause significant suffering and damage to trust unitholders.
- 4) Matters that the REIT Manager has been completed.
- 5) Matters beyond the power of the company can be carried out.
- 6) Matters in which unitholders provided incomplete information and/or incomplete documents for consideration and/or did not submit matters in time within the specified period and/or the Company was unable to contact unitholders who submitted questions and inquiries, to request additional information.
- Matters proposed by unitholders who do not meet all the qualifications according to the specified criteria.

The Trust reserves the right to refrain from answering questions and asking for additional information. Including trust unitholders who did not send questions to the company within the specified date above, the Company will consider that trust unitholders have not exercised their rights to submit questions and ask for additional information.

4. Procedure for submitting questions and asking for additional information in the Trust's operating report for the year 2024.

Trust unitholders who have all the qualifications according to item 1. can send questions and inquire for additional information by filling out "Form for submitting questions and asking for additional information in the operational report for the year 2024" according to details.

Documents as in <u>Enclosure 3</u> or may notify the matter informally by telephone number 02-308-2022 or by electronic mail (E-mail) to E-mail address: sumana@cireit.com. By submitting the original form for submitting questions and inquiries for additional information in the operating report for the year 2024 to the company, unitholders must submit the original documents for submitting questions and inquiries for additional information. Including relevant supporting evidence, completely and completely, send to the company by 23 April 2024 at the following address.

#### Please send to

Charn Issara REIT Management Company Limited No. 2922/198, 10th Floor, Charn Issara Tower 2 Building New Phetchaburi Road, Huai Khwang, Bangkapi, Bangkok 10310 (Form for submitting questions and asking for additional information in the operational report for the year 2024)

Note: Document delivery costs and all related expenses belong to trust unitholders who wish to send questions and additional information.

Trust unitholders who wish to send questions and inquire for additional information must be completed by 23 April 2024. After inquiries are closed, the REIT manager will collect all information to prepare a summary of the issues and disclose all information to the trust unitholders. The information will be disclosed through the information system of the Stock Exchange of Thailand and the company's website (www.cireit.com) within 14 days.

Enclosure 3

Form for submitting questions and asking for additional information in the operational report for the year 2024

| Part 1 Trust unitholder information |                   |
|-------------------------------------|-------------------|
| Name-Last name                      |                   |
| Current Address No                  | Village/Building  |
| Моо                                 | Alley             |
| Road                                | Subdistrict       |
| District                            | Province          |
| Postal Code                         | Country           |
| Tel                                 | Fax.              |
| E-mail                              |                   |
| Number of SRIPANWA trust units      | units, as of date |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |
|                                     |                   |

And have a copy of supporting documents evidence of trust unit ownership which has been signed to authenticate

Signature ...... Trust unit holders

(.....)

## Annual report request form (Hard Copy)

Dear trust unit holders,

The company has prepared an annual report (which shows the financial statements) for the year 2023 in QR Code format and has been sent to trust unitholders along with this report on the trust's operations for the year 2024.

If trust unitholders wish to receive the 2023 annual report (hard copy) with has the same content as in the QR Code, please fill out the form and send it back to the company via e-mail address: sumana@cireit.com or via fax number 02-308-2033 to proceed with delivery to you.

| I Last nar       | ne    |
|------------------|-------|
| Address          |       |
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|                  |       |
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| Telephone number | Email |



บริษัท ชาญอิสสระ รีท แมเนจเมนท์ จำกัด ที่อยู่ : 2922/198 ชั้น 10 อาคารชาญอิสสระทาวเวอร์ 2 ถนนเพชรบุรีตัดใหม่ แขวงบางกะปิ เขตห้วยขวาง กรุงเทพฯ 10310

ติดต่อ 02-308-2022 หรือ WWW.CIREIT.COM