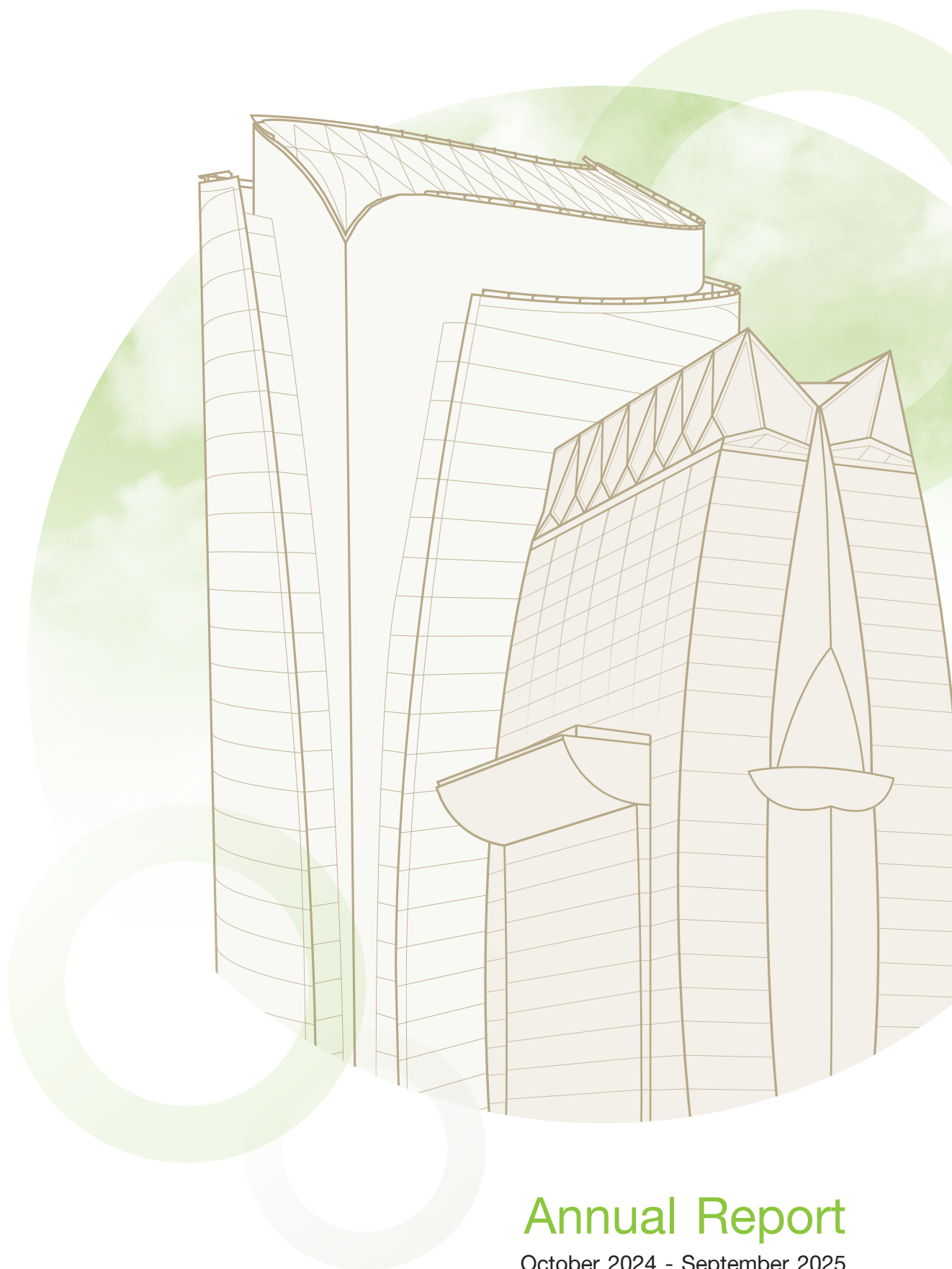




GOLDEN VENTURES
REIT



Annual Report

October 2024 - September 2025

Golden Ventures Leasehold Real Estate Investment Trust

Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) The REIT is a leasehold real estate investment trust that invests in Grade A office buildings.

The core investment of GVREIT is focused on Grade A office buildings that are outstanding in term of architecture, innovation, and novel construction.

GVREIT was established under SEC regulations and the Trust for Transactions in Capital Market Act, B.E. 2550 on 22nd March 2016, and was listed on the Stock Exchange of Thailand on 4th April 2016. GVREIT entrusts Frasers Property Commercial Asset Management (Thailand) Company Limited as the REIT manager and Kasikorn Asset Management Company Limited as the trustee of the REIT.

Investment Highlights of GVREIT

- ▣ Leasehold rights over some parts of the Park Ventures Ecoplex building, including its components and other systems (excluding the area for The Okura Prestige Bangkok Hotel), located on the corner of the intersection of Wireless Road and Ploenchit Road with direct access to BTS Ploenchit.
- ▣ Subleasehold rights over the land and Sathorn Square office building, including its component parts and other systems, located on the corner of the intersection of Narathiwat Ratchanakarin Road and Sathorn Road with direct access to BTS Chong Nonsi Station.



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GVREIT Milestone





Message from the Chairman

(Mr. Chatrapee Tantixalerm)

Chairman of the Board



As the Chairman of Frasers Property Commercial Asset Management (Thailand) Company Limited (FPCAMT), which acts as the REIT Manager of the Golden Ventures Leasehold Real Estate Investment Trust (“GVREIT”), I would like to represent the Company in presenting the operating results of the GVREIT for 2025, which cover the operating period from 1 October 2024 to 30 September 2025. This fiscal year has been another challenging year for the GVREIT, both in terms the aspects of the prevailing economic conditions and the intense market competition within the office real estate market. Nevertheless, the Board of Directors and the management of the GVREIT remain committed to the principles of good governance, prudent management, and long-term value creation for unitholders.

For the fiscal year 2025, GVREIT has retained its corporate credit rating and bond rating at “A-” (Outlook Stable) with the credit outlook of “Stable” from TRIS Rating. This reflects the asset quality of GVREIT, which consists of CBD Grade A office buildings in prime locations in Bangkok, as well as its low level of debt and sufficient liquidity. Despite a competitive environment in the office rental market, GVREIT’s two properties still maintained their average occupancy rate at a level which is higher than the industry average, with satisfactory level of its average rental rates. (Source: TRIS Rating)

As of 30 September 2025, GVREIT with total asset value estimated for the fiscal year 2025 was Baht 9,332 million, a decline of Baht 501 million from the previous year, or a 5.1% drop, which is in line with the decrease in the remaining term of its leasehold rights. Its remaining leasehold period for both assets is around 15 years.

The overall Thai economy during the first half of 2025 expanded at a rate of 2.8% (average estimation of 2.0%) according to the report of the National Economic and Social Development Council (NESDC). Major contributing factors included the increasing force of public spending—especially on capital expenditure—the continued expansion of private consumption amid the low level of unemployment and inflation rates, and the upturn in private investment. Nonetheless, the economic expansion still faces major risk factors and limitations in areas such as the effects of US import tariffs, the high level of debt in the private sector, the ongoing strict lending standards by banks, as well as the volatility in the global trade and economic system possibly driven by intensifying trade protectionism and geopolitical tensions.

The general view of the office rental market in Bangkok as of the third quarter of 2025 showed an excess supply in the office leasing market due to the influx of new office rental space from new office buildings such as the One Bangkok Project and the Central Park Offices. This resulted in a rental demand struggle to keep pace with the new supply increase. Average rental occupancy rates for Grade A & B office space held steady from the prior quarter at 77% and 74%, respectively. Net absorption rate continued to be positive at 37,000 square meters, bringing the cumulative for the first three quarters of 2025 of 132,000 square meters. If comparing the net absorption rates of green buildings to non-green buildings, or conventional buildings, the net absorption rates for green buildings was positive at 55,000 square meters while the net absorption rates for non-green buildings was negative at 18,000 square meters, which reflected the especially strong demand for green office space. Additionally, the quality of services and tenant experiences have become more crucial factors in the office leasing market. The long-term customer relationships and support, as well as building service experiences, are key success and differentiating factors that enable strong performance to be maintained by office rental providers even amidst current challenging market conditions (Source: Knight Frank). As per the aforementioned context, GVREIT has adjusted its management approach to focus on tenant quality and enhance the building user experience to stay competitive in a rapidly changing market.

As for the management of GVREIT during the fiscal year 2025, GVREIT effectively performed its work as per its prescribed plans and budgets, despite the March 2025 Myanmar earthquake that impacted Thailand. During and after the incident, GVREIT properly managed, oversaw and controlled such emergency situations. It conducted an inspection of the building structure, including any incurred damage, to assess the safety for occupancy and the extent of the damage, while carrying out a rapid damage assessment and recovery plan. The inspections undertaken by architects and building surveyors confirmed that the assets of GVREIT were not seriously affected. Furthermore, GVREIT also focuses on building strong tenant relationships to maintain high occupancy rates. All these resulted in the ability of GVREIT to maintain an

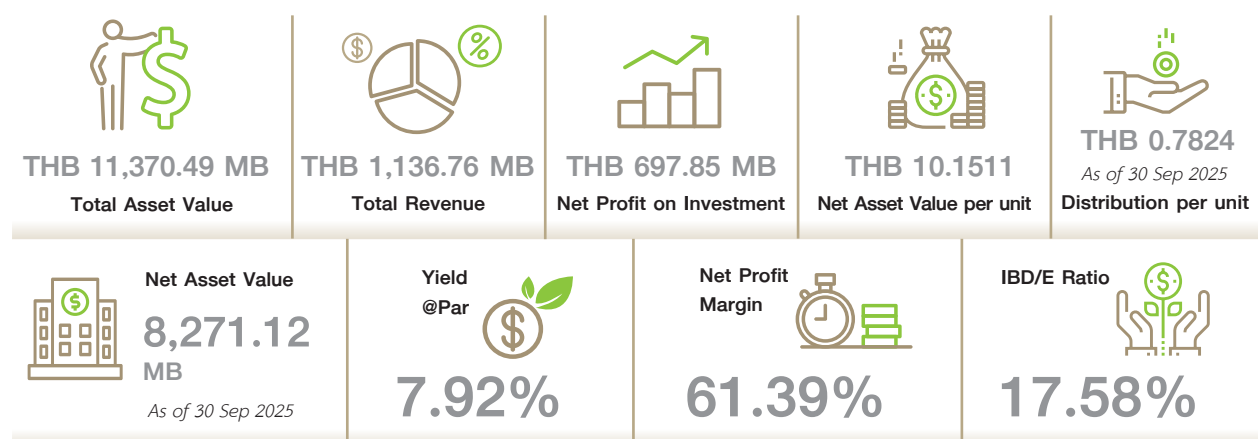
average occupancy rate of 87%, for the fiscal year 2025, which is above the market average of 77%, particularly during the highly competitive market conditions caused by the supply of new office buildings. The high occupancy rate arises from its tenant relationship management strategies and plans, upholding service standards and flexibility in rental rate management strategies.

As for the business performance of GVREIT in the fiscal year 2025, it had a total investment income of Baht 1,136.76 million and a net investment income of Baht 697.85 million, with its net income margin of approximately 61.4%. This year, GVREIT declared four dividend payments, totalling the distribution payment (per unit) of Baht 0.7824. Additionally, to create confidence and to further develop the quality of its Grade A office buildings, GVREIT has participated, for its fifth consecutive year, in the Global Real Estate Sustainability Benchmark (GRESB) efficiency assessment, which is regarded as the world-renowned standard for sustainability assessment of real estate companies and real estate investment trusts, and was rated 3 out of 5 stars, reflecting the strength of the assets under GVREIT's management which are Grade A office buildings under sustainable operations, and its commitment to good governance in operations. GVREIT received 2 awards from the SET Awards 2025 organized by the Stock Exchange of Thailand (SET) on 27 November 2025, which were the Outstanding REIT Performance Award – Business Excellence and the Best REIT Performance Award – Business Excellence. These awards honor the real estate investment trusts with outstanding performances in operational results, corporate governance, and strict compliance with capital market regulations.

As for future operations, GVREIT has set its strategies to meet the needs of existing tenants, improve new tenant sourcing efficiency, and maintain a strong occupancy rate. Its strategies include providing efficient services (REaaS, or Real Estate as a Service) to provide prompt service to tenants, appropriately managing rental rates to enhance competitiveness amid rising office supply, and promoting of marketing activities that create awareness and value propositions for its buildings, aiming to create unique highlights and differences that provide effective solutions for both tenants and users.

Lastly, on behalf of the Board of Directors of the Frasers Property Commercial Asset Management (Thailand) Company Limited, as the REIT Manager of GVREIT, I would like to express my appreciation to all our unit holders who have entrusted us with the management of your investment. We, the Company, commit to performing our role and duties with caution, and professionalism with full awareness of maximizing benefits to our unit holders. We shall develop our skill and knowledge to ensure our most efficient management performances under the policy framework of best practices and good governance to always provide satisfaction and sustainable returns to our unit holders.

Key Operational Highlights FY 2025



Asset Under Management



908
 THB/SQM/Month
 Average Rental Rate
84%
 Average Occupancy Rate



1,141
 THB/SQM/Month
 Average Rental Rate
96%
 Average Occupancy Rate



Summary of the REIT

REIT Name	Golden Ventures Leasehold Real Estate Investment Trust
Abbreviation	GVREIT
REIT Manager	Frasers Property Commercial Asset Management (Thailand) Company Limited
Property Manager	North Sathorn Realty Company Limited
Trustee	Kasikorn Asset Management Company Limited
Auditor	KPMG Phoomchai Audit Ltd.
Inception Date	22 March 2016
Term of the REIT	Indefinite
Leasehold Period	Park Ventures Ecoplex Leasehold rights of the building for 25 years 5 months 7 days, ended on 5 September 2041 Sathorn Square Sub-leasehold rights of the land and building for 24 years 6 months 7 days, ended on 6 October 2040
Type of the REIT	Unit trust is not redeemable

(Warning: in the case of trusts whose main assets have a limited lifespan, if there is no capital increase, the value of the main assets will gradually decrease to zero. When the contract expires on September 5, 2041.)

Market Cap (Million baht)	5,255.46 MB	Closing price on the last day of year	6.45 Baht / Unit
Number of units	814,800,000	Paid-up Capital	8,046.15 MB
Net Asset Value (NAV)	8,271.12 MB	NAV (per unit)	10.1511
Par (Baht per unit)	9.875	Inception Date	22 March 2559
Price/NAV	0.6354 times	Weighted average land lease term	15.31 Yrs.

The REIT's Capital Structure

Total Asset	11,370.49 MB	Gain/(Loss) Earnings	167.76 MB
Liabilities	3,099.37 MB	Debt/Total Asset Value	17.58% of Total Asset
Equities	8,271.12 MB	Credit rating	"A-" (Outlook-Stable)

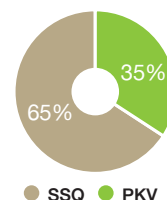
Investment Proportion



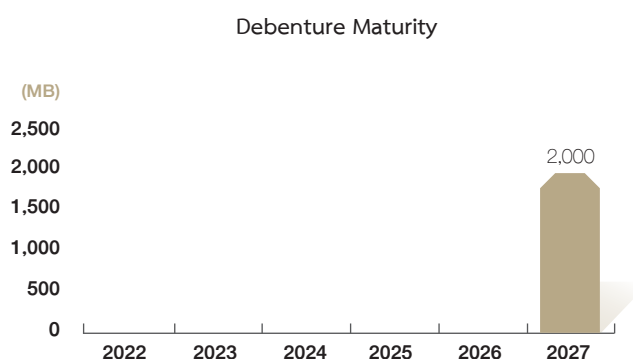
100%
Leasehold



100%
Office Building Property Type
(Appraised Value)



Revenue Structure



Investment Property	Appraisal Value (Million Baht)	Appraiser
Park Ventures Ecoplex	3,042.00	THE VALUATION & CONSULTANTS CO., LTD
Sathorn Square	6,290.00	THE VALUATION & CONSULTANTS CO., LTD



Name	Number of units	Percent (%)
1. Golden Land Property Development PLC.	209,846,500	25.75
2. Allianz Ayudhya Assurance PLC.	57,585,700	7.07
3. Social Security Office	55,966,300	6.87
4. Krungthai-AXA Life Insurance PLC.	55,700,000	6.84
5. Southeast Life Insurance PLC.	43,706,500	5.36

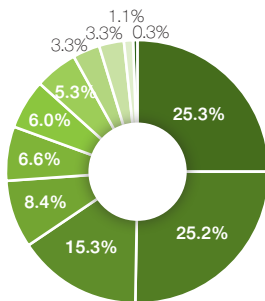
Foreign Limit	49.00 %
Current Foreign Holding	1.21 %

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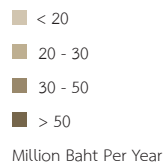
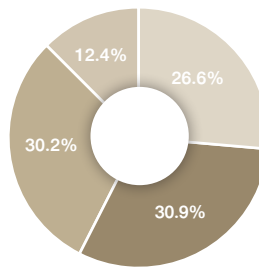


Details of the Tenants

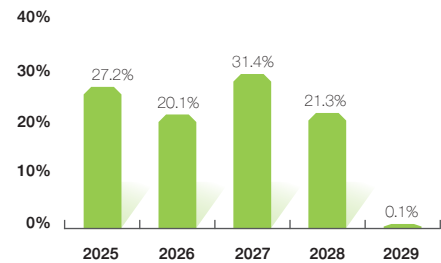
Tenants Proportion
by Business Type



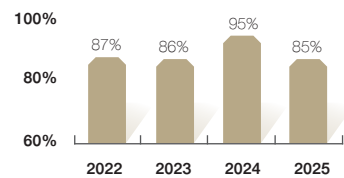
Revenue Proportion
(10 Majority Tenants)



Lease Expiry Proportion



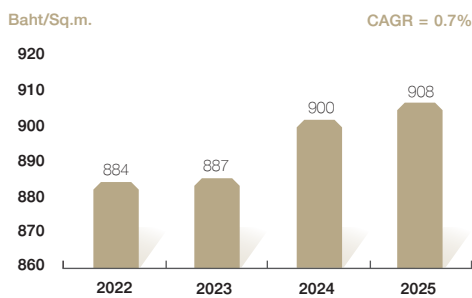
Lease Retention Rate



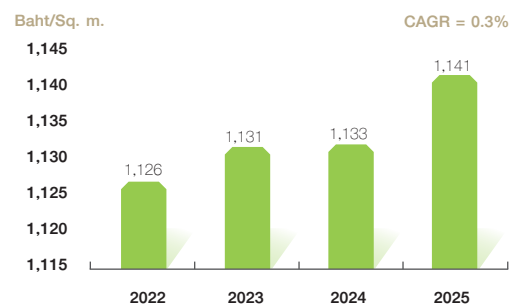
Notice: Calculated by fiscal year end of 30 September 2025

REIT's Performance

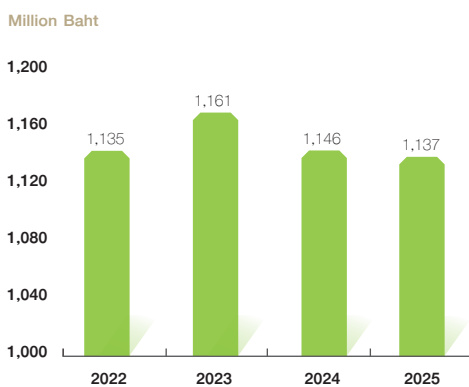
Sathorn Square Average Rental Rate



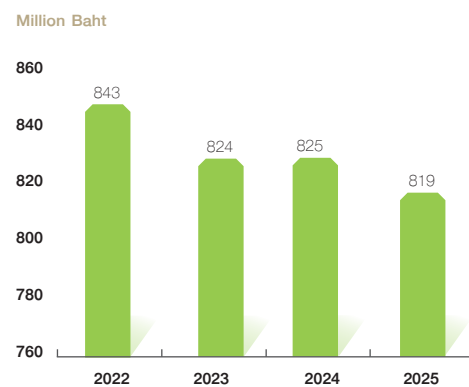
Park Ventures Ecoplex Average Rental Rate



Total Income



Earnings before interest, taxes,
Depreciation and amortization (EBITDA)



Financial Statement of the REIT (MB)	2025	2024	2023
Rental and Service Income	1,121.82	1,133.52	1,153.04
Other Income	14.94	12.18	7.66
Earnings before interest, taxes, depreciation and amortization (EBITDA)	819.95	825.03	824.49
Net Increase in Net Assets from Operations	167.76	457.67	565.72
Earning per Units (EPU)	0.2059	0.5617	0.6943
Dividend per Unit (DPU)	0.7824	0.7920	0.7856
Capital reduction (Baht)	-	-	-
Debt / Total Asset Value	0.17	0.17	0.17
Interest (%)	3.63%	3.63%	3.63%
Net cash from operating activities	756.77	655.07	967.00
Net cash used in financing activities	781.00	785.83	797.74
Net cash on hand	(24.24)	(130.76)	169.26
Net Asset Value at the end of Year/ Period (Baht)	8,271.12	8,754.96	8,935.52
Price/Net Asset Value (Time)	0.64	0.61	0.55
Dividend Yield (%)	12.13%	12.00%	13.09%
(Market price at the end of fiscal year 2025)	5,255.46	5,377.68	4,888.80
Market capitalization	6.45	6.60	6.00

Overview of the REIT's Operating Results

In fiscal year 2025, the REIT recorded total investment income of THB 1,136.76 million, a decrease of THB 8.94 million or 0.78% compared to the previous year. Total expenses, mainly comprising rental and service costs, finance costs, and various fees, amounted to THB 483.91 million, an increase of THB 2.53 million or 0.58% from the prior year. This increase was primarily due to provisions for building repair costs following the earthquake on March 28, 2025. Which valued at approximately 18.82 million Baht. Repair expenses for such damage are currently under an insurance claim. Nevertheless, focusing specifically on rental and service costs, the REIT achieved a cost reduction of 9.42 million Baht, a 5.11% decrease YoY (Year-on-Year). Consequently, the REIT reported a net investment income of THB 697.85 million, down THB 11.47 million or 1.62% from the previous year.

The REIT also recorded a net gain (loss) on investments of THB 530.09 million, largely resulting from the annual property valuation in 2025. This is consistent with the decreasing remaining lease term. Such an item is a non-cash accounting entry and does not have any impact on the Trust's actual cash flow. The increase in net assets resulting from operations increased by THB 167.76 million, representing a decline of THB 289.91 million or 63.35% compared to the prior year.

Summary of Audited Financial Report

- Unqualified Opinion -



Summary of Significant Liabilities

According to the resolution of the 2018 Annual General Meeting of the Unitholders of Golden Ventures Leasehold Real Estate Investment Trust, the unitholders approved the REIT to proceed with the issuance and offering of a debentures in the principal amount of up to Baht 2,000 million, in order to refinance a portion of the outstanding loan. As of the end of September 2025, the REIT had outstanding liabilities after refinancing a portion of outstanding loan, which are summarized as follows:

Specific Name of Debenture	Debentures of Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) No.1/2018 Due 2027
Issuer	Golden Ventures Leasehold Real Estate Investment Trust (acting by and through the trustee)
Credit Rating	A-/TRIS (Outlook - Stable) as of 31 October 2025
Underwriter	Kasikornbank Public Company Limited
Registrar	Bank of Ayudhya Public Company Limited
Type of Debentures	The debentures are in name-registered form, unsubordinated, and unsecured, without a debenture holders' representative.
Number of Debenture Offered	2,000,000 (two million) units
Total Value of Debentures	2,000,000,000 (two thousand million) Baht
Par Value per Unit	1,000 (one thousand) Baht
Offering Price per Unit	1,000 (one thousand) Baht
Term of Debenture	9 (nine) years from the issue date
Issue Date	30 April 2018
Maturity Date	20 April 2027
Interest Date	A fixed interest rate of 3.63 (three point six three) percent per annum for the entire term of the debentures.
Payment of Interest	Interest payment will be made every 6 (six) months on 30 April and 30 October of each year, throughout the term of the debentures. The first interest payment date will be 30 October 2018. The last interest payment date will be the maturity date of the debentures.

The Risk Factors Summary

There are 6 aspects of the REITs' risks, and each aspect poses significant risks as follows:

1. Strategy Risk

- ▣ Risks relating to trade competitors in the REIT's business operations, namely, risks from increased of future office space for rent.
- ▣ Risks from rental office rental market shifting from a landlord-dominant market to a tenant-dominant market.

2. Operational Risk

- ▣ Operating results of the REIT depend on the performance of the Property Manager.
- ▣ Conflicts of interest between the REIT and the Property Manager may have impacts on the REIT's operations.
- ▣ External risks beyond control include natural disasters such as earthquakes and severe weather events, as well as political unrest, which may affect the REIT's operations

3. Financial Risk

- ▣ The value of the leasehold real estate investment trust gradually diminishes the lease term decreases, leading to the decrease in the REIT's unit value.
- ▣ Losing major tenants can negatively affect the REIT's financial status and operating results.
- ▣ High competition risk due to the increasing number of competitors in the market and the growing market supply.

4. Compliance Risk

- ▣ Properties invested in by the REIT are subject to under environmental legislation.

5. Emerging Risk

- ▣ Risks from U.S. import tariffs measures may affect tenants whose revenue significantly depends on exports to the United States.

6. Environment, Social, and Governance (ESG) Risk

- ▣ Risks from climate change.
- ▣ Risks from improper waste management, which may affect the society or communities where the REIT's invested properties are located.
- ▣ Risks from non-compliance with environmental rules, regulations, and laws.

**Fees & Expenses Payable by the REIT between
1 October 2024 – 30 September 2025**

Fees & Expenses Payable by the REIT	Amount Unit: Baht	% of Net Assets Value ⁽¹⁾		% of Weight Average Net Assets Value ⁽²⁾
		Actual Charge ⁽³⁾	Limit ⁽⁴⁾	
Management Fee	18,429,756	0.22	Less than 1.0	0.22
Trustee Fee	9,047,189	0.11	Less than 1.0	0.11
Registrar Fee	2,840,357	0.03	Actual Cost	0.03
Property Management Fee	97,142,957	1.17	Less than 5.0	1.17
Professional Fee	2,260,246	0.03	Actual Cost	0.03
Cost of Rental and Services	117,845,476	1.42	Actual Cost	1.42
Administration Expenses	33,027,191	0.40	Actual Cost	0.40
Interest Expenses	101,305,637	1.22	Actual Cost	1.22
Insurance Premium	5,145,935	0.06	Actual Cost	0.06
Cost of Repair and Maintenance	43,213,676	0.52	Actual Cost	0.49
Cost of Sales, Marketing and Advertising	8,649,033	0.10	Actual Cost	0.10
Amortization of Deferred Expenses	None	-	Actual Cost	-
Financial Advisor Fee	None	-	Actual Cost	-
Underwriter Fee	None	-	Actual Cost	-
Taxes ⁽⁵⁾	None	-	None	-
Other Expenses which amount of value more than 0.01% of NAV ⁽⁵⁾	None	-	Actual Cost	-
Other Expenses ⁽⁵⁾	None	-	Actual Cost	-
Total Fees & Expenses	438,907,453	5.31		5.27

Note : ⁽¹⁾ Net asset value on the date of the REIT's initial investment in the main assets is 8,150,766,757 baht.

⁽²⁾ Net asset value using the annual average is 8,778,293,176 baht

⁽³⁾ The fees & expenses actually charged, included the value-added tax.

⁽⁴⁾ The limit of the fees & expenses is excluded from the value-added tax.

⁽⁵⁾ No any Charge due to Trust's Deed.

Contact Information

REIT Manager	Fraser's Property Commercial Asset Management (Thailand) Co., Ltd.	
Address	944 Mitrtown Office Tower 22 nd Floor, Rama 4 Road, Wangmai, Pathumwan, Bangkok 10330	
Tel	0 2483 0000 ext. 1020	Website www.fpcamt.co.th

Trustee	Kasikorn Asset Management Co., Ltd.	
Address	400/22 Kasikornbank Building 6 th and 12 th Floor, Phahon Yothin Avenue, Samsen Nai Phaya Thai, Bangkok 10400	
Tel	0 2673 3999	Website www.kasikornasset.com

Financial Statement of the REIT

1) Summary of Audited Financial Statement

Fiscal Year	Name	Note
2025 (1 October 2024 - 30 September 2025)	Ms. Vilaivan Pholprasert	Certified Public Accountant No. 8420 KPMG Phoomchai Audit Ltd.,
2024 (1 October 2023 - 30 September 2024)	Ms. Vilaivan Pholprasert	Certified Public Accountant No. 8420 KPMG Phoomchai Audit Ltd.,
2023 (1 October 2022 - 30 September 2023)	Ms. Vilaivan Pholprasert	Certified Public Accountant No. 8420 KPMG Phoomchai Audit Ltd.,



The financial statements and operating results for the past 3 fiscal years that are presented through this annual report summarized as follows:

Fiscal Year	The Opinion
The 2025 Audited Financial Statement (1 October 2024 - 30 September 2025)	The accompanying financial statements present fairly, in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds, and Infrastructure Trusts issued by the Association of Investment Management Companies, as approved by the Securities and Exchange Commission.
The 2024 Audited Financial Statement (1 October 2023 - 30 September 2024)	The accompanying financial statements present fairly, in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds, and Infrastructure Trusts issued by the Association of Investment Management Companies, as approved by the Securities and Exchange Commission.
The 2023 Audited Financial Statement (1 October 2022 - 30 September 2023)	The accompanying financial statements present fairly, in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds, and Infrastructure Trusts issued by the Association of Investment Management Companies, as approved by the Securities and Exchange Commission.

2) Balance Sheet as of 30 September 2025

Balance Sheet Detail (Unit: Baht)	30 September		
	2025	2024	2023
Asset			
Investments in Leasehold Properties at Fair Value	10,003,947,300	10,534,436,118	10,730,719,853
Investments in Securities at Fair Value	1,285,560,484	1,251,275,181	1,145,659,416
Cash on Hand and cash equivalents	54,729,528	78,966,324	209,728,318
Rental and Service Receivables	18,164,702	17,372,326	17,515,476
Accrued Interest Income	47,384	379,360	666,893
Prepaid Expenses	3,162,601	2,910,570	1,844,353
Deferred Expenses	-	-	-
Other Assets	4,877,813	5,755,801	4,943,616
Total Assets	11,370,489,812	11,891,095,680	12,111,077,925
Liabilities			
Lease Liabilities	678,000,237	706,472,412	751,156,602
Other Accounts Payable	39,634,949	42,093,325	27,680,146
Accrued Expenses	58,433,289	58,592,053	59,774,310
Rental and Service Income Received in Advance	35,318,437	30,757,843	36,782,558
Deposits from Rental and Services	270,368,002	278,950,895	283,811,772
Debenture	1,999,434,386	1,999,092,455	1,998,761,771
Other Liabilities	18,177,052	20,174,170	17,586,592
Total Liabilities	3,099,366,352	3,136,133,153	3,175,553,751
Net Assets			
Trust Registered Capital	8,046,150,000	8,046,150,000	8,046,150,000
Retained Earnings	224,973,460	708,812,527	889,374,174
Net Assets	8,271,123,460	8,754,962,527	8,935,524,174
Net Asset Value per Unit	10.1511	10.7449	10.9665



3) Statement of Income

Statement of Income (Unit: Baht)	1 October - 30 September		
	2025	2024	2023
Investment Income			
Rental and Service Income	1,121,819,424	1,133,521,415	1,153,038,641
Interest Income	670,445	1,656,976	1,647,506
Other Income	14,267,367	10,519,649	6,011,470
Total Income	1,136,757,236	1,145,698,040	1,160,697,617
Expenses			
Cost of Rental and Services	174,854,120	184,272,560	192,989,567
Management Fee	18,429,756	18,849,589	19,112,618
Trustee Fee	9,047,189	9,251,705	9,362,502
Registrar Fee	2,840,357	2,885,277	2,691,621
Property Management Fee	97,142,957	95,825,404	95,441,603
Professional Fee	2,260,246	2,293,663	2,285,392
Administration Expenses	33,027,191	19,712,405	14,580,534
Amortization of Deferred Expenses	-	-	-
Finance Cost	101,305,637	103,282,783	104,788,891
Total Expenses	438,907,453	436,373,386	441,252,728
Net Profit on Investment	697,849,783	709,324,654	719,444,889
Net Realized Gain from Sale of Investments in Securities	20,799,466	12,422,457	255,619
Net Unrealized (loss) Gain on Investments in Securities	8,485,837	20,193,308	16,012,390
Net Unrealized (loss) Gain on Investments in leasehold properties	(559,378,593)	(284,269,226)	(169,989,774)
Net Increase in Net Assets from Operations	167,756,493	457,671,193	565,723,124

4) Statement of Cash Flow

Statement of Cash Flows (Unit: Baht)	1 October - 30 September		
	2025	2024	2023
Cash Flow from Operating Activities			
Net Increase in net assets from operations	167,756,493	457,671,193	565,723,124
Adjustment			
Adjustments to reconcile net increase (decrease) in net assets from operations to net cash from operating activities			
Purchases of investments in securities	(445,000,000)	(385,000,000)	(64,942,353)
Acquisition of investment in properties	(28,889,774)	(87,985,491)	(11,173,922)
Cash received from sales of investments in securities	440,000,000	312,000,000	201,290,715
Amortization of deferred expenses	-	-	-
(Increase) decrease in rental and service receivables	(792,376)	143,150	(6,038,473)
Decrease in prepaid expenses	(252,031)	(1,066,217)	(26,781)
Decrease (increase) in other assets	877,988	(812,185)	(1,487,420)
(Decrease) increase in other accounts payable	(2,458,376)	14,413,179	7,556,542
Increase (Decrease) in accrued expenses	(185,743)	(1,217,068)	(276,430)
Increase in rental and service income received in advance	4,560,594	(6,024,715)	1,266,634
Increase in deposits from rental and services	(8,582,893)	(4,860,877)	2,600,725
Increase (decrease) in other liabilities	(1,997,118)	2,587,578	14,080,097
Interest income	(670,445)	(1,656,976)	(1,647,506)
Interest received	1,002,421	1,944,509	1,013,192
Finance cost	101,305,637	103,282,783	104,788,891
Net realized gain from sale of investments in securities	(20,799,466)	(12,422,457)	(255,619)
Net unrealized gain/(loss) on investments in securities	(8,485,837)	(20,193,308)	(16,012,390)
Net unrealized gain/(loss) on investments in leasehold properties	559,378,593	284,269,226	169,989,774
Net cash flows from operating activities	756,767,667	655,072,324	967,001,660



Statement of Cash Flows (Unit: Baht)	1 October - 30 September		
	2025	2024	2023
Cash flows from financing activities			
Payment of Lease Liabilities	(56,836,200)	(74,836,200)	(74,836,200)
Interest paid	(72,600,000)	(72,798,904)	(72,600,000)
Distribution to unitholders	(651,568,263)	(638,199,214)	(650,304,150)
Net cash flows used in financing activities	(781,004,463)	(785,834,318)	(797,740,305)
Net decrease in cash on hand and at banks	(24,236,796)	(130,761,994)	169,261,355
Cash on hand and at banks at the beginning of year	78,966,324	209,728,318	40,466,963
Cash on hand and at banks at the end of year	54,729,528	78,966,324	209,728,318

5) Significant Financial Ratio

Financial Ratio	1 October - 30 September		
	2025	2024	2023
Net Asset Value at the End of Year/ Period (Baht)	8,271,123,460	8,754,962,527	8,935,524,174
Average Net Assets During the Year/ Period (Baht)	8,778,293,176	8,965,563,067	9,070,183,146
Net Profit Margin (%)	61.39	61.91	61.98
Return on Equity ¹ (%)	2.03	5.23	6.33
Debt to Total Assets (%)	17.58	16.81	16.50
Funded Interest Bearing Debt to EBITDA ² (times)	2.44	2.42	2.42
Interest Coverage Ratio ³ (times)	11.24	11.28	11.31

¹Return on Equity = Net Increase in Net Asset from Operation / Net Asset

²Funded Interest Bearing Debt to EBITDA = Debenture / (Net Investment Income + Net Realised Gain from Investment in Securities + Amortization of Deferred Expenses + Financial Cost)

³Interest Coverage Ratio (ICR) = (Net Investment Income + Net Realised Gain from Investment in Securities + Amortization of Deferred Expenses + Financial Cost) / Interest from Debenture

The REIT Manager's Management Discussion and Analysis

1. Financial Position and Operating Results of the REIT

Discussion on the financial position and annual operating results covering the operating period from 1 October 2024 to 30 September 2025, in comparison to the previous period.

1) Overview of the REIT's Operating Results

Investment Income

In 2025, the REIT's total investment income was Baht 1,136.76 million, a decrease of Baht 8.94 million, or 0.78%, compared to the previous year. This reduction was primarily due to a slight decrease in occupancy rates, with rental and service income falling by 1.03% to Baht 1,121.82 million, which represented 98.69% of the total investment income. Additionally, the REIT earned Baht 0.67 million in interest and Baht 14.27 million in other income.

Investment Income (Unit: Baht)	1 October to 30 September		Change (%)
	2025	2024	
Rental and Service Income	1,121,819,424	1,133,521,415	(1.03)
Interest Income	670,445	1,656,976	(59.54)
Other Income	14,267,367	10,519,649	35.63
Total Income	1,136,757,236	1,145,698,040	(0.78)

The operating results of the two Grade-A CBD office buildings, namely Park Ventures Ecoplex (excluding the premises of the Okura Prestige Bangkok Hotel) and Sathorn Square, which are the core properties invested by the REIT, are as follows:

Park Ventures Ecoplex (excluding the premises of the Okura Prestige Bangkok Hotel) had an average occupancy rate of the fiscal year 2025 of 96% for fiscal year 2025 of Baht 1,141 per sq. meter per month, which has continuously increased from the rate at the initial investment date.

Park Ventures Ecoplex	Q1/2025	Q2/2025	Q3/2025	Q4/2025
Average Occupancy Rate (%)	97	96	96	96
Average Rental Rate (Baht/Sq. Meter/Month)	1,143	1,144	1,143	1,134



Sathorn Square had an average occupancy rate for fiscal year 2025 of 84% and an average rental rate of Baht 908 per sq. meter per month, which has continuously increased from the rate at the initial investment date.

Sathorn Square	Q1/2025	Q2/2025	Q3/2025	Q4/2025
Average Occupancy Rate (%)	88	85	84	80
Average Rental Rate (Baht/Sq. Meter/Month)	904	909	908	913

REIT Expenses

In 2025, the REIT incurred total expenses of THB 438.91 million, an increase of THB 2.53 million or 0.58% from the previous year. The majority of expenses were rental and service costs, amounting to THB 174.85 million or 39.84% of total expenses, mainly from building repair costs and variable electricity charges, which had been adjusted downward. In 2025, the Trust incurred building repair expenses totaling approximately 18.82 million Baht resulting from the earthquake on March 28, 2025. However, focusing specifically on rental and service costs, the REIT successfully reduced these expenses by 9.42 million Baht compared to the previous year. Furthermore, in 2025, there was no amortization of deferred charges related to trust establishment. These costs, which were amortized over a five-year period, have been fully recognized since March 2021.

Additionally, the REIT paid management fees to Frasers Property Commercial Asset Management (Thailand) Co., Ltd. as the REIT Manager; trustee fees to Kasikorn Asset Management Co., Ltd.; registrar fees to Thailand Securities Depository Co., Ltd.; property management fees to North Sathorn Realty Co., Ltd.; and professional fees to KPMG Phoomchai Audit Ltd. as the auditor, as well as to The Valuation and Consultants Co., Ltd. as the property valuer. All fees charged to the REIT were within the limits specified in the prospectus, based on a percentage of the initial investment value of the core assets.

The REIT incurred financial costs, which included interest payments on debentures issued on April 30, 2018, totaling THB 72.94 million, and interest expenses under Thai Financial Reporting Standards (TFRS 16) amounting to THB 28.36 million. These financial costs represented 23.08% of total expenses.

Expenses (Unit: Baht)	1 October to 30 September		Change (%)
	2025	2024	
Cost of Rental and Services	174,854,120	184,272,560	(5.11)
Management Fee	18,429,756	18,849,589	(2.23)
Trustee Fee	9,047,189	9,251,705	(2.21)
Registrar Fee	2,840,357	2,885,277	(1.56)
Property Management Fee	97,142,957	95,825,404	1.37
Professional Fee	2,260,246	2,293,663	(1.46)
Administration Expenses	33,027,191	19,712,405	67.55
Amortization of Deferred Expenses	-	-	-
Finance Cost	101,305,637	103,282,783	(1.91)
Total Expenses	438,907,453	436,373,386	0.58

Net Investment Income

In 2025, the REIT reported net investment income of THB 697.85 million, a decrease of THB 11.47 million, or 1.62%, compared to the previous year. The increase in net assets resulting from operations was THB 167.76 million, a decrease of THB 289.91 million, or 63.35%, primarily due to net unrealized losses from investments in property lease rights. These losses resulted from a decline in property valuation for 2025, as well as accounting adjustments in accordance with Thai Financial Reporting Standard 16 (TFRS 16).

The REIT recorded net unrealized losses of THB 501 million from investments in property lease rights, based on the 2025 property valuation assessment compared to the fair value of real estate as of September 30, 2024. As a result, the REIT's investments in property lease rights at fair value were THB 9,325.95 million as of 2025.

Appraised Value Using the Income Approach Valuation Method	2025 Appraised Value (Million Baht)	2024 Appraised Value (Million Baht)
Independent Appraiser	The Valuation and Consultants Co.,Ltd.	C.I.T. Appraisal Co., Ltd
Appraisal Date	1 October 2025	30 September 2024
Park Ventures Ecoplex	3,041.17	3,178.27
Sathorn Square	6,284.78	6,649.69
Total Appraised Value	9,325.95	9,827.96

* The fair value of the investment in real estate determined by an independent property appraiser has considered some income that the REIT has not yet recognized and has been presented under 'receivables from lease and service contracts' in accordance with TFRS 16. Therefore, the fair value of the investment in real estate in the financial statements needs to be adjusted accordingly.

Net Investment Income (Unit: Baht)	1 October to 30 September		Change (%)
	2025	2024	
Investment Income	1,136,757,236	1,145,698,040	(0.78)
Expenses	438,907,453	436,373,386	0.58
Net Investment Income	697,849,783	709,324,654	(1.62)
Net realized gain from the sale of investments in securities	20,799,466	12,422,457	67.43
Net unrealized (loss) gain on investments in securities	8,485,837	20,193,308	(57.98)
Net unrealized (loss) gain on investments in leasehold properties	(559,378,593)	(284,269,226)	96.78
Net Increase in Net Assets from Operations	167,756,493	457,671,193	(63.35)



2) Financial Position of the REIT

(1) Assets

As of September 30, 2025, the REIT had total assets of THB 11,370.49 million, a decrease of THB 520.61 million, or 4.38%, compared to September 30, 2024, with key items as follows:

- Investments in property leasehold rights at fair value totaled THB 10,003.95 million, a decrease of THB 530.49 million, or 5.04%. This decrease was due to net unrealized losses from investments in property lease rights under Thai Financial Reporting Standard 16 (TFRS 16) and a decline in real estate fair value as of September 30, 2025, compared to the fair value as of September 30, 2024. The fair value of these investments was determined through property valuation assessments conducted by independent appraisers using the Income approach method.
- The investment in securities at fair value amounted to THB 1,285.56 million, an increase of THB 34.29 million, or 2.74%, consisting of investment in a bond fund.

Assets (Unit: Baht)	1 October to 30 September		Change (%)
	2025	2024	
Investments in Leasehold Properties at Fair Value	10,003,947,300	10,534,436,118	(5.04)
Investments in Securities at Fair Value	1,285,560,484	1,251,275,181	2.74
Cash on Hand and at Banks	54,729,528	78,966,324	(30.69)
Rental and Service Receivables	18,164,702	17,372,326	4.56
Accrued Interest Income	47,384	379,360	(87.51)
Prepaid Expenses	3,162,601	2,910,570	8.66
Deferred Expenses	-	-	-
Other Assets	4,877,813	5,755,801	(15.25)
Total Assets	11,370,489,812	11,891,095,680	(4.38)

(2) Liabilities

As of 30 September 2025, the REIT had total liabilities of THB 3,099.37 million, decreased of THB 36.77 million or 1.17% from 30 September 2024, of which the significant items were:

- Debenture THB 1,999.43 million, accounting for 64.51% of total liabilities, represented the issuance of debentures with the amount of THB 2,000 million.
- Deposits from rental and services of THB 270.37 million, accounting for 8.72% of total liabilities, including tenant's security deposits for lease and services.
- Lease Liabilities of THB 678.00 million, due to Thai Financial Reporting Standards 16 (TFRS16), accounting for 21.88% of total liabilities.

Liabilities (Unit: Baht)	1 October to 30 September		Change (%)
	2025	2024	
Other Accounts Payable	39,634,949	42,093,325	(5.84)
Accrued Expenses	58,433,289	58,592,053	(0.27)
Rental and Service Income Received in Advance	35,318,437	30,757,843	14.83
Deposits from Rental and Services	270,368,002	278,950,895	(3.08)
Debenture	1,999,434,386	1,999,092,455	0.02
Other Liabilities	18,177,052	20,174,170	(9.90)
Lease Liability	678,000,237	706,472,412	(4.03)
Total Liabilities	3,099,366,352	3,136,133,153	(1.17)

(3) Net Assets

As of September 30, 2025, the REIT had net assets of THB 8,271.12 million, a decrease of THB 483.84 million, or 5.53%, compared to September 30, 2024. Net assets per unit were THB 10.1511, down from THB 10.7449 as of September 30, 2024.



3) Cash Flow Analysis

As of 30 September 2025, the REIT had cash and bank deposits of THB 54.73 million, with the following main reasons:

- The REIT had net cash generated from operating activities of THB 756.77 million, which comes from an increase in net assets from operations of THB 167.76 million.
- The REIT used net cash in financing activities amounting to THB 781.00 million, primarily for the distribution of benefits to REIT unitholders totaling THB 651.57 million, interest payments of THB 72.60 million, and cash payments for lease liability settlements of THB 56.84 million.

Cash Flows (Unit: Baht)	As of 30 September	
	2025	2024
Net Cash from Operating Activities	756,767,667	655,072,324
Net Cash used in Financing Activities	(781,004,463)	(785,834,318)
Net Increase (Decrease) in Cash and Cash Equivalents	(24,236,796)	(130,761,994)
Cash and Cash Equivalents at 1 October	78,966,324	209,728,318
Cash and Cash Equivalents at 30 September	54,729,528	78,966,324

4) Significant Financial Ratio related to Debt Funding

As of September 30, 2025, and September 30, 2024, the borrowing ratio to total assets was 17.58% and 16.81%, respectively. These ratios are well below the limits set by the Office of the Securities and Exchange Commission, which are 35% for sub-investment grade corporate credit and 60% for investment-grade corporate credit. Maintaining these ratios is in line with the rights and obligations of bond issuers and bondholders under the REIT's bond issuance terms.

The REIT's current credit rating, as assigned by TRIS Rating Company Limited, is "A- (Stable Outlook)", which is considered investment grade, as of October 31, 2025.

Financial Ratios	As of 30 September	
	2025	2024
Liabilities to Net Asset (times)	0.25	0.25
Debt to Total Assets (%)	17.58	16.81
Funded Interest-Bearing Debt to EBITDA ¹ (times)	2.44	2.42
Interest Coverage ratio: ICR ²	11.24	11.28

¹Funded Interest-Bearing Debt to EBITDA = Debenture / (Net Investment Income + Net Realised Gain from Investment in Securities + Amortization of Deferred Expenses + Financial Cost)

²Interest Coverage Ratio (ICR) = (Net Investment Income + Net Realised Gain from Investment in Securities + Amortization of Deferred Expenses + Financial Cost) / Interest from Debenture

5) Distribution

In 2025 the REIT made a distribution payments of THB 0.7824 per unit trust to its unitholders. The REIT distribution rate for the fiscal year 2025 was 7.92% of its par value, and 12.13% of the market price of the unit trust as at 30 September 2025 (THB 6.45 per trust unit).

Historical Record of the Distribution Payments for the Fiscal Year 2025

Operating Period	Distribution Payment (per unit)	Payment Date	Type
1 October – 31 December 2024	0.2050	12 March 2025	Cash
1 January – 31 March 2025	0.1984	12 June 2025	Cash
1 April – 30 June 2025	0.1965	11 September 2025	Cash
1 July – 30 September 2025	0.1825	24 December 2025	Cash

Disclosure of Distribution Payments for the Fiscal Year 2025

Detail	30 September 2025	30 September 2024
(1) Distribution Payment Per Unit (Baht)	0.7824	0.7920
(2) Distribution on Reduction of Capital Per Unit (Baht)	-	-
Total Distributions Per Unit (1) + (2) (Baht)	0.7824	0.7920
Distribution Rate to the Initial Public Offering Price of the Unit Trust (10.00 Baht Per Unit) as at 22 March 2016 (%)	7.82	7.92
Distribution Rate to par value (9.875 Baht Per Unit as at 30 September 2025 (%) as at 30 September 2024 (%))	7.92	8.02
Distribution Rate to the Market Value of the Unit Trust (6.45 Baht Per Unit as at 30 September 2025 and 6.60 Baht Per Unit As at 29 September 2024) (%)	12.13	12.00



2. Factors or Incidents that may Significantly Influence Financial Position or Operations in the Future

In 2025, the Thai economy expanded by approximately 2.0% (with a central estimate of 2.0%), slowing from 2.5% in 2024, according to the National Economic and Social Development Council (NESDC)

The expansion was supported by growth in private consumption and investment, government spending, the recovery in tourism and related services, and favorable performance in the agricultural sector. The average inflation rate was recorded at negative 0.2%, while the current account registered a surplus of 2.8% of GDP.

The Thai economy in 2025 faced several limitations and significant risk factors, including (1) U.S. tariff increases on imports, (2) the slowdown in global economic and trade activities, (3) high levels of private sector debt, and (4) an economic and political environment that may affect consumer and investor confidence.

The Thai economy in 2026 is projected to expand in the range of 1.2%–2.2%, with a central estimate of 1.7%. Growth is expected to be supported by the continued expansion in private consumption and investment, government spending, the recovery in tourism, and increased agricultural output. However, expansion remains constrained by several risk factors, including U.S. trade protection measures, the slowdown in global economic and trade activities, high levels of private sector debt, volatility in the global economic and financial system, and the economic and political environment surrounding the general election. Under the baseline scenario, private consumption and private investment are expected to grow by 2.1% and 0.9%, respectively, while export value in U.S. dollar terms is projected to decline by 0.3%. The average inflation rate is expected to remain within the range of 0.0%–1.0%, and the current account is forecast to record a surplus of 2.4% of GDP. (Source: National Economic and Social Development Council, NESDC)

The REIT Manager has recognized potential risks and future changes and has continuously monitored and analyzed various situations. Policies and strategies have been established to address risks that may affect the REIT's business operations. In fiscal year 2025, an earthquake occurred on March 29, 2025, impacting buildings in Bangkok. Nevertheless, the REIT's assets sustained only limited impact, with no structural damage incurred. Emergency response protocols were promptly activated, followed by thorough inspections and necessary repairs, ensuring a swift return to normal operations. Furthermore, the REIT continuously reviews and updates its Business Continuity Plan (BCP) and earthquake preparedness measures. These efforts are designed to strengthen emergency readiness, mitigate potential risks, and bolster confidence among tenants, unitholders, and all relevant stakeholders.

Regarding the supply of office rental space in Bangkok, 2025 witnessed an increase driven by the completion of new office buildings entering the market. Nevertheless, the supply of new office space currently under construction and slated for future market entry is projected to decrease significantly over the next five years (2025–2030) compared to previous years. Consequently, the office rental market is anticipated to gradually adjust toward equilibrium and achieve greater stability over the medium to long term. (Source: CBRE)

However, these forward-looking statements represent the current views of the REIT Manager regarding future events and do not constitute a guarantee of the REIT's future performance. Investors should, therefore, exercise caution and not rely solely on such forward-looking statements. In making investment decisions, investors are advised to use their own discretion and carefully review the information provided in this annual report.

3. Fee & Expenses Payable by the REIT

Table of Fee & Expenses Payable by the REIT
For the period of 1 October 2024 – 30 September 2025

Fees & Expenses Payable by the REIT	Amount Unit: Baht	% of Net Assets Value ⁽¹⁾		% of Weight Average Net Assets Value ⁽²⁾
		Actual Charge ⁽³⁾	Limit ⁽⁴⁾	
Management Fee	18,429,756	0.22	Less than 1.0	0.22
Trustee Fee	9,047,189	0.11	Less than 1.0	0.11
Registrar Fee	2,840,357	0.03	Actual Cost	0.03
Property Management Fee	97,142,957	1.17	Less than 5.0	1.17
Professional Fee	2,260,246	0.03	Actual Cost	0.03
Cost of Rental and Services	117,845,476	1.42	Actual Cost	1.42
Administration Expenses	33,027,191	0.40	Actual Cost	0.40
Interest Expenses	101,305,637	1.22	Actual Cost	1.22
Insurance Premium	5,145,935	0.06	Actual Cost	0.06
Cost of Repair and Maintenance	43,213,676	0.52	Actual Cost	0.49
Cost of Sales, Marketing and Advertising	8,649,033	0.10	Actual Cost	0.10
Total Fee & Expenses	438,907,453	5.31		5.27

Notes: ⁽¹⁾ Net Asset Value as at the date that the REIT made the initial core investment assets was 8,150,766,757 Baht

⁽²⁾ The annual weighted average of Net Asset Value was 8,778,293,176 Baht

⁽³⁾ The actual fees & expenses were charged, including the value-added tax

⁽⁴⁾ The maximum fees & expenses are excluded the value-added tax



About The REIT

REIT Name	Golden Ventures Leasehold Real Estate Investment Trust
Short Name	Golden Ventures REIT
Abbreviation	GVREIT
REIT Manager	Fraser's Property Commercial Asset Management (Thailand) Company Limited
Property Manager	North Sathorn Realty Company Limited
Trustee	Kasikorn Asset Management Company Limited
Term of the REIT	Indefinite
Leasehold Period	Park Ventures Ecoplex <i>Leasehold rights of the building for 25 years 5 months 7 days, ended on 5 September 2041</i> Sathorn Square <i>Sub-leasehold rights of the land and building for 24 years 6 months 7 days, ended on 6 October 2040</i>
Type of the REIT	Unit trust is not redeemable
Paid-up Capital	Baht 8,046,150,000

Details of Trust Units Issued by the Trust

1. Details of Trust Units and Price

The REIT has authorized capital as of 30 September 2025 of THB 8,046,150,000, which is fully paid-up, consisting of 814,800,000 of listed and paid-up units with a par value of THB 9.875 per unit.

Closing Price as of 30 September 2025	6.45	Baht per unit trust
Net Asset Value as of 30 September 2025	8,271.12	Million Baht
Net Asset Value per Unit Trust as of 30 September 2025	10.1511	Baht per unit trust
Market Capitalization as of 30 September 2025	5,255.46	Million Baht
Trade Value	676.19	Million Baht
The Highest price (Fiscal Year 2025)	7.05	Baht per unit trust

**The information relied on last working day of 30 September 2025*

2. Financial Instrument of the REIT

Specific Name of Debentures	Debentures of Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) No.1/2018 Due 2027
Issuer	Golden Ventures Leasehold Real Estate Investment Trust (Acting by and through the trustee)
Credit Rating	A-/TRIS (Outlook – Stable) as at 31 October 2025
Underwriter	Kasikorn Bank Public Company Limited
Registrar	Bank of Ayudhya Public Company Limited
Type of Debentures	The debentures are in name-registered form, unsubordinated, and unsecured, without a debenture holders' representative.
Number of Debentures Offered	2,000,000 (two million) units
Total Value of Debentures	2,000,000,000 (two thousand million) Baht
Par Value per Unit	1,000 (one thousand) Baht
Offering Price per Unit	1,000 (one thousand) Baht
Term of Debentures	9 (nine) years from the issue date
Issue Date	30 April 2018
Maturity Date	30 April 2027
Interest Rate	A fixed interest rate at 3.63 (three-point six three) percent per annum for the entire term of the debentures.
Payment of Interest	Interest payment will be made every 6 (six) months on 30 April and 30 October of each year throughout the term of the debentures. The first interest payment date will be 30 October 2018. The last interest payment date is the maturity date of the debentures.
Repayment of Principle	The issuer will redeem the debentures at their par value on the maturity date
Repurchase of Debentures	The Issuer has the right to repurchase the Debentures from secondary markets at any time. In a case where the Issuer makes a tender offer to repurchase the Debentures, the issuer shall be required to make such tender offer to all debenture holders and shall repurchase the Debentures from all debenture holders who wish to resell on an equitable basis pro-rata to the amount of the Debentures offered for resale.
Status of Debentures	The Debentures are unconditional and unsubordinated obligations of the Issuer and shall at all times rank pari passu and without any preference among themselves. The payment obligations of the Issuer under the Debentures shall at all times rank at least equally with other present and future unsecured and unsubordinated obligations of the Issuer, save for such exceptions as may be provided by applicable legislation.
Registration of Debentures	The Debentures shall be registered with the Thai Bond Market Association on the issue date and shall remain as registered securities with the Thai Bond Market Association throughout the term of the Debentures.



3. Structure of Unitholders

3.1 Top 10 of Unitholders

As of 30 September 2025, the REIT has major unitholders at the Closing Date of the Share Register Book as follows:

No.	Major Unitholders	Number of the Units	Percent (%)
1	Golden Land Property Development PLC.	209,846,500	25.75
2	Allianz Ayudhya Assurance PLC.	57,585,700	7.07
3	Social Security Office	55,966,300	6.87
4	Krung Thai AXA Life Insurance PLC.	55,700,000	6.84
5	Southeast Life Insurance PLC.	43,706,500	5.36
6	Thai Life Insurance PLC.	40,702,200	5.00
7	Muang Thai Life Assurance PLC.	30,745,400	3.77
8	Government Savings Bank	20,070,000	2.46
9	TMB EASTSPRING Property and Infrastructure Income Plus Flexible	13,160,500	1.62
10	AIOI Bangkok Insurance PLC.	12,500,000	1.53
	Total the First 10 Unitholders	539,983,100	66.27
	The Other Unitholders	274,816,900	33.73
	Total	814,800,000	100

3.2 Major Unitholders (holding more than 10%, including related parties)

No.	Major Unitholders	Number of the Units	Percent (%)
1	Golden Land Property Development PLC.	209,846,500	25.75
2	Southeast Life Insurance PLC.	43,706,500	5.36
	Total	253,553,000	31.11

3.3 Group of Major Unitholders that have a Crucial Influence through Management Policies or Operations of the REIT Manager

- None -

4. Distribution Payment Policy

4.1 The REIT's Distribution Payments

The REIT's distribution payment policy is shall be following criteria:

(1) The REIT Manager shall make a distribution payment to its unitholders at a rate of no less than 90% of its adjusted net profit for each fiscal year. Any such distribution payment to unitholders shall be the beneficial interest payable for that fiscal year and any accounting period therein (if any). The REIT Manager shall make no more than 4 payments of beneficial interest to unitholders during each fiscal year, except upon a capital increase of the REIT in which it may make more than 4 payments of beneficial interest to unitholders during such fiscal year. For the benefit of the existing unitholders, the above-mentioned adjusted net profit is defined as the net profit of the REIT with reference to its cash position whereby repayments of any loan principal (if any) prescribed in the loan agreements shall also be taken into account.

(2) In an event that there is any retained loss, the REIT shall not make any distribution payment to its unitholders.

(3) In an event that there is any distribution payment to be made to unitholders during any accounting period, the REIT Manager shall issue a notification thereof and arrange for a closure of the Registration Book to determine the names of the unitholders who shall be entitled to receive the said beneficial interest, and shall then eventually make such relevant distribution payments to the entitled unit holders within the following time frame:

A. For the Year-ended. Distribution: the REIT Manager shall pay the fiscal gearended. distribution within ninety (90) days after the fiscal year ended date and not exceeding thirty (30) days from the date of the closure of the Registration Book.

B. For Interim Distribution (if any): the REIT Manager shall pay the interim distribution within ninety (90) days after the end of the last fiscal quarter prior to the release of the interim distribution and not exceeding thirty (30) days from the date of the closure of the Registration Book.

Additional Conditions:

- For the interim distribution, the distribution rate shall be at the discretion of the REIT Manager. If the amount of any declared interim distribution for any fiscal quarter is lower than or equal to Baht zero point one (0.10), the REIT Manager shall reserve the right not to pay out any such distribution, and the declared amount shall then be accumulated and forthwith distributed together with any subsequent distribution thereof.

- The REIT Manager shall arrange to have the distribution payments made in accordance with the Distribution Payment Policy as prescribed in the Trust Deed, except if any amendments, modifications, additions of any notifications, notices, orders, approvals and/or postponement being otherwise issued by the Securities and Exchange Commission and/or any relevant authorities, the REIT Manager shall duly comply therewith.

- The REIT's unitholders who shall be entitled to their distribution payments must have their names registered in the Registration Book of the REIT's unitholders as of the date of the closure of such a book. Their beneficial interest shall each be payable according to their holding ratio of the REIT's units. If there are any persons or any similar groups of persons holding the REIT's units in excess of the limit prescribed by the Securities and Exchange Commission such persons or similar groups of persons shall have no right to receive any distribution payments on the number of their unit holdings in excess of the prescribed limit.



4.2 The REIT's Historical Distribution Payments

According to the core investment assets as mentioned in “Details of the Investment Assets of the REIT”, the REIT had net investment income for distribution in this fiscal year from 1 October 2024 to 30 September 2025 for 4 payments, summarized as follows:

Detail of the Distribution Payments

Board Approval Date	Payment Date	Type	Distribution (per Unit)	Operating Period
13 February 2025	12 March 2025	0.2050	167.03	1 October – 31 December 2024
13 May 2025	12 June 2025	0.1984	161.66	1 January – 31 March 2025
15 August 2025	11 September 2025	0.1965	160.11	1 April – 30 June 2025
25 November 2025	24 December 2025	0.1825	148.70	1 July – 30 September 2025

Historical Record of the Distribution Payments

Detail	Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
1. Distribution Payment per Unit (Baht)	0.7824	0.7920	0.7856	0.7791	0.7677	0.7987	0.8568	0.8206	0.7414	0.2998
2. Distribution on Reduction of Capital per Unit (Baht)	-	-	-	-	-	-	-	-	-	0.1250
Total Distribution Payment per Unit (1) + (2) (Baht)	0.7824	0.7920	0.7856	0.7791	0.7677	0.7987	0.8568	0.8206	0.7414	0.4248

Policy, Business Overview, and Benefits Generated from Real Estate Assets

1. The objective of the REIT

Golden Ventures Leasehold Real Estate Investment Trust (“GVREIT” or the “REIT”) was established under the Trust for Transactions in Capital Market Act, B.E. 2550, on 22 March 2016, with Kasikorn Asset Management Company Limited acting as its Trustee and Frasers Property Commercial Asset management (Thailand) Company Limited (“the Company”) acting as its REIT Manager. The REIT was being the listed security on The Stock Exchange of Thailand on 4 April 2016.

The REIT was established under the Trust for Transactions in Capital Market Act and notifications issued by the Securities and Exchange Commission with the objective of launching the public offering of units of trust certificate representing the rights of the holder as a beneficiary of a Real Estate Investment Trust (REIT) and to register such units as listed security in the Stock Exchange of Thailand.

The REIT invested the offering proceeds of the REIT in its Core Properties and having the Company acting as the REIT Manager, together with North Sathorn Realty Company Limited being the Property Manager. Such Core Properties shall be rented out for benefits in terms of rental fees in accordance with the notified rules as prescribed by the Securities and Exchange Commission or any of the agencies which are authorized to prescribe relevant notifications that shall govern such benefits. The REIT’s revenue shall come from benefits and income generated from real estate such as rental and service fees. The Company shall manage the REIT under the supervision of the Trustee whereas the Trustee shall supervise and control the Company to operate its business in accordance with the Trust Deed and the rules prescribed in the Trust for Transactions in Capital Market Act and other related Notices issued by the Securities and Exchange Commission, the Securities and Exchange Commission Office, and the Stock Exchange. Indeed,

The REIT shall not act in the manner which may exploit its trust fund by using it to directly conduct or operate any business, and shall not lease or rent its real estate to any party where there is reasonable doubt that it may use its real estate to perform any business activity which is illegal or immoral.

The REIT used the public offering proceeds of THB 8,148 million, raised from individual investors and juristic persons, and THB 2,000 million from long term borrowings, as well as THB 160 million from rental deposits (accounts to 68% of the total amount of rental deposits) to invest in Park Ventures Ecoplex (excluding the premises of the Okura Prestige Bangkok Hotel) and Sathorn Square (the “Core Investment Assets”), of which the total asset value of its aggregated investments is THB 9,906 million. In addition, the REIT also applied the fund to pay for expenses incurred from the issuance and the public offering of units of trust certificate.



2. Significant Change and Development

In fiscal year 2025, Frasers Property Commercial Asset Management (Thailand) Company Limited, as the REIT Manager, underwent a change in its Board of Directors. Mr. Somboon Wasinchatchawal was appointed as a Director, replacing Mr. Sittichai Chaikriangkrai, who resigned from the position. This appointment became effective on August 15, 2025.

Furthermore, the REIT has implemented significant operational strategies and transformative changes aimed at strengthening asset management capabilities and continuously enhancing value for unitholders. The key highlights are summarized as follows:

- **Building Management and Energy Efficiency Enhancements**

The REIT has implemented Phase 3 of its Building Automation System (BAS) upgrade, marking the final stage of its comprehensive BAS improvement roadmap. This project aims to optimize the efficiency of electrical systems, HVAC (Heating, Ventilation, and Air Conditioning), elevator systems, and various other equipment, while minimizing operational risks associated with human error. Furthermore, continuous enhancements to the chiller plant control systems have been carried out to reduce equipment wear and tear, improve cooling performance, and achieve greater energy savings within the buildings.

- **Sustainability Management**

The REIT continues to elevate its sustainability operations, focusing on enhancing energy management efficiency, reducing greenhouse gas emissions, and maximizing resource utilization. In 2025, the REIT participated in the Global Real Estate Sustainability Benchmark (GRESB) assessment the international sustainability standard for the real estate industry and successfully maintained a 3-star rating for the second consecutive year. Additionally, the REIT has improved its environmental data collection through the Watershed platform to enhance data quality and support long-term decarbonization targets. These initiatives reflect the REIT's steadfast commitment to sustainable development and its dedication to increasing transparency in information disclosure for all stakeholders.

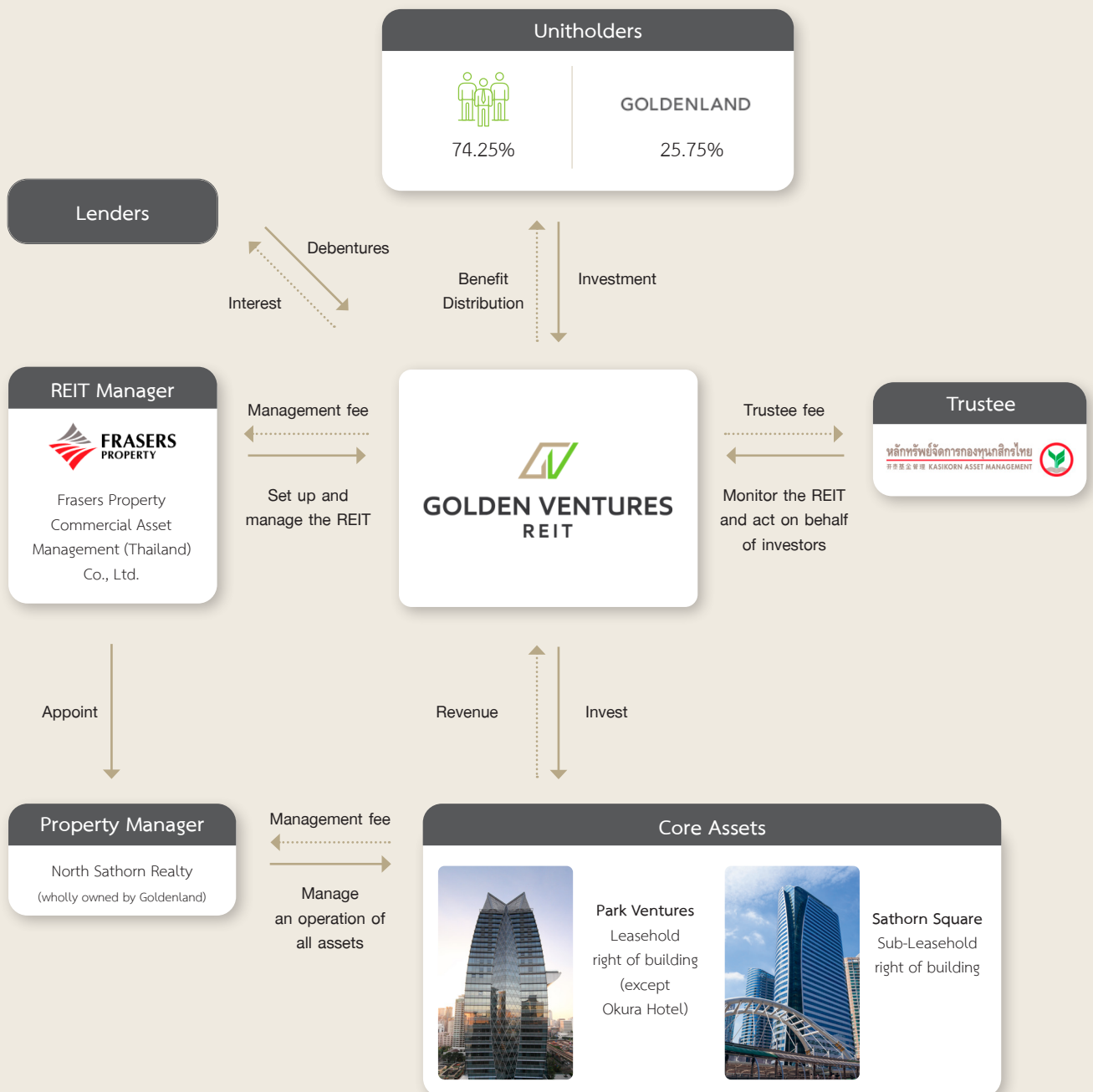
3. Management Structure of the REIT

Relationship with business groups of property manager or major unitholders as of September 30, 2025, Golden Land Property Development Public Company Limited is the prime unitholder, holding 25.75%

Although Golden Land Property Development Public Company Limited is the major unitholder and shareholder group of REIT manager and parent company of North Sathorn Realty Company Limited, GVREIT have controlling system and mechanism as well as measures to select property manager as indicated in "Selection of Property Manager" by focusing on maintaining the utmost benefit for the unitholders.

The REIT management is subjected to Trust Deed which is available on the attachment 2. Trust holder can find more information of the copy of Trust Deed from Frasers Property Commercial Asset Management (Thailand) Company Limited, as the REIT manager, or from Kasikorn Asset Management Company Limited, as Trustee of the REIT.

Structure of the Golden Ventures Leasehold Real Estate Investment Trust





4. Details of the Invested Assets of the REIT

Park Ventures Ecoplex	
Items	Details
Investment Type	<ol style="list-style-type: none"> 1. Leasehold rights over some parts of Park Ventures Ecoplex building including its components and other systems, excluding the area for The Okura Prestige Bangkok Hotel, 23rd floor to 34th floor, some parts of 1st floor to 8th floor (except 5th floor) some parts of rooftops and some parts of basements 2. Freehold rights over furniture and equipment
Investment Period	Approximately 26 years and approximately 15 years 11 Months 5 days remaining period (ending on 5 September 2041, which is equal to the land lease term that Lertrattakarn Co., Ltd., has with M.L. Suthada Kasemsan)
Value invested by the REIT	3,020 Million Baht (including expenses related to the leasehold acquisition)
Appraisal Value As of 1 October 2025	3,042 million Baht (The Valuation and Consultants Co.,Ltd.)
Type of Assets Invested by the REIT	
Location	Corner of the intersection of Wireless Road and Ploenchit Road (with direct access to BTS Ploenchit)
Land Owner	The plot of land with a total area of 5 rai 36.2 sq. wah is owned by M.L. Suthada Kasemsan
Building Ownership	The building is owned by Lertrattakarn Co., Ltd
Gross Floor Area	53,304 sq. meters (excluding the premises of the Okura Prestige Bangkok Hotel)
Net Leasable Area	Approximately 27,421 sq. meters (office rental area, commercial rental area, meeting room area and rental storage space)
Completion Date	2011 (approximate age of the building is 14 years)



Sathorn Square	
Items	Details
Investment Type	<ol style="list-style-type: none">1. Sublease hold rights over land2. Sublease hold rights over the Sathorn Square office building including its components parts and other systems3. Freehold rights over furniture and equipment
Investment Period	Approximately 25 years and approximately 15 years 5 days remaining period (ending on 6 October 2040, which is equal to the lease term that North Sathorn Realty Co., Ltd., receives from the Crown Property Bureau
Value Invested by the REIT	Baht 6,878 million (including expenses related to the sub-leasehold acquisition)
Appraisal Value As of 1 October 2025	Baht 6,290 million (The Valuation and Consultants Co.,Ltd.)
Type of Assets Invested by the REIT	
Location	Corner of the intersection of Narathiwat Ratchanakarin Road and Sathorn Road with direct access to BTS Chongnonsee Station
Land & Building Ownership	The plot of land with a total area of 5 rai 60.32 sq. wah. The land and building are owned by the Crown Property Bureau.
Gross Floor Area	114,568 sq. meters
Net Leasable Area	Approximately 72,433 sq. meters (office rental area, commercial rental area, and rental storage space
Completion Date	2011 (approximate age of the building is 14 years)





1) Value from the Latest Appraisal Report

The Valuation and Consultants Co., Ltd., which is an authorized property appraiser approved by the Securities and Exchange Commission, appraised the property value by using the income approach and the discounted cash flow analysis as the basis of its valuation method. The valuation involved estimation of the projected cash flow from the underlying properties for the remaining period of the leasehold contracts which reflects the projected future income expected to be generated from such properties. The appraiser is of the opinion that the properties of the REIT, which include the office buildings of Park Ventures Ecoplex and Sathorn Square, are valued from the beneficial interest of their rental spaces and relevant income generated therefrom. The valuation of these properties using the income approach method is based on the key assumptions which can be summarized as follows:

The Details of Appraisal Valuation of Park Ventures Ecoplex		
Valuation Method	Income Approach/ Discounted Cash Flow Analysis	
Remaining Leasehold Period (Years)	15 years 11 Months 5 days	
Appraisal Date	1 October 2025	
Survey Date	31 July 2025	
For the Fiscal Period Ending	From 1 October 2025 until 5 September 2041 (Reference to the remaining investment period)	
Appraised Value	3,042,100,000 Baht (Three billion, forty-two million, one hundred thousand Baht)	
Assumptions		
Average Rental Rate and the Rate Adjustment (October 2025 - September 2026 Projection)	- Office Space	Baht 1,117/Sq. meter/Month
	- Retail Space	Baht 2,603/Sq. meter/Month
	- Storage Space	Baht 513/Sq. meter/Month
	- Meeting Room	Baht 571/Sq. meter/Month
Rental adjustment rate	- Office Space	annual increase 3.5%
	- Retail Space	annual increase 3.5%
	- Storage Space	annual increase 3.5%
	- Meeting Room	annual increase 3.5%
Occupancy Rate	- Office Space	96% and 96% in the 1 st and 2 nd year
	- Retail Space	96% and 96% in the 1 st and 2 nd year
	- Storage Space	95% and 95% in the 1 st and 2 nd year
	- Meeting Room	100% and 100% in the 1 st and 2 nd year

Property Management Fee (the 1 st year started from October 2025 - September 2026) Details from Property Management Agreement	<table><tr><th>Contract Period</th><th>Base Fee (Annual Basis)</th><th>Variable Fee* (Annual Basis)</th></tr><tr><td>1st Year</td><td>17,784,282 Baht</td><td>6.20%</td></tr><tr><td>2nd Year</td><td>18,495,654 Baht</td><td>6.20%</td></tr><tr><td>3rd Year</td><td>19,235,478 Baht</td><td>6.20%</td></tr><tr><td>4th Year</td><td>An annual increase of 4.0% from the prior year</td><td>6.20%</td></tr></table> <p>* Variable Fee is calculated on revenues from office and retail rental spaces.</p>	Contract Period	Base Fee (Annual Basis)	Variable Fee* (Annual Basis)	1 st Year	17,784,282 Baht	6.20%	2 nd Year	18,495,654 Baht	6.20%	3 rd Year	19,235,478 Baht	6.20%	4 th Year	An annual increase of 4.0% from the prior year	6.20%
Contract Period	Base Fee (Annual Basis)	Variable Fee* (Annual Basis)														
1 st Year	17,784,282 Baht	6.20%														
2 nd Year	18,495,654 Baht	6.20%														
3 rd Year	19,235,478 Baht	6.20%														
4 th Year	An annual increase of 4.0% from the prior year	6.20%														
Administrative and Operating Expenses	<ul style="list-style-type: none">Operating Expense 12.0% of Total RevenuesSales and Marketing Expense 1.5% of Total RevenuesRepairs and Maintenance Expense 3.0% of Total Revenues for years 1st - 4th, adjusted to 3.5% from 5th year onwards.Capital Expenditure 2.0% of Total Revenues for years 1st - 4th, adjusted to 2.5% from 5th year onwards															
Insurance Fees	2,600,000 Baht															
Discount Rate	8.50 %															

The Details of Appraisal Valuation of Sathorn Square

Valuation Method	Income Approach/ Discounted Cash Flow Analysis
Remaining Sub-leasehold Period (Years)	15 Years 5 Days
Appraisal Date	1 October 2025
For the Fiscal Period Ending	29 July 2025
Appraised Value	From 1 October 2025 until 6 October 2040 (Reference to the remaining investment period)
Appraised Value	6,289,900,000 Baht (Six billion, two hundred eighty-nine million, nine hundred thousand Baht)



Assumptions																	
Average Rental Rate and the Rate Adjustment (October 2025 - September 2026 Projection)	- Office Space	Baht 910/Sq. meter/Month															
	- Retail Space	Baht 1,472/Sq. meter/Month															
	- Storage Space	Baht 441/Sq. meter/Month															
Rental adjustment rate (year 1, 2 and 3 onwards)	- Office Space	annual increase 3.5%															
	- Ready-fittedSpace	annual increase 3.5%															
	- Retail Space	annual increase 3.5%															
	- Storage Space	annual increase 3.5%%															
Occupation Rate	- Office Space	85% and 87% in the 1 st and 2 nd year															
	- Retail Space	95% and 95% in the 1 st and 2 nd year															
	- Storage Space	70% and 75% in the 1 st and 2 nd year															
Property Management Fee (the 1 st year started from October 2025 - September 2026) Details from Property Management Agreement)	<table><tr><th>Contract Period</th><th>Base Fee (Annual Basis)</th><th>Variable Fee* (Annual Basis)</th></tr><tr><td>1st Year</td><td>26,625,612 Baht</td><td>4.65%</td></tr><tr><td>2nd Year</td><td>27,690,636 Baht</td><td>4.65%</td></tr><tr><td>3nd Year</td><td>28,798,260 Baht</td><td>4.65%</td></tr><tr><td>4th Year</td><td>An annual increase of 4.0% from the prior year</td><td>4.65%</td></tr></table> <p>* Variable Fee is calculated on revenues from office and retail rental spaces.</p>		Contract Period	Base Fee (Annual Basis)	Variable Fee* (Annual Basis)	1 st Year	26,625,612 Baht	4.65%	2 nd Year	27,690,636 Baht	4.65%	3 nd Year	28,798,260 Baht	4.65%	4 th Year	An annual increase of 4.0% from the prior year	4.65%
Contract Period	Base Fee (Annual Basis)	Variable Fee* (Annual Basis)															
1 st Year	26,625,612 Baht	4.65%															
2 nd Year	27,690,636 Baht	4.65%															
3 nd Year	28,798,260 Baht	4.65%															
4 th Year	An annual increase of 4.0% from the prior year	4.65%															
Administrative and Operating Expenses	<ul style="list-style-type: none">• Operating Expense 9.50% of Total Revenues• Sales and Marketing Expense 1.00% of Total Revenues• Repairs and Maintenance Expense 3.00% and 2.50% of Total Revenues in the 1st - 4th and 5th year• Capital Expenditure 2.00% and 2.50% of Total Revenues In the 1st - 4th and 5th year																
Insurance Fees	3,313,378 Baht																
Discount Rate	8.50%																

The REIT manager together with related individuals, namely Trustee and auditors, had examined the core hypothesis of the property valuer, The Valuation and Consultants Co., Ltd., which was used in valuation the property of Golden Ventures Leasehold Real Estate Investment Trust. The property valuation was performed on the revenue for the remaining period of leasehold. It indicates that the property valuation was appropriate with types of performing asset and the valuation hypothesis followed the previous operating results of the REIT as well as the office building market.

However, the actual operating results may differ from the hypothesis or incidents may not be as expected since the valuer's hypothesis was based on surrounding factors of the business operation affected by the situation occurred on the property valuation date. Thus, any future change may cause a change to the valuation of the property which was considered by the property valuer.

5. Benefits and Income Generated from Real Estate Assets

The REIT has policies in place for procuring benefits from invested core assets and properties by leasing out properties listed in NO.4 "Details of the Invested Assets of the REIT" to tenants. In this case, the REIT Manager helps procure benefits from REIT properties by defining policy and setting up strategy regarding the REIT's asset management for the maximum benefit of the REIT. It assigns the North Sathorn Realty Co., Ltd., who has extensive experience and expertise in the management of office buildings, to act as Property Manager and perform real estate management duties on behalf of The Company.

The Property Manager's duties are in accordance with the assigned policies set by the REIT Manager to ensure objectives pertaining to efficient management are achieved. These duties include renting out-owned properties in accordance with REIT Manager policies, coordinate and facilitate tenants, collect all rent and other compensation to be given to the REIT, as well as maintaining and repairing properties to ensure they are in good condition for further procurement of benefits.

The Property Manager is responsible for acquiring parties who may be interested in leasing the REIT's properties, and for increasing rental rates as appropriate. This is achieved through advertisements via various relevant media, open-house visits, and direct negotiations with any interested parties. The goal is to achieve the management objectives of invested properties. The REIT Manager has the following strategies for benefiting from investment properties as follows:

5.1 Strategy for Benefits and Income Generated from Real Estate Assets

Following the investment by the REIT, the Company as REIT Manager has a key strategy in place to develop and maintain the quality of management processes regarding office space rental services. To achieve this, The Company has developed the following key strategies for its business operations:

(1) Property Management

The Company has pricing policies in place for the rental rates of its various projects, these policies involve benchmarking against competitors in the industry as well as annual budgeting. Furthermore, the Company monitors, controls, and evaluates every project performance and ensures that business profits and turnover regarding the project are in line with the set budget. In the case that performance and results are not in line with targets, the Company will coordinate with the Property Manager to analyze the cause/s and develop a plan to improve performance and achieve said objectives.



(2) Management of Rent Policy and Market Strategy

The Company has policies in place to ensure income and benefits remain at an appropriate level. The Company, along with North Sathorn Realty Co., Ltd., manages rental rates to ensure they are at a suitable level and consistent with the market situation. Factors taken into consideration include project location, supply, and demand. Furthermore, the Company consistently develops its properties and rental spaces and conducts relevant marketing activities to connect with target customers. These strategies have proven effective in creating a positive image and reputation for the REIT and its assets.

(3) Development of Operational Efficiency

The Company stipulates an improvement policy to increase efficiency of project management through operation cost control, maintaining service standards, corporate governance, and consistent monitoring of the performance of the property manager.

(4) Increasing potential and benefits received from the REIT's invested properties by maintaining and developing the image and reputation of said properties

- Project's target group examination and assessment, marketing strategy change, service level, and setting up appropriate rental fee which serve the customers' demand
- Rental fees increase for rental space through operation channel management, marketing activities, and appropriate distribution channels following the target group's demand.
- Project's area care and maintenance such as improvement of public area, common area, and specific areas improvement for attractiveness and area utilization.
- Improvement of building systems and equipment through technology to enhance convenience and safety for building users. This includes the implementation of access control systems that enable entry and exit through facial recognition or QR codes via mobile applications, as well as automated parking systems that can automatically read license plates.
- Good image promotion through efficient management, standard maintaining, no customer exploitation, integrity operation, transparency, and social supports.

5.2 Nature & Characteristic of Benefits

The REIT enters into lease agreements for office space rental in accordance with the conditions set by the SEC or other relevant entities that have the power to authorize direct agreements with tenants. Said contract will be standardized, outlining the same or similar terms and conditions for all tenants (except for long-term lease agreements with major clients that last over 3 years).

From the benefits generating methods mentioned, income and cash flow that the REIT receives from asset investments is revenue that the REIT obtains from renting out office spaces to tenants. Tenants will use those office spaces for the operations or activities, for example, their businesses may relate to industrial businesses, food and beverage businesses, financial institutions and services, service businesses, and technology-related businesses, to name a few. For the most part, contracts with smaller tenants will last 3 years.

The REIT enters into lease agreements for office spaces directly with tenants and collects rental fees at fixed rates. Any benefits gained such as contract deposits from tenants who rent office spaces is given to the Company.

5.3 Property Manager

The Company appoints North Sathorn Realty Co., Ltd. to be the Property Manager. The details of the Property Manager are as follows:

History of the Property Manager

North Sathorn Realty Co., Ltd. was established in February 1996 with the objective of developing commercial and hotel real estate projects. The focus has been primarily on the development of office buildings located in the Central Business District to support and profit from economic growth. Today, North Sathorn Realty Co., Ltd. has been operational for over 29 years and have two main real estate projects under their management, namely the Sathorn Square Building and the Park Venture Ecoplex Building.

Remuneration from the REIT

North Sathorn Realty Company Limited charges the REIT for a property management fee, which comprises two components; Base fee, not exceeding 100 million baht from 2 assets combined, and Variable fee, not exceeding 8% per annum per each asset of the total rental income.

Furthermore, the base fee that the Property Manager shall receive from the REIT shall not exceed 2% per annum of the Net Asset Value (NAV) of the REIT from the following: the date of the first core asset investment made by the REIT or NAV on the date that the REIT first made a core asset investment, plus the NAV of the capital increase gained from further investments (if any). And the variable fee that the Property Manager will receive from the REIT shall not exceed 3% per annum of the net asset value of the REIT (NAV) on the date of the first core asset investment made by the REIT or NAV on the date that the REIT first made a core asset investment, plus the NAV of the capital increase gained from further investments (if any).

Relationship between the REIT Manager and Property Manager

North Sathorn Realty Co. Ltd., which acts as the property manager of REIT, and Frasers Property Commercial Asset management (Thailand) Company Limited which acts as the REIT manager. They both are related because North Sathorn Realty have mutual major shareholders and directors. North Sathorn Realty Co. Ltd. is a subsidiary of Golden Land Property Development Public Co. Ltd. According to the date of submission of the company registration statement, Golden Land Property Development Public Co. Ltd. holds 99.99% of the total issued shares of North Sathorn Realty.

Other Real Estate properties under the Management of the Property Manager, which may lead to competition and conflict of interest with the assets which the Property Manager manages for the REIT.

Currently, North Sathorn Realty Company Limited does not manage any other properties, which may lead to a conflict of interest with the REIT's invested properties. In order to prevent and minimize any risk of conflict of interest between the REIT and the Property Manager which may have an impact on the REIT's business operations there is a provision that can be found in the initial agreement which assigns the Property Manager that is signed between the REIT and North Sathorn Realty Company Limited regarding non-competing business agreements. As such, North Sathorn Realty Company Limited does not engage in the management of any other office building rental spaces in the Core Central Business District (Core CBD) for its own or for the benefit of any other entities.



Guidelines regarding property supervision and management for the Property Manager to prevent conflict of interest. To prevent conflict of interest in the event of business transactions between the Property Manager and the REIT, the REIT adheres to regulations set forth by the SEC.

(1) The General terms and conditions of the REIT in entering transactions with the Property Manager are as follows:

- All business transactions conducted with the Property Manager will be conducted in accordance with Trust Deed and relevant laws for the maximum benefit of the REIT.
- All business transactions between the REIT and the Property Manager will be conducted at reasonable prices with fair practices.
- All related-parties, who directly or indirectly related to any transactions, must not involved in transactions' consideration and approval.
- Calculations for expenses incurred during transactions between the REIT and the Property Manager must be at reasonable and fair prices and rates.

(2) Approval of transactions between the REIT and the Property Manager must be conducted according to the following procedures:

- Get approval from the Trustee that said the transaction is in accordance with the Trust Deed and relevant laws.
- If the transaction is valued above 1 million or 0.03% or more of the REIT's Net Asset Value, (whichever amount is higher), it will require approval from the REIT's Board of Directors. Independent or impartial directors will give an opinion regarding the appropriateness of said transaction at the board meeting of the REIT Manager.
- If the transaction is valued above 20 million or 3% or more of the REIT's Net Asset Value (whichever amount is higher), said transaction will require the approval of the REIT's Unitholders with a vote of no less than $\frac{3}{4}$ of all Unitholders present with the right to vote.

In the event that the transaction which is to be made between the REIT and Property Manager involves the acquisition or disposition of assets, the calculation of overall value will be based on the total acquisition or disposition of each project which allows them to generate income and will include all assets related to the proposed project.

(3) Transaction Policy between the REIT and the Property Manager

- Any transactions between the REIT and the Property Manager shall be conducted under fair and appropriate conditions which are in accordance with the conditions and regulations set by the SEC.
- In addition, the REIT will disclose information regarding all transactions with the Property Manager to the SEC, the Stock Exchange of Thailand, and the REIT's Annual Report. This includes all documents and notes of financial statements which have been inspected by an external auditor.

6. Borrowing Policy

The REIT has established a policy regarding borrowing as follows:

6.1 The REIT may use borrowings only for the following purposes:

- To invest in real estate or leasehold rights which are added to its Core Properties,
- To use borrowings to manage the REIT's properties,
- To use borrowings for maintenance, repair, upkeep or improvement of the REIT's properties such as its real estate or leasehold rights of real estate so that they remain in good condition and are properly maintained to readily confer benefits of income-production or to modify them to be well suited to market trends or responding to changing of customer needs,
- To use borrowings for constructions of any annex or any additional buildings on the exiting plots of land that the REIT owns or holds leasehold rights of such real estate to confer benefits of income-production,
- To use borrowings for repayments of its loans or obligations,
- To use borrowings for any other necessary purposes as the REIT Manager shall deem appropriate for the management of the REIT and for the benefits of the unitholders

6.2 The REIT may borrow money using the following methods:

- Requesting credit from commercial banks, financial institutions, life insurance companies, non-life insurance companies, and/or any other juristic persons who can provide such credit to the REIT, whereby such actions shall not cause any illegality or any conflict of any applicable laws, and notifications, orders or rules issued by the Securities and Exchange Commission and the Stock Exchange, or any other authorized agency.
- Issuance of instruments or securities or entering into any borrowing contracts in which such actions shall not cause any illegality or any conflict of any applicable laws, and notifications, orders or rules issued by the Securities and Exchange Commission and the Stock Exchange.

6.3 The borrowing ratios shall not exceed any of the following requirements except such excess in which the ratio limit is breached, does not result from the additional borrowings. In addition, such borrowing ratios shall also be in compliance with any applicable laws.

- Thirty-five (35) percent of the total asset value of the REIT.
- Sixty (60) percent of the total asset value of the REIT. In the event that the REIT has an investment-grade credit rating by the credit rating agency approved by the Securities and Exchange Commission for its latest credit rating which is no more than one (1) year prior to the time the borrowings are incurred.
- The borrowings incurred under this Clause shall include the issuance of instruments or securities or any of the contracts in form and substance considered as borrowings.



6.4 Obligations on the REIT's assets can only be created upon necessity and in relation to the management of the REIT's properties as follows:

- Obligations related to an agreement in principle that the REIT is authorized to undertake as prescribed in the Notification of Capital Market Supervisory Board Tor Jor. 49/2555, as well as in any other relevant notifications issued by the Securities and Exchange Commission such as the use of the REIT's assets as collateral for borrowings under the Trust Deed and under applicable laws.
- Obligations arising in the ordinary course of business or the ordinary course of such transactions.

6.5 Procedures for borrowings or creation of obligations

The REIT shall borrow money or create obligations in the best interests of its unitholders and shall comply with the following rules and procedures on borrowings or the creation of obligations.

- The REIT Manager shall consider the necessity and appropriation of borrowings or creation of obligations which shall be imposed on the REIT's assets, as well as reviewing the relevant rules and procedures on borrowings or creation of obligations prior to the submission thereof to the Trustee for further consideration and approval.
- The Trustee shall have the authority to sign for entering into any borrowing contract or any creation of obligations on the REIT's assets.
- In the event that collateral needs to be provided by the REIT for any borrowing, such borrowing and a provision of any such collateral must be approved by a Meeting of the Unit Holders, except that (1) such provision causes no change in the security amount previously offered by the REIT in support of the previous borrowing or causes no reduction in the amount of the credit facility offered by the REIT's creditors for such collateralized borrowing or (2) former lenders or creditors have assigned their claims under the existing borrowing contracts and/or collateral contracts to the assignees who shall become the new lenders or creditors.
- In the event that the borrowing is used for maintenance, repair, upkeep or improvement of the REIT's properties as per Clause 1 or for constructions of any annex or any additional buildings on the existing plots of land that the REIT owns or holds leasehold rights as per Clause 1, the REIT Manager shall also consider and take into account the remaining leasehold terms under the current lease.

6.6 Borrowings or obligations undertaken with a related party of a Trustee

The REIT may borrow money by requesting credit from commercial banks, financial institutions, life insurance companies, non-life insurance companies, and/or any other juristic person who can provide such credit to the REIT, and/or entering into any borrowing contract, creating obligations on the REIT's assets or transacting any related transactions with a related party of a Trustee in accordance with the regulations prescribed by the Securities and Exchange Commission or the Securities and Exchange Commission Office, as well as any other relevant rules which shall eventually be issued by the Securities and Exchange Commission or the Securities and Exchange Commission Office.

6.7 Information on the REIT's borrowings as of the fiscal ending date

The REIT entered into a loan agreement with Bank of Ayudhya Public Company Limited ("Lenders"). The substance of the terms and conditions of the loans as prescribed in relevant Loan agreements between the REIT and its lenders are stated below:

Lenders	Bank of Ayudhya Public Company Limited
Credit requested by	Trustee acting on behalf of the Golden Ventures Leasehold Real Estate Investment Trust
Facility Amount (in million baht)	<p>The aggregated amount of the loans and credit facilities total to 195 million baht comprises of:</p> <p>Bank of Ayudhya Public Company Limited</p> <p><u>Facility 2:</u> A 160 million Baht short-term revolving promissory note line with annual review or renewable annually, to support the reimbursement of rental deposits of the Initial Invested Core Properties</p> <p><u>Facility 3:</u> A 35 million Baht revolving bank guarantee facility with annual review or renewable annually, for issuance of letter of guarantee to the electricity authority guaranteeing the electricity usage of the Initial Invested Core Properties</p>
Interest Rate	<p>Interest rates will not be higher than Minimum Loan Rate* (MLR) minus a certain percentage per annum.</p> <p>* Minimum Loan Rate (MLR) is defined as the average lending rate of which 4 banks; namely Kasikornbank Public Company Limited, Bangkok Bank Public Company Limited, Krung Thai Bank Public Company Limited, and Siam Commercial Bank Public Company Limited, provide to their prime customers. This reference rate can be adjusted according to the notifications of each of these financial institutions.</p>
Repayment Period	<p><u>Facility 2:</u> Within 180 days from the date of the issuance of each promissory note, or on the date as prescribed in the loan agreement.</p> <p><u>Facility 3:</u> In the case that the bank guarantees issued under this facility are called, the repayment period for such claims shall not exceed the last business day of the month in which the claimed amount has been fully or partly paid by the lender who issued such bank guarantee. In any case, the repayment period of the claims paid under this facility (in the event that the bank guarantees issued under this facility are called) and the termination date of the guarantor's obligation under each bank guarantees issued under this facility (in the event that none of the bank guarantees issued under this facility are called).</p>
Interest Payment	None
Collaterals	None
Key Financial Covenants	The borrower shall submit the audited financial statement to the lender within 90 days from ending of each fiscal year.



Key Covenants	The covenants shall be as set forth in the loan agreements, collateral agreements, and other relevant financial documents which both parties thereby agree according to the rules prescribed by the Bank of Thailand and in accordance with the applicable laws.
Events of Default	<p>Standard events of default and any other breach of contracts under the terms and conditions as set forth in the loan agreements and other financial documents agreed by both parties which may include an event of default if any due payment is not settled, breach of covenants, cross-default, nationalization, bankruptcy, unenforceable or invalid security documents, material adversity, changes of the REIT Management, the Real Estate Manager (except that such situations can be remedied or waived within the prescribed timeframe in the loan agreements, and/or account as an exception in the loan agreements).</p> <p>In addition to the conditions prescribed above, other terms and conditions related to these credit facilities shall be as set forth in the loan agreements, collateral agreements, and any other financial documents which both parties thereby agree according to the rules prescribed by the Bank of Thailand and in accordance with the applicable laws.</p>

As of 30 September 2025, GVREIT has outstanding debenture (including all related expenses from debenture) at 2,000,000,000 THB, summarized as follows:

Secured Type	Interest	Term	Maturity Date	Issue Size (THB: MB)
Senior and Unsecured				
No. 1/2018	3.63%	9 years	30 April 2027	2,000

The interest payment frequency of such debenture is semi-annually payment at 30 April and 30 October each year. Thus, the investor can find more information about the debenture in the section 3 “Financial Instrument of the REIT” and Section 7.2 “Securities Issued by the Trust”

As of 31 October 2025, TRIS Rating had affirmed the credit rating at “A-” (Stable Outlook), which is at the investment grade.

As of 30 September 2025, GVREIT had Outstanding Loan Value to Total Asset Value at 17.58%

Management Structure

1. REIT Manager Information

Frasers Property Commercial Asset Management (Thailand) Co., Ltd. (“The Company”), which acts as the REIT Manager is a publicly listed company founded on 9 January 2015 with a registered and paid-up capital of 10,000,000 Baht comprising of 1,000,000 common shares at a par value of Baht 10 per share.

Company Name	Frasers Property Commercial Asset Management (Thailand) Co., Ltd.
Company Registration Number	0105558004214
Date of Incorporation	9 January 2015
Company Address	22nd Floor, Mitrtown Office Tower, 944 Rama 4 Road, Wangmai, Pathumwan, Bangkok 10330 Tel: 0 2483 0000 E-mail: th.gvreit.ir@frasersproperty.com Website: www.gvreit.com
Registered Capital	Baht 10,000,000 (Consisting of 1,000,000 common shares with a par value of Baht 10 per share)
Nature and Scope of Business	Acting as the REIT Manager of Real Estate Investment Trust
Major shareholders (Share Holding Position)	Golden Land Property Development Plc. (99.9970%)
Directors	1. Mr. Chatrapee Tantixalerm (Independent Director) 2. Mr. Somboon Wasinchutchawal (Executive Director) 3. Mr. Thanapol Sirithanachai (Executive Director)
Authorized Signatory	Two directors from the list of directors jointly sign and seal of the Company.
Fiscal Year	Ending 30 September of each year

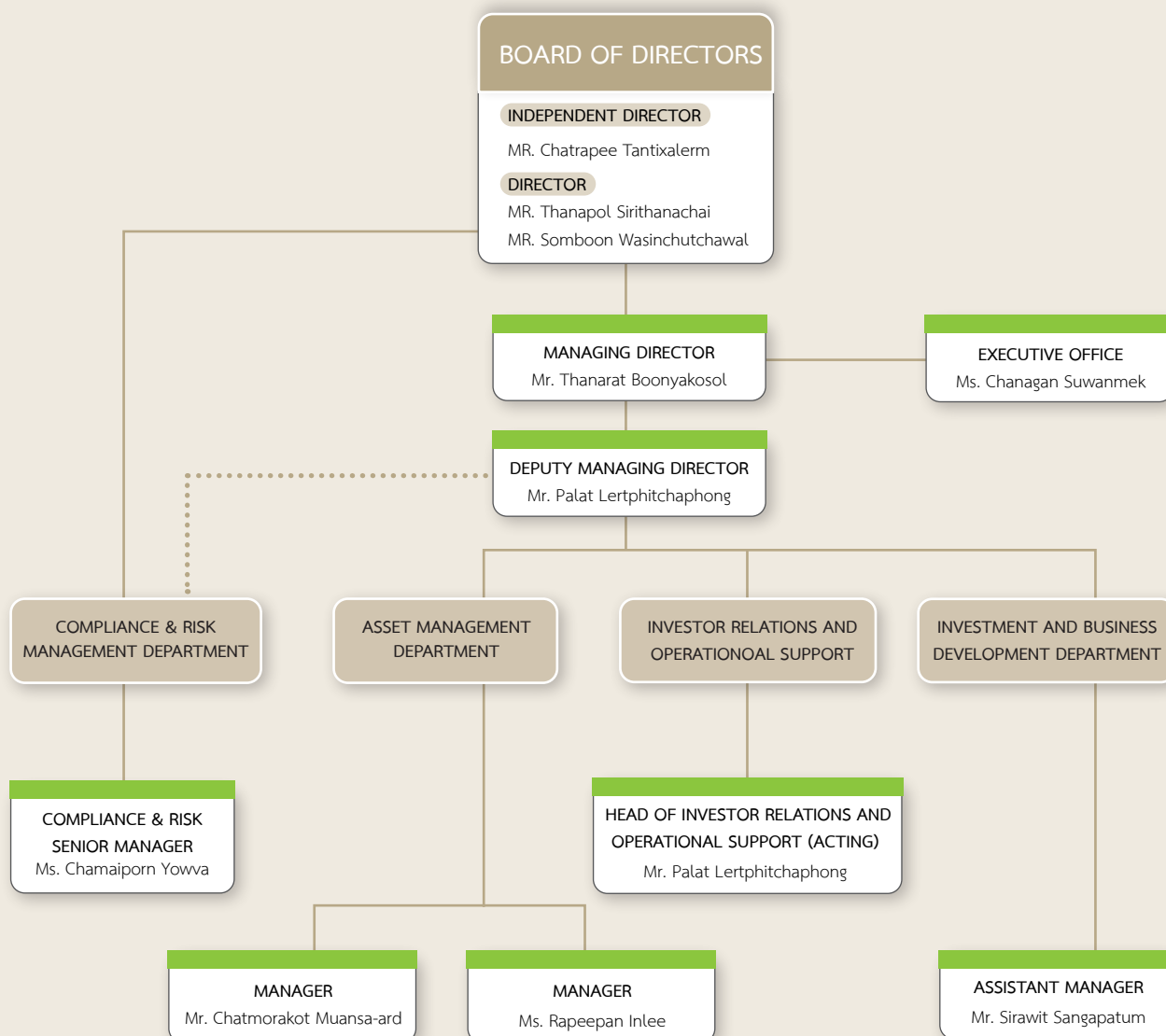
1.1 Shareholding Structure of the REIT Manager

No.	Shareholder Name	Number of Shares	As % of the Paid-Up Capital
1	Golden Land Property Development Plc.	999,970	99.9970
2	Samyan Mitrtown Holding Co., Ltd.	15	0.0015
3	Norayana Pavilion Co., Ltd.	15	0.0015
Total		1,000,000	100



1.2 The Company's Organizational Structure

As of 30 September 2025, the organizational chart of the Company, as the REIT Manager, comprises the following Board of Directors and the management:



1.3 Directors Information

Mr. Chatrapee Tantixalerm

Position: Chairman of the Board and Independent Director



Education and Training/Seminars

- MBA in Finance and International Business, SASIN

Thai Institute of Directors (IOD):

- Director Accreditation Program (DAP 48/2005)
- Corporate Governance for Capital Market Intermediaries (CGI 2/2015)

Work Experience

2015 - Present	Chairman of the Board of Directors / Independent Director Fraser's Property Commercial Asset Management (Thailand) Co., Ltd.
2020 - Mar 2025	Appeal Committee The Stock Exchange of Thailand
2018 - Present	Director Association of Investment Management Companies (AIMC)
2018 - Present	Independent Director / Audit Committee / Chairman of the Nomination and Remuneration Committee Beryl 8 Plus PLC.
2017 - Present	Independent Director / Audit Committee/ Nomination and Remuneration Committee/ Chairman of the Corporate Governance Committee Matching Maximize Solution PLC.
2015 - Present	Deputy Chairman / Chief Executive Officer Talis Asset Management Co., Ltd.
2015 - Present	Independent Director / Chairman of the Audit Committee / Nomination and Remuneration Committee SISB PLC.
2009 - Apr 2025	Independent Director / Chairman of the Audit Committee TSFC Securities PLC.



Mr. Somboon Wasinchutchawal

Position: Director and Executive Director

Education and Training/Seminars

- Master of Business Administration, Thammasat University
- Bachelor of Accounting, Thammasat University

Thai Institute of Directors (IOD):

- Directors Certification Program (DCP) 102/2008

Work Experience

Aug 2025 - Present	Director / Executive Director Fraser's Property Commercial Asset Management (Thailand) Co., Ltd.
Sep 2023 - Present	Acting Chief Executive Officer Fraser's Property Home (Thailand) Co., Ltd.
Oct 2020 - Present	Chief Financial Officer and Executive Director Fraser's Property (Thailand) Public Company Limited
2014 - 2020	Risk Management Committee Member Golden Land Property Development Public Company Limited
2012 - 2020	Executive Director and Executive Vice President - Finance and Accounting Golden Land Property Development Public Company Limited
2012 - 2013	Director Golden Land Property Development Public Company Limited
2008 - 2012	Assistant Managing Director – Financial Planning Pruksa Real Estate Public Company Limited

Non-listed companies

- Director, Frasers Property Corporate Services (Thailand) Co., Ltd.
- Director, Frasers Property Technology (Thailand) Co., Ltd.
- Director, STT GDC (Thailand) Co., Ltd.
- Director, Bangpakong Logistics Park Co., Ltd.
- Director, Frasers Property BFTZ Co., Ltd.
- Director, Baan Mae Phim Co., Ltd.
- Director, Bhakdi Hospitality Co., Ltd.
- Director, Bhakdi Retail Co., Ltd.
- Director, Kasemsubbhakdi Co., Ltd.
- Director, North Sathorn Hotel Co., Ltd.



Mr. Thanapol Sirithanachai

Position: Director and Executive Director

Education and Training/Seminars

- Master of Business Administration, The University of Texas at Austin, Texas, USA
- Bachelor of Law, Sukhothai Thammathirat Open University
- Bachelor of Engineering, Chulalongkorn University

Thai Institute of Directors Association (IOD):

- Director Certification Program (DCP 39/2004)
- Director Accreditation Program (DAP 10/2004)
- Audit Committee Program (ACP 39/2012)

Other Certifications:

- The Executive Program in Energy Literacy for a Sustainable Future (TEA 17) Thailand Energy Academy
- National Defense Course, Thailand National Defense College (Thai NDC) Class 61
- The Leadership ACT Program (Leadership ACT 1/2022) Slingshot Group Bangkok Thailand
- Thai-Chinese Leadership Studies (TCL 1/2018) Huachiew Chalermprakiet University Bangkok Thailand
- The Berkeley Executive Coaching Certificate Program at Berkley Executive Coaching Institute (BECI/2016), Berkeley Executive Coaching Institute
- Top Executive Program in Commerce and Trade (TEPCoT 8) University of the Thai Chamber of Commerce Bangkok, Thailand
- Difference 2014 Program (ABC 2) Sripatum University Bangkok Thailand
- TLCA Leadership Development Program (LDP 2/2014) Thai Listed Companies Association
- Poompalungpandin Program (PPL 2/2013) Chulalongkorn University Bangkok Thailand
- TLCA Executive Development Program (EDP 9/2012) Thai Listed Companies Association
- Capital Market Academy Leadership Program (CMA 7/2008) Capital Market Academy
- Advanced Certificate Course in Public Economics Management for Executives (KPI 6/2007) King Prajadhipok's Institute
- Advanced Management Program (AMP180/2011), Harvard University, Boston, USA

Work Experience

2020 - Sep 2025	Director / Executive Director Fraser's Property Commercial Asset Management (Thailand) Co., Ltd.
2021 - Present	Director / Executive Committee
2021 - January 2024	Member of Corporate Governance and Sustainable Development Committee and Member of Risk Management Committee Fraser's Property (Thailand) PLC.
2020 - Present	Chief Executive Officer Fraser's Property Commercial (Thailand)
2020 - Present	Country Chief Executive Officer Fraser's Property (Thailand) PLC.
2012 - 2020	Director Golden Land Property Development PLC.

Non-listed companies

- Executive Director, TCC Assets (Thailand) Co., Ltd.
- Director, N.C.C. Management and Development Co., Ltd.
- Director, Kasemsubbhakdi Co., Ltd.
- Director, TCC X Co., Ltd.
- Director, Eco Industrial Services Co., Ltd.
- Director, Fraser's Property Industrial (Thailand) Co., Ltd.
- Director, Automation Asset Co., Ltd.
- Director, System Assets Co., Ltd.
- Director, Fraser's Property Treasury Center (Thailand) Co., Ltd.
- Director, Fraser's Property Power (Thailand) Co., Ltd.
- Director, Narai Pavilion Co., Ltd.
- Director, United Homes Co., Ltd.
- Director, Grand Mayfair Co., Ltd.
- Director, North Sathorn Realty Co., Ltd.
- Director, Ritz Village Co., Ltd.
- Director, Golden Land Polo Co., Ltd.
- Director, Grand Paradise Property Co., Ltd.
- Director, Samyan Mitrtown Holding Co., Ltd.
- Director, Sathorn Property Management Co., Ltd.
- Director, Sathorn Supsin Co., Ltd.
- Director, Walker Homes Co., Ltd.
- Director, Fraser's Property Home (Thailand) Co., Ltd.
- Director, Krungthep Land Co., Ltd.
- Director, MSGL Property Co., Ltd.
- Director, Sidewalk Land Co., Ltd.
- Director, Prime Plus Asset Co., Ltd.
- Director, First Square Co., Ltd.
- Director, Regal Region Co., Ltd.
- Director, Silom Corporation Co., Ltd.
- Director, Nawamin Residence Co., Ltd.
- Director, Golden Land (Mayfair) Co., Ltd.



1.4 Scope of Duties and Authorization of the Board of Directors of the REIT Manager

The Company's Board of Directors is the key authority for approval of the Company's vision, mission, strategies, directions, and policies in relation to operations and business plans, both for the short-term and long-term. It also oversees financial strategies, risk management, organizational overview, corporate governance, as well as corporate operational assessment and employee performance evaluation relating to their tasks as the REIT Manager. The REIT Manager has its duties to efficiently manage the REIT set forth in the policies and business plan, according to the scope prescribed by the REIT Management Agreement, the Trust Deed, Registration Statement, Prospectus, the Company's Memorandum and Articles of Association, the Resolution of the Company's Board of Directors, and the Resolution of the Meetings of the Unit Holders, as well as relevant laws. The REIT Manager shall perform their duties with the objective of maximizing the beneficial interest of the REIT and the unitholders of the REIT.

In addition, the Company's Board of Directors also has an important governance role in supervising the compliance of the operational regulations and the conflict of interest disclosure prescribed by the Securities and Exchange Commission Office, the Stock Exchange of Thailand, and other relevant authorities. The scope of duties and authorization of the Company's Board of Directors are as follows:

- 1) Perform its duties according to applicable laws, the Company's Memorandum and Articles of Association, the Resolution of the Company's Board of Directors, and the Resolution of the Meetings of the Unit Holders, while abiding by the required qualities of the "duty of loyalty", the "duty of care", as well as accountability and ethics.
- 2) Manage the business of the Company and the REIT under the supervision of the Trustee, as well as set long-term strategies and business planning, appropriate organizational structure, and corporate governance for instance the REIT's investments, the REIT's performance, annual budget plan, and the REIT's business plan, and review risk factors which may impact the REIT's beneficial interest, operational performances of business units, together with review of transactions which may cause any conflict of interest, etc.
- 3) Supervise and provide needed advice to the Company's executives and employees so that they can well perform their work duties in compliance with relevant agreements and contracts, as well as rules and regulations governing the roles and duties of the REIT Manager.
- 4) Continuously supervise and monitor the Company's performances in the capacity of the REIT Manager, as well as provide necessary advice to assure that the Company's actions are in accordance with the work targets while being capable of promptly and appropriately tackling potential problems and obstacles.
- 5) Review, supervise and provide necessary advice to assure that the Company maintains a sufficient internal control system, as well as efficiently and effectively perform its duties as the REIT Manager.
- 6) Review, supervise and duly act to assure that important policies and business plans related to the roles and the duties as the REIT Manager are regular reviewed, assessed, and updated and are in line with prevailing business conditions.
- 7) Review, supervise and assess work performances of the Company's executives, which also include appointments of Managing Directors, providing necessary advice to assure that the Company's management shall perform its duties as assigned according to the rules, regulations and obligations set forth in various contracts and agreements to the best of its ability for the benefits of the REIT.

- 8) Review, supervise and assess work performances of the Property Manager, as well as providing necessary advice to assure that the Property Manager shall perform its duties as assigned according to the rules, regulations and obligations set forth in various contracts and agreements to the best of its ability for the benefits of the REIT.
- 9) The Board of Directors may empower any one or more of its board members or any other person or more to act or perform any acts on behalf of the Board. However, this empowerment shall not include the granting of a power of attorney or the appointment of a Sub-Attorney which allows the empowered board members or any assignees of their powers to authorize transactions of which they are the counter party thereto or are considered related parties transactions or represent conflicting interests with the REIT.
- 10) Review, approve, and authorize the following:
 - a) Transactions between the REIT and related parties to the REIT Manager and to the Trustee, as well as the arrangement of relevant authorization to be processed for the approval for the undertaking thereof from the Meetings of the Unit Holders.
 - b) Transactions which represent conflicting interests between the REIT and the Trustee.
 - c) Selection of the Property Manager.
 - d) Selection of any external auditor, financial advisor, independent financial advisor, or any other consultants, etc.
 - e) The reviewed and audited financial statements of the REIT.
 - f) The REIT's annual budget, business and operational plans which are required to be approved by the Board under the operational system and internal control system guidelines prescribed herein.
 - g) Extraordinary expenses or special investments outside the annual budget of which related business units shall process relevant approval requests.
 - h) Expenses charged to the REIT by the Property Manager.
- 11) Review, approve, and authorize investment decisions, and disposals of the REIT's Core Properties, or the management of the REIT with regards to activities such as Asset Management, Compliance & Risk Management to assure that they are in compliance with the Trust Deed, Registration Statements, Prospectus and applicable laws as well as other relevant notifications.

Independent Director

The Company has one independent director, which is not less than one-third of the total number of directors on the Board. As the Company acts as the REIT Manager, the selection criteria for the Company's independent director require that such director shall at least possess the following qualifications:

- 1) Holding shares not exceeding 1(one) % of the total number of shares with voting rights of the total voting right shares in the Company, its parent company, subsidiary, affiliated company, major shareholder, controlling person, or its related party, including shares held by related persons of such independent director as set forth in Section 258 of the Securities and Exchange Act.
- 2) Neither being, nor having been an executive director, employee, staff, advisor with regular monthly salary



or a controlling person of the Company its parent company, subsidiary, affiliated company, same-level subsidiary company, or its related party, unless the foregoing status has ended not less than 2 (two) years prior to the date of his/her appointment as an independent director. This shall include any benefits or interest in a like manner thereto.

- 3) Has no business relationship with the Company, its parent company, its subsidiary, its affiliated company or a juristic person that may be a related party, in a manner that may obstruct his/her exercise of independent discretion, and not being or having previously been a major shareholder, a director who is not an independent director, or an executive of an entity who has a business relationship with the Company, the parent company, a subsidiary, an affiliated company or a juristic person that may be a related party unless the foregoing status has ended not less than 2 (two) years prior to the date of his/her appointment as an independent director.
- 4) Not being a person related by blood or legal registration as father, mother, spouse, sibling, son/daughter or spouse of son/daughter of any of the Company's executives, major shareholders, controlling person or an individual who will be nominated as an executive or controlling person of the Company and its subsidiary.
- 5) Neither being, nor having been an auditor of the Company, its parent company, subsidiary, affiliated company or a juristic person that may be a related party and not being a significant shareholder a director who is not an independent director, an executive or a managing partner to the audit office which the auditors of the Company, its parent company, subsidiary, affiliated company or a juristic person which may be a related party thereto are associated, unless the foregoing status has ended not less than 2 (two) years prior to the date of his/her appointment as an independent director.
- 6) Neither being, nor having been a provider of any professional services including those as legal advisor or financial advisor who receives service fees exceeding Baht 2 (two) million in service fee per year by the Company, its parent company, subsidiary, affiliated company, or a juristic person that may be related party. In the event that such professional service provider is a juristic entity, this shall be inclusive of being a major shareholder, a director who is not independent director, an executive or a managing partner to such juristic entity, unless the foregoing status has ended not less than 2 (two) years prior to the date of his/her appointment as an independent director.
- 7) Not being a director appointed as a representative of the Company's directors, major shareholder or shareholder who is related to the Company's major shareholder.
- 8) Must not be a person whose name appears in the prohibition list prescribed by the Stock Exchange of Thailand as an individual who is not qualified to be an executive according to its regulations and must not be a person who is deemed as having untrustworthy characteristics as set forth in the notifications of the Security Exchange Commission and the Stock Exchange on the untrustworthy characteristics of director and executive of a company.
- 9) Not being convicted of violations of the Securities Act, the Act on the Undertaking of Finance Business, Securities Business and Credit Foncier Business, the Commercial Banking Act, the Non-life Insurance Act, the Anti-Money Laundering Act or any other similar laws in Thailand or in any foreign jurisdiction, as such governing authority thereof may prescribe for any crime related to insider trading and unjust enrichment or fraud, deception and corruption in management activities.

- 10) Not having any other characteristic which prevents him or her from giving an opinion freely on the operation of the Company.

In addition, the Company has also prescribed the following scope of duties and responsibilities of its independent directors.

- A. Review, supervise and provide necessary advice to the Company to assure that it shall provide and disclose its financial statements which are correct, complete, reliable, and timely.
- B. Review, supervise and provide necessary advice to assure that the Company maintains an appropriate internal control system and operational system regarding its actions and duties as the REIT Manager.
- C. Review and provide necessary advice on related party transactions or transactions which may represent conflicting interests to the REIT to assure of their compliance with applicable laws and relevant regulations, as well as to assure that the undertaking of such transactions is reasonable and for the best interests of the REIT.
- D. Perform any other actions assigned by the Board of Directors for the interest of the REIT.
- E. Determine that relevant business units in the Company must regularly report the following issues to independent directors for consideration, acknowledgment, and provision of necessary advice:
 - Related party transactions or transactions which may represent conflicting interests to the REIT.
 - Weakness and matters which require improvement in the Company's internal control system and operational system regarding its actions and duties as the REIT Manager, as well as problem rectification and follow-up.

Indeed, the Company's Board of Directors and its independent directors shall maintain important roles in supervision and provision of the necessary advice to the Company system regarding its actions as the REIT Manager as set forth in the relevant rules, contracts, and agreements.

Managing Director

The Managing Director shall have the duties to control, monitor, manage, and supervise the Company's operations regarding the Company's role as the REIT Manager, and to assure that the Company can efficiently perform its duties. The Company has also prescribed the following scope of duties and responsibilities of its Managing Director.

- 1) Oversee, manage and be responsible for the Company's business and/or its day-to-day operations, including the supervision of the Company's overall operations regarding its role as the REIT Manager as set forth in the relevant rules, contracts, and agreements, as well as the resolutions of the meetings of the Company's Board of Directors.
- 2) Determine the Company's organization structure, administrative procedure, as well as selection, training, hiring and firing of the Company's employees, and set remuneration rate for employees' wages, salary, compensations, bonus, and fringe benefits.



- 3) Oversee and control the Company's operations regarding its role as the REIT Manager.
- 4) Act on behalf of the Company and having the authorization power to act in relation to matters related to relevant government agencies and authorities.
- 5) Having the authority to issue, adjust, amend, and improve rules, orders, and regulations related to the Company's work regarding its role as the REIT Manager.
- 6) Having the authority, duty, and responsibility as assigned by the Company's Board of Directors or as prescribed to be assigned policies from the Company's Board of Directors.
- 7) Having the authority to appoint a Sub-Attorney and/or empower any individual to undertake specific acts on his behalf by the granting of a power of attorney, and/or such appointment and granting shall be within the scope of authority as provided by his power of attorney and/or in accordance with the rules, regulations, and orders as prescribed by the Company's Board of Directors. However, this empowerment shall not include the granting of a power of attorney or the appointment of a Sub-Attorney which allows the Managing Director or any assignees of his powers to authorize transactions of which they are the counterparty thereto or are considered related parties transactions or represent conflicting interests with the REIT.

Deputy Managing Director

The Deputy Managing Director has the authority, duties, and responsibilities to monitor, control, supervise, and oversee the Company's operations as a REIT Manager, ensuring efficient performance, as follows:

- 1) Participate in overseeing operations and/or daily management, including overall operational oversight of the Company as a REIT Manager, to ensure compliance with regulations, relevant contracts, and resolutions from the Company's Board of Directors.
- 2) Responsible for the success and supervision of each department to ensure that their operations meet set goals, make decisions, issue directives to resolve issues quickly and flexibly, and ensure effective operational control, with accurate and timely task completion and efficient work systems.
- 3) Provide recommendations for investment and business development to the Business Development and Investor Relations department, as well as other departments as requested.
- 4) Lead by example by adhering to the Company's ethical principles and business code of conduct, and supervise employees in the responsible department to ensure compliance with these ethical standards and conduct.

1.5 Names and Information of the REIT Manager

Name - Surname	Mr. Thanarat Boonyakosol
Position	Managing Director Fraser's Property Commercial Asset Management (Thailand) Company Limited
Education	Master of Business Administration, Finance Faculty of Business Administration, National Institute of Development Administration (NIDA)
Work Experience	
February 2024 - Present	Managing Director Fraser's Property Commercial Asset Management (Thailand) Company Limited
2021 - 2024	Managing Director Fraser's Property Industrial REIT Management (Thailand) Company Limited
2018 - 2021	Managing Director Fraser's Property Commercial Asset Management (Thailand) Company Limited
2012 - 2018	Senior Fund Manager Kasikorn Asset Management Company Limited
2000 - 2012	Assistant Vice President of Property Fund Management One Asset Management Limited

Name - Surname	Mr. Palat Lertphitchaphong
Position	Deputy Managing Director Fraser's Property Commercial Asset Management (Thailand) Company Limited
Education	Master of Science in Finance Faculty of Commerce and Accountancy, Chulalongkorn University
Work Experience	
February 2024 - Present	Deputy Managing Director Fraser's Property Commercial Asset Management (Thailand) Company Limited
2021 - 2024	Assistant Vice President of Investment and Investor Relations Fraser's Property Industrial REIT Management (Thailand) Company Limited
2018 - 2021	Manager of Fund and Real Estate Fund (REIT Manager) Land and Houses Fund Management Company Limited



Name	Ms. Chamaiporn Yowva
Position	Senior Manager of Compliance & Risk Management Fraser's Property Commercial Asset Management (Thailand) Company Limited
Education	Master of Accounting, Chulalongkorn University
Work Experience	
May 2023 - Present	Senior Manager of Compliance & Risk Management Fraser's Property Commercial Asset Management (Thailand) Company Limited
2016 - 2023	Head of Internal Audit Dharmniti Internal Audit Company Limited
2013 - 2016	Senior Internal Audit Dharmniti Auditing Company Limited
2010 - 2013	Senior Internal Audit Thai Beverage PLC.

Name	Mr. Chatmorakot Muansa-ard
Position	Manager - Asset Management (Engineering Division) Fraser's Property Commercial Asset Management (Thailand) Company Limited
Education	Bachelor of Engineering, Kasetsart University
Work Experience	
June 2024 - Present	Manager - Asset Management (Engineering Division) Fraser's Property Commercial Asset Management (Thailand) Company Limited
2019 - 2024	Senior Structural Engineer Meinhardt (Thailand) Company Limited
2015 - 2018	Structural Engineer Nantawan Company Limited

Name - Surname	Ms. Rapeepan Inlee
Position	Manager - Asset Management Fraser's Property Commercial Asset Management (Thailand) Company Limited
Education	Master of Business Administration, Business Administration Bangkok University
Work Experience	
Jan 2023 - Present	Manager - Asset Management Fraser's Property Commercial Asset Management (Thailand) Company Limited
2021 - 2022	Assistant Manager - Executive office Fraser's Property Commercial Asset Management (Thailand) Company Limited
2018 - 2020	Senior Officer - Executive office Univentures REIT Management Company Limited
2012 - 2018	Human Resources Manager Kasikorn Asset Management Company Limited

Name - Surname	Mr. Sirawit Sangapatum
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1.6 Duties and Responsibilities of the Company as a REIT manager

The Company in its capacity as the REIT Manager has duties and main responsibilities in managing the REIT, which includes overseeing the assets investments of the REIT and the operational performance of the Property Manager. The duties and main responsibilities of the Company as the REIT Manager under the supervision of the Trustee are as follows:

1. General Duties

In fulfilling professional responsibilities, the REIT Manager shall perform its duties prudently and honestly in the best interests of the unitholders of the REIT in general, and in accordance with the Trust Deed, the REIT Manager Agreement, relevant laws, as well as in compliance with additional obligations set forth in disclosures in connection with unit trust offerings and the resolutions of unitholders. In addition, the REIT Manager shall not undertake any actions which may represent any contravention of or constitute any conflict of interest to the benefits of the unitholders and investors of the REIT in general, and shall take full responsibility in the event that it fails to perform its duties and/or such duties are incompletely performed.

1) The REIT Manager has its duties to comply with the following business principles:

- A. Having adequate capital to continuously support its operations and responsibilities with regards to its roles as the REIT Manager.
- B. Providing disclosures, opinions, or relevant and material information which is sufficient for investors to use in their investment decision making. Such information must also be communicated in a clear, undistorted, and unbiased manner.
- C. Do not make improper use of information acquired through being the REIT Manager for itself, or to cause detriment or impact to the REIT's general benefits.
- D. Exercise a degree of care in performing its duties in order not to create a conflict of interest and if there is a conflict of interest, the REIT Manager shall act to assure that investors are equitable and properly treated.

To prevent an occurrence of a conflict of interest the REIT Manager shall take the following actions:

- a) The REIT Manager shall have no other benefits that may conflict with the REIT's best interests. If a conflict of interest situation should arise, the REIT Manager shall duly present measures to assure that it manages the trust to the best interests of the REIT's unitholders and investors in general.
- b) If the REIT Manager also manages other REITs, the Core Properties of such funds shall not be the same type of assets as the Core Properties of the REIT.

Additionally, prior to entering into any transaction which relates to the REIT's conflict of interest, the REIT Manager shall disclose sufficient information to the REIT's unitholders or investors in the following manner:

- Disclosure shall be made to the Stock Exchange in accordance with its relevant regulations or through any other channels which any unitholders can all access thereto, and whereby such disclosed information thereof shall be made available.
- The reasonable disclosure period shall be no less than fourteen (14) days.

- There shall be a disclosure of available channels, precise procedures, and a time-limit for objection. The time-limit for objection shall be no less than fourteen (14) days except if there is a request for a resolution from a meeting of the REIT's unitholders to object the undertaking of such transactions. In the case that unitholders clearly make their objection according to the process prescribed in Clause (3) above, and the objection constitutes more than one quarter ($\frac{1}{4}$) of the total number of units issued, the Trustee shall not transact or allow to transact any such transaction which relates to the REIT's conflict of interest.
- 2) Shall comply with the Securities and Exchange Act, the Trust for Transactions in the Capital Market Act, and other relevant laws, as well as professional ethics and standards as set forth by securities industry associations or securities-related organizations approved by the Securities and Exchange Commission Office, mutatis mutandis, and shall not support, instructor collaborate with anyone to violate such laws or to breach such regulations.
 - 3) The REIT Manager has a duty to work in collaboration with the Trustee or the Securities and Exchange Commission Office, which includes disclosures of information which may have a significant effect on the REIT management or other information which needs to be reported, and particularly to carry on following responsibilities:
 - a. Prepare and safeguard information and documents related to management, internal controls, and information disclosures of the REIT. Whenever the Trustee wishes to review any management matters, the REIT Manager shall collaborate therewith by providing such information and documents for review, as well as allow the examination of the property sites as requested by the Trustee so that the Trustee can inspect and be assured that the REIT Manager does not act in violation of laws or in breach of any obligations as set forth in the Trust Deed, or does not act in the best interests of the unitholders.
 - b. Prior to the establishment of the REIT, the REIT Manager has the duty to submit information and documents related to the REIT's structure, rental procedure, income and revenue collection, expenses that can be charged to the REIT, contracts between the REIT and other parties, etc. This shall allow the Trustee to efficiently plan its supervisory and monitoring actions on management, internal controls, and information disclosures of the REIT.

Indeed, the REIT Manager has its duties to coordinate and supply information and documents to the Trustee as frequently and in a timely manner as set out in the REIT Manager Agreement, as well as any other documents which the Trustee may find necessary to request and which are related to the management of the REIT within an appropriate time frame.
 - 4) The REIT Manager shall arrange to have indemnity insurance of its business operation, or the actions taken in its position as the REIT Manager, as well as the actions taken by its directors, executives, and employees, throughout the terms of the REIT Manager Agreement.
 - 5) In transacting any real estate transactions on behalf of the REIT, the REIT Manager shall comply with the following rules:



- A. Act to ensure that any sales, disposal, and transfer of such real estate or entering into any agreement relating to such real estates for the REIT are properly undertaken and are enforceable by law.
 - B. Act to ensure that the real estate investments of the REIT are properly undertaken, and the following procedures have been taken:
 - Assessing its own capacity in managing such real estate prior to accepting the position of the REIT Manager or before making any additional investment in such real estates, as the case may be.
 - Carrying out relevant analysis and feasibility study, as well as performing due diligence on such real estate in a manner as prescribed by the regulations and guidelines for management of real estate investment trusts set forth by the Securities and Exchange Commission and the Securities and Exchange Commission Office, and making assessments of risks that may arise from such investments, as well as providing guidelines for risk management. Risks exposures shall include development or construction risks (if any) such as construction delay and inability to obtain benefits from the investment real estate.
- 6) The REIT Manager shall arrange the meetings of the unitholders as per the Trust Deed.
- 7) In the event of a change in REIT Manager, the REIT Manager shall provide collaborative support as deemed necessary to ensure a successful handover of the work.
- 8) In the event of any appointment of a consultant to provide advice or suggestions on property investments and property management, the REIT Manager shall act according to the following rules:
 - Arrange for the consultant declares any conflict of interest on the matter under consideration.
 - Prohibit the consultant who has, directly or indirectly, any conflict of interest thereon from participating in the consideration of such matter.
- 9) The REIT Manager shall prepare the Company's financial statements under generally accepted accounting principles as enforced by accounting professional laws and shall submit the financial statements to the Securities and Exchange Commission Office, within three (3) months from the period end date of such fiscal year. The financial statements shall be audited by the auditors, approved by the Securities and Exchange Commission Office, and also include the auditor's opinion.
- 10) The REIT Manager shall prepare and disclose the REIT's information which includes the information specified under Clause 56 and Clause 57 of the Securities and Exchange Act, as well as other information as set forth in the Trust Deed and the REIT Manager Agreement.
- 11) The REIT Manager shall prepare and disclose the REIT's information to the Trustee, the Securities and Exchange Commission Office, and the REIT's unitholders as set forth in the Securities and Exchange Act, other applicable laws, and the Trust Deed, which shall also include the submission of the REIT's annual report together with the Annual General Meeting of Unit Holders Invitation Letter to the unitholders. In addition, the REIT Manager has the duty to explain and deliver relevant information, and documents or evidence, as well as to act or refrain from any act as per the orders or requests of the Securities and Exchange Commission Office.

- 12) The REIT Manager shall avoid situations that may create doubt about its professional independence, particularly in the selection, purchase, sales, lease, sub-lease, and rental of any real estate, securities, and other services to the REIT. It is prohibited for the REIT Manager, directors, executives, and employees of the REIT Manager to receive any commission or “Soft Commission” or any other benefits from former owners of such real estate or sponsors, sellers of such securities, services providers, or brokers as their own income or benefits.
- 13) The REIT Manager has the duty to disclose the information on the receipts of its own interests or benefits and the interests or benefits of its related party from any entity or person who is a counterparty of the REIT in the Prospectus, Unit Trust Registration Statements, Invitation Letter for the Unit Holders’ Meeting for Transaction Approvals, and the REIT’s annual reports so that investors and the Trustee can apply such information in judging the professional independency of the REIT Manager in transacting any transactions on behalf of the REIT and the rationality of such transactions. The interests or benefits required to be disclosed are for instance: creditors, debtors, guarantors or guarantees, cross-holding of shares, or having the same group of major shareholders or management, providing or receiving of services, trading activities, and expense payments made on each other’s behalf, etc.
- 14) In the event that the REIT Manager would like to assign the tasks under its responsibility to other parties, it shall specify the work assignments and the duties of the REIT Manager in the selection of the relevant parties for such assignments. The assignment conditions shall not conflict with or breach the Notification of the Office of the Securities and Exchange Commission SorChor. 29/2555.

2. Management Duties of the REIT

The REIT Manager shall properly and efficiently supervise and manage the REIT in compliance with laws, regulations, and the Trust Deed, and protect the interests of the REIT and its unitholders in general. The REIT Manager has the duty to provide a quality operating system with efficient checks and balances that can fully support its work responsibilities. Additionally, its tasks shall cover at least the following aspects:

- 1) Formulation of policies for management of the REIT, its capital structure, real estate investment decisions, and real estate strategies that enable it to prudently and cautiously manage the REIT’s investments according to the investment policies as set forth in the Trust Deed and in accordance with applicable laws and regulations, as well as to protect the interest of the REIT and its unitholders in general.
- 2) Management of risk related to its assigned tasks of managing the REIT so as to efficiently prevent and mitigate the risks.
- 3) Management of any relevant conflict of interest, particularly the conflict of interest between the REIT, the REIT Manager, and any connected person of the REIT Manager, including implementation of measures or guidelines to safeguard the best interests of the REIT or the unitholders in general, when a conflict of interest arises.
- 4) Selection of personnel of the REIT Manager and any assigned parties to be involved in the REIT operations (if any) to ensure that they are qualified with appropriate skills and proficiency to undertake the assigned tasks.



5) Supervise the performance of the REIT Manager and its personnel, as well as review and monitor the work of the persons assigned to manage the REIT to ensure their compliance with laws, regulations, the Trust Deed, the Securities and Exchange Act, the Trust for Transactions in the Capital Market Act, as well as notifications, rules, or orders issued by the virtue of such laws as well as other applicable laws relating to the operations of trust funds.

6) Full, accurate, and adequate disclosure of information as set forth in the Trust Deed and in accordance with the provisions set forth in the Securities and Exchange Act and the Trust for Transactions in the Capital Market Act, and notifications, rules, or orders issued by the virtue of such laws as well as other applicable laws relating to the operation of trust funds.

7) Back office support

8) Internal audit and controls

9) Communications with investors and investors' complaint management

10) Legal dispute handling

The REIT manager may delegate the execution of matters related to the business to others as necessary, in order to promote smoother and more efficient business operations. However, this delegation must adhere to the following criteria: the delegation should not impact the effectiveness of the trust manager's duties:

- a) The assignments shall not be in a nature that may impact the efficiency of the REIT Manager's performance.
- b. There shall be measures to support the business continuity in the event that the assigned parties fail to carry on the operations.
- c) In the event that the assignments are related to investments in other assets of the REIT, the assignee party must be legally authorized to perform such tasks.

The above assignments shall not include any assignment of the tasks and functions as prescribed under Clause (1) (2) (3) (4) (9) In the event that the REIT Manager would like to assign tasks for which it is responsible to other parties, other than its tasks of real estate management, such as the management of the other assets of the REIT, which are not the Core Properties, the REIT Manager shall make a careful selection of the relevant parties for such assignments, and shall supervise and monitor the assignees' performance. The assignment conditions shall not conflict or breach Notification of the Office of the Securities and Exchange Commission SorChor. 29/2555.

11) The REIT Manager shall manage the REIT according to the provisions prescribed in the Trust Deed and shall oversee and protect the unitholders' interests.

12) The REIT Manager shall carefully and cautiously conduct due diligence on any potential real estate investment of the REIT and shall record and safeguard information, documents, and evidence related to the selection, inspection, and decisions on whether to invest or not invest therein for the REIT. As for such due diligence, the REIT Manager shall comply with the guidelines on the management of property funds and real estate investment trusts.

13) The REIT Manager shall act to assure its professional management of the REIT's financial aspects as well as the economic value of the REIT's assets, and such management is carried out for the benefits of the unit holders such as:

- (1) Formulating investment and risk management strategies and policies that are efficient and in compliance with the obligations prescribed in the Trust Deed
- (2) Determining borrowing facilities and encumbrances on the REIT's properties, and strictly ensure that such borrowings and encumbrances are in compliance with the conditions prescribed in the Trust Deed.
- (3) Investing in real estate that suits the investment objectives of the REIT.
- (4) Managing the REIT's cash flow.
- (5) Considering the distribution payments of the REIT.
- (6) Arranging for appropriate insurances to cover any potential damage that may occur to the REIT's real estates and relevant third-party liability insurance with suitable and sufficient coverage amounts to possibly renovate the damaged assets into their former stages so that the REIT can get similar benefits from such assets as previously, and with returns of no less than previously received.
- (7) Arranging for tenant mix planning
- (8) Overseeing that tenants comply with the conditions set forth in the lease agreement, service agreement, and other related agreements. Managing the rental spaces such as control and oversee rental operations, negotiate tenancy agreements, review rental rates or fees, cancel or renew rental contracts, etc. In the event that a rental agreement has a term of more than 3 years, the REIT Manager shall seek approval from the Trustee prior to any further action.
- (9) Overseeing the compliance of the real estate regulations and/or the conditions prescribed in the leasehold rights of the REIT's investment assets, as well as monitoring and taking relevant actions to ensure that the REIT's real estate and/or leasehold rights shall not be used to operate an immoral or illegal business.
- (10) Assessing past rental operations to set appropriate rental and tenancy terms and conditions, preparing applicable rental and tenancy agreements, as well as relevant service contracts, monitor and evaluate rental and service charge collections to determine suitable amounts of allowance for doubtful accounts and bad debt expenses, or bad debt write-offs (and appropriately reinstate account by reversing the write-off entry in the event that such bad debts are recovered).



- (11) Arranging for appropriate security and safety systems for the REIT's buildings and investment properties such as the fire alarm system, emergency communications plan, and disaster management.
- (12) Formulating policies and action plans for the administration, maintenance, and renovation of the REIT's buildings and investment properties to assure that their conditions are comparable to those of its industry peers.
- 14) The REIT Manager shall review and inspect to make sure that the REIT shall have proper ownerships and/or rights in the real estate that it intends to invest; whether they are the right of ownership or leasehold right, and that any agreements and contracts that the REIT shall enter as the counterparty thereof are duly prepared according to the applicable laws, as well as binding and enforceable in accordance with the conditions therein prescribed.
- 15) The REIT Manager shall arrange that all documents and evidence related to the REIT's operation are systematically kept and safeguarded; for instance, the Meeting of Unit Holders Invitation Letter, the Registration Statement for Offering Trust Units, Prospectus, the REIT's Annual Report, and the compliance records of the REIT and its invested properties with applicable regulations. This information, documents, and evidence shall be kept in a manner which is proper, complete, and accountable for at least five (5) years from the date of preparing such information, documents and evidence.
- 16) The REIT Manager shall prepare and disseminate the REIT's financial statements, annual report, and other relevant information which is accurate and complete and promptly distributes them within the time frame as prescribed by the law, as well as in accordance with the Trust Deed, and the rules of the stock exchange.

The REIT Manager, as well as its directors and executives who are involved in the preparation and dissemination of the REIT's information disclosure, must be responsible for the contents of such information which shall be reported or notified to the unitholders and investors in general. There shall be a review procedure which ensures that the disclosed information in the Registration Statement for Offering Trust Units, Prospectus, the Meeting of Unit Holders Invitation Letter, advertisement brochure, published notification or any other disseminated documents are verified to be accurate, complete, and not lacking in material information. Such disclosure shall also provide sufficient information for investment decisions, and comply with applicable laws, notifications and regulations.

- 17) The REIT Manager shall oversee that the unit holders obtain accurate and adequate information prior to their respective exercise of the voting rights for any authorization and that they duly receive such information in advance and within the prescribed time frame as set forth in the Trust Deed and the rules of the stock exchange.

- 18) The REIT Manager shall oversee that the REIT complies with laws or operational guidelines issued by relevant government agencies or other authorities, as well as regulations of the stock exchange.
- 19) The REIT Manager shall make distribution payment to the REIT's unitholders for an amount of no less than ninety (90) % of its adjusted net profit for the fiscal year, which is generally defined as net earnings with adjustment of the cash position of the REIT and represents the REIT's cash available for distribution. This cash available for distribution shall be payable within ninety (90) days from the fiscal year ending or from the ending date of the relevant accounting period during which such distribution payment is made, whichever the case may be. Nevertheless, in the event that the REIT still carries any retained loss, it shall make no distribution payment to its unitholders.
- 20) The REIT Manager shall define the annual scope of work or appraisal for property appraisers that include inspections of the REIT's properties and comparing them with other nearby properties of similar characteristics.
- 21) The REIT Manager may hire any property agent to assist the Property Manager in finding tenants.
- 22) Regarding investment in other assets, other than the investment in the Core Properties, the Trustee shall assign the REIT Manager to manage such investment as per the regulations prescribed in the Notification of the Office of the Securities and Exchange Commission SorRor. 26/2555, and any related documents thereof shall be available for any audit and review at least five (5) years from the preparation date of such documents, and such documents shall be in compliance with the Trust Deed. Indeed, such an assignment shall not impede the rights of the Trustee to assign its rights to any other person to manage such other investments which are not the Core Properties of the REIT.

3. Duties assigned to the Property Manager

Even though the REIT Manager may assign its property management tasks to the Property Manager who is a third-party, the REIT Manager is still required to oversee the performance of the Property Manager to assure the best interests of the REIT and its unitholders. Therefore, the REIT Manager shall perform at least the following:

1) Selection of the Property Manager

For the selection of the property manager from a third-party to be the Property Manager who shall oversee activities such as sales, marketing, and day-to-day operations of the REIT's real estates, the REIT Manager must at least complete the following:

- (1) Assess and evaluate past experiences, reputations, and track records of the Property Manager in relation to its capabilities to find tenants, collect debts, carry out building interior and equipment maintenance, administer rental spaces, service tenants, monitor internal controls, and properly oversee expenses and disbursements, etc.
- (2) Review a suitable remuneration rate for the Property Manager which is subject to its work competency and performance, and provide sufficient motivation to the Property Manager as part of the effort to improve the REIT's earnings. For instance, the remuneration of the Property Manager may be tied to the actual collection of rental incomes and/or services fees or the net profit from real estate rental, etc.



- (3) Arrange to have procedures which allow the REIT to be able to change the Property Manager in the event that such Property Manager does not comply with the prescribed conditions or its work performance does not meet a satisfactory standard.
- (4) Arrange to have a process to regularly inspect, monitor, and evaluate the internal control systems of the Property Manager to assure that its internal control system remains effective in providing protection against fraud or capable of easily detecting corruption and misconducts such as requiring that the Property Manager's internal control system be assessed by its auditor during the audit process and to report the findings of any weakness or flaws in such system to the REIT Manager etc.

The REIT Manager shall prescribe in the Property Management Agreement that the Property Manager must be responsible for any benefit loss to the REIT caused by negligence on the part of the Property Manager in its operational control process.

- (5) In the event that the REIT Manager finds out that the Property Manager's acts or failure to act impair the credibility of the Property Manager in carrying out its duties as set forth in the Property Management Agreement, the REIT Manager shall arrange to terminate the Property Management Agreement, so that the REIT Manager can either take over the Property Manager's position or select a new Property Manager to replace the former one. However, in the event that the REIT enters into any loan agreement of which its covenants may prohibit any change of the Property Manager, thus such change, therefore, requires approval from the REIT's lenders.

2) Supervision of the Property Manager's Performance

The REIT Manager has a duty to supervise the work and performance of the Property Manager to ensure that it is protecting the best interests of the REIT and its unitholders and shall undertake at least the following:

- (1) The REIT Manager shall participate in the preparation or the review and approval of the annual budget plan of the Property Manager to assure that there are proper details of income and expenses, to avoid any misappropriation of expenses, to set performance target for monthly and annual earnings, and to control that disbursements are in line with the budget plan. The annual budget plan must be approved by the Trustee.

- (2) The REIT Manager shall prescribe incentive criteria that motivate the Property Manager to put any effort into enhancing the REIT's value and the returns while mitigating relevant risks to the unitholders.

- (3) The REIT Manager shall participate in the preparation or the review of the Property Manager's strategic plans to assure that it can increase earnings, mitigate the risks of the rental income volatility and/or the fluctuation in the service fees for the REIT, as well as to oversee that the Property Manager performs in accordance with the planned strategies.

- (4) The REIT Manager shall participate in the preparation or the review of the tenant selection guidelines for key tenants, or participate in the tenant mix planning with the Property Manager to limit and mitigate risks of the rental income volatility and/or the fluctuation in the service fees for each year.

- (5) The REIT Manager shall review or participate in the formulation of pricing policy for rental rates and/or service fees to assure that such pricings are appropriate and in line with prevailing market conditions.

- (6) The REIT Manager shall assess the cost control system for repair and maintenance expenses related to equipment and buildings to assure that the conditions of such assets are in a comparable stage to those of its industry peers.

(7) The REIT Manager shall assess the suitability of the control procedure in the procurement system of the Property Manager to assure the justified economic values of the procured goods and services.

(8) The REIT Manager shall monitor and control the Property Manager's revenue collection to assure that the REIT fully receives its rental income and service fees.

(9) The REIT Manager shall instruct the Property Manager to monitor and oversee that tenants duly pay their applicable taxes.

(10) The REIT Manager shall observe and examine the Property Manager's misconduct, as well as performing a random review of its operations.

(11) The REIT Manager shall select and assess the internal control systems of the Property Manager, and shall set its own control procedures and systems to monitor and randomly check on the Property Manager to ensure that the Property Manager complies with the following rules:

- a) Correctly collect all income in full and remitting them to the REIT,
- b) Not overcharging the REIT with unreasonable expenses and any charges made to the REIT shall be within the authorized framework of the Property Management Agreement, and
- c) Arranging for the appropriate and adequate upkeep and maintenance of the REIT's assets so that such assets will continue generating long-term benefits.

1.7 Internal Control System and Work Procedure for Prevention or Handling of Conflict-of-Interest Segregation of Work and Duties within the REIT Manager

1) Classified by the Nature and Scope of Work

The Company is established with the objective to operate its main business activities as a trust manager as per the Trust for Transactions in the Capital Market Act. The Company has 4 main business units to support its roles and duties as the REIT Manager according to the Trust Deed, the REIT Manager Agreement, and other relevant laws, rules and/or regulations.

The Company's business units and their relevant work scope, duties, and responsibilities are summarized as follows:

Compliance & Risk Management

- Oversee and manage risks related to the management and investment of the REIT in compliance with the Trust Deed and relevant regulations.
- Oversee and prevent conflict of interest between the REIT and related parties.
- Set organization structure and guidelines for action plans to safeguard the best interests of the REIT and its unitholders in general in the event of any conflict of interest.
- Oversee that the REIT's employees and personnel who are engaged in the REIT's operations are qualified according to their work requirements and in compliance with applicable laws
- Review that the REIT's operations are in accordance with the Trust Deed, and relevant laws to assure that the REIT and its related parties are aware of any changes in the applicable laws and regulations
- Summarize and submit for consideration and approval the matters which relate to extraordinary expenditures or unbudgeted expenses



Asset Management

- Arrange for the selection of real estate appraisers
- Set business plan and strategy for income-generating real estate assets
- Formulate marketing plan, sales campaign, and public relations plan
- Set a competitive positioning strategy for targeted returns
- Prepare the revenue and expense for the trust fund.
- Oversee and review performances of the Property Manager Enter Oversee the utilization, cleanliness, and security of the REIT's property
- Oversee and manage properties and assets
- Manage tenants
- Oversee and manage rental and service fee collection, to assure that the payments are made accurately and in full
- Oversee and efficiently manage the REIT's expenditures

Investor Relations and Operational Support

- Prepare and disclose information to the Securities and Exchange Commission Office, the Stock Exchange, the Trustee, the REIT's unitholders, and the contract counterparties as per the conditions prescribed in the Trust Deed, and relevant laws and notifications, or related contracts; for instance, preparations of the meetings of the REIT's unitholders, annual report, the REIT's annual registration statements, as well as information on the REIT Manager and the REIT
- Communicate and take care of unitholders
- Recruit additional qualified, proficient, and skilled personnel
- Arrange training and knowledge development to improve the efficiency of the REIT management
- Control, monitor, coordinate, and oversee outsourcing tasks
- Handle complaints and dispute resolutions
- Keep and safeguard information, documents, and evidence related to the REIT
- Provide operational support such as human resources management, information technology management, and computer support, general administration, and procurement

Investment and Business Development

- Work according to the business plan, as per policy and strategy on income-generating real estate assets, and oversee the management of the REIT
- Plan for selection and review of the REIT's real estate investment schemes, including invest in other assets
- Arrange for a review or due diligence on the real estate in which the REIT shall invest
- Prepare the REIT's income and expenses forecasts
- Oversee the REIT's borrowings (if any) and borrowing policy
- Manage risks related to the investment of the REIT

2) Classified by the REIT Manager's Operating Systems

In order for the Company to efficiently carry out its duties as the REIT Manager and be qualified under the conditions as set forth in the relevant regulations of the Securities and Exchange Commission, the Company has arranged its operating systems according to prescribed conditions thereof comprising of:

- (1) A system for formulation of the REIT's management policy, trust fund capital structure planning, decision making on real estate investments, and development of policies and strategies for optimizing benefits from real estate.
- (2) A system for risk management of the REIT's management and administration risks
- (3) A system for managing conflicts of Interest
- (4) A system for recruitment selection of the REIT Manager's personnel, and selection process for assignees of tasks related to the REIT's operations (if any)
- (5) A system for governing and supervision of the REIT Manager and its personnel
- (6) A system to support the information disclosure of the REIT
- (7) A back-office system
- (8) An internal audit and internal control system
- (9) A system for communication with investors and for the handling of investor complaints
- (10) A system for handling of legal disputes

1.8 REIT Manager Fee

For the entire agreement period of the REIT Management Agreement, the REIT Manager shall receive its management fee for performing its duties as the REIT Manager, which shall not exceed the rate specified in the agreement, which is divided into: (1) a base fee not exceeding 0.3% (zero point three percent) of the REIT's Net Asset Value (NAV), to be paid monthly, with a minimum fee limit being set at Baht 12 million (In the event of a capital increase, as the work and the duties of the REIT Manager shall also increase, the minimum limit may be raised), and a variable fee of no more than 2% of the Adjusted Net Investment Income of each fiscal year, as prescribed in the REIT Management Agreement.

1.9 Methods and conditions for replacing the REIT Manager

1) The changes of REIT manager are as follows:

- (1) Resignation of REIT manager in accordance with stipulated principles and procedures
- (2) Demolition of REIT manager from the position
 - a. In case the REIT manager is unable to carry on its duties according to Trust Deed, Trust Act, Securities and Exchange Act, Notifications from the SEC Office, or any related notification, and such actions, due to Trustee, can cause severe damages to the REIT and/ or unitholders which cannot be redeemable within the period of sixty days (60 days) starting from the date the REIT manager is informed by the Trustee of such incident;



- b. In case the fact appears that the REIT manager is unable to maintain qualification as prescribed in chapter 1, or violates or does not comply with the rules as prescribed in chapter 2, Notification of the Office of the Securities and Exchange Commission No. SorChor. 29/2555, or do not follow the order of the SEC Office, or follow the order, but is unable to make the correction within the time specified by the order by the SEC;
 - c. It appears the approval of the REIT manager of the SEC Office has expired and the REIT Manager has not been renewed the approval from the SEC Office.
- (3) The SEC revokes the approval of the REIT manager or orders a suspension of operation exceeding over the notification period of SorRor 26/2555 or related notifications of the SEC.
 - (4) The REIT manager ceases to be a juristic person or under liquidation or under receivership, whether under absolute receivership, or being requested for rehabilitation.
 - (5) The REIT manager cannot maintain sufficient capital funds in accordance with notifications or related regulations.

2) Change in REIT manager

In case the fact appears to revoke the REIT manager in (2) a. Trustee shall be an authorized person to revoke the REIT manager. Unitholders' meeting shall be arranged by Trustee to seek resolution from the unitholders and to appoint a new REIT manager within six days (60) starting from the fact appears following (2) a. The person approved by the unitholders' resolution shall be appointed within 30 days (30) starting from the resolution date. Hence, in case the appointment cannot be executed through such procedure, the Trustee shall appoint a new REIT manager for the benefit of beneficiaries as a whole within the necessary period deemed appropriate.

3) Termination of REIT manager

The termination of the REIT manager does not deprive the rights of the Trustee to receive compensation and expenses caused by the REIT manager. The Trustee shall not be responsible for any compensation caused by the REIT manager since the termination of the REIT manager is in accordance with the contract, REIT manager appointment contract, Acts and related legislations, and other notifications relating to former REIT manager. The former REIT manager shall take any action as necessary in order that the Trustee or the new REIT manager, as the case may be, would be able to perform its duty successfully. The duty also includes signing in the document to approve the accuracy and completeness of information delivered to the Trustee or the new REIT manager. The former REIT manager shall sign related documents and deliver the documents and the past operation information of the REIT manager to the Trustee or the new REIT manager as requested so that the new REIT manager can perform its duty completely.

2. About Property Manager

2.1 Objective and Responsibility of Property Manager

The REIT Manager has assigned North Sathorn Realty co. ltd., as a property manager in order to manage and provision for benefits from the REIT's investment assets with the scope of rights, duties, and responsibilities under the Property Manager Agreement.

2.2 General Information on the Property Manager

Company Name	North Sathorn Realty Co., Ltd.
Date of Incorporation	13 February 1996
Registered Capital	Bath 638,600,000
Address	98 Sathorn Square Office tower B1 floor, Sathorn Road, Silom, Bangrak, Bangkok 10500
Nature and Scope of Business	Provides real estate services. The Company owns, operates, and develops real estate properties
Major shareholders (Share Holding Position)	Golden Land Property Development PLC. (99.99%)
Directors	1. Mr. Thanapol Sirithanachai 2. Mr. Somboon Wasinchutchawal 3. Mr. Withawat Koottatep 4. Mr. Theppasak Noppakornvisate 5. Ms. Kamonkarn Kongkathong
Authorized Signatory	Group Directors A Mr. Thanapol Sirithanachai, and Mr. Withawat Koottatep B Mr. Somboon Wasinchutchawal, Mr. Theppasak Noppakornvisate and Ms. Kamonkarn Kongkathong One signature from the director Group A and One signature from the director Group B jointly signed and stamped the company's seal.
Objective	Operates, and Develops Real Estate Properties

Noted: Department of Business Development, Ministry of Commerce as of 30 September 2025.

2.3 Duties and Responsibilities of the Property Manager

(1) Duties Related to Property Management

The Property Manager has its main duties as follows:

- Generate income and benefits from the REIT's investment properties as per the REIT Manager's assigned policy for the best interests of the REIT.
- Oversee the maintenance and repair of the REIT's invested properties, review relevant legal compliances to ensure the REIT's invested properties comply with regulations on buildings and structures, environmental laws, and other applicable laws.
- Oversee the preparation of accounting books, reports, administrative documents, and internal audit.
- Develop and arrange advertising plans, sales plans and marketing campaigns for the REIT's invested properties.



(2) Duties Related to Disclosure Information

The Property Manager has the duty to disclose information to the Company and the Trustee on matters related to the management of the REIT's invested properties, as well as the generation of income and benefits from such properties, together with the information on its own interests, and the interests of its controlling party that must be disclosed according to the rules and methods as prescribed by the Company and the Trustee.

(3) Duties Related to Compliance of Regulations on Connected Transactions with the Related Parties of the REIT

The Property Manager has the duty to comply with regulations on trust management activities which involve the connected transactions with the related parties of the REIT. Additionally, the Property Manager shall perform its tasks in the best interests of the REIT and its unitholders.

(4) Duties Related to Collaboration with the Company and the Trustee

The Property Manager acknowledges and agrees that its duties as the Property Manager according to the Property Management Agreement shall be under the supervision of the Company, and the Property Manager shall collaborate with the Company and the Trustee to strictly comply with the governance procedures and system prescribed by them to oversee the Property Manager's functions.

(5) Duties Related to Prevention of Conflict of Interest

The Property Manager has the duty to oversee the compliance and the update of the preventive measures against any conflict of interest, to effectively protect the interests of the REIT's unitholders, and to correctly, accurately and fully disclose information on any potential conflict of interest to the Company and the Trustee. The Property Manager shall not act in a manner that is in conflict with the REIT's interest, the relevant details of which are prescribed in the Property Management Agreement.

(6) Outsourcing

The duties to be performed by the Property Manager under the Property Management Agreement shall be undertaken only by the Property Manager. However, the Property Manager may outsource some parts of its duties as long as such outsourcing does not violate any applicable laws, rules, regulations, or notifications which the Trustee, the REIT Manager, and the Property Manager must abide by. Such outsourcing shall also be made in accordance with the rules prescribed in the Property Manager's Outsourcing Policy, already informed to the Company by the Property Manager. The Property Manager shall promptly inform the Trustee and the REIT Manager about any of its outsourcing. The Property Manager shall also oversee that the party, to which the work is outsourced, performs its tasks in the best interests of the REIT and according to the conditions prescribed in the Property Management Agreement.

(7) Procedures and Systems Related to the Work Functions of the Property Manager

The Property Manager agrees to arrange, comply, revise, and disclose information on procedures and systems related to the work functions of the Property Manager in order for it to efficiently perform its duties as prescribed in the Property Management Agreement and in the best interests of the REIT and its unitholders in general.

2.4 The Property Manager Fee

For the entire agreement period of the Property Manager Agreement, the Property Manager shall receive its management fee for performing its duties as the Property Manager which is comprised of a base fee of no more than Baht 40 million per annum for Park Ventures Ecoplex and no more than Baht 60 million per annum for Sathorn Square, and a variable fee of no more than 8% of the net rental and services Income of each fiscal year, as prescribed in such agreement.

3. The Trustee

3.1 General Information

Name:	Kasikorn Asset Management Co., Ltd.
Address:	400/22, Kasikornbank Building, 6th and 12th Floor, Phahon Yothin Avenue, Samsen Nai, Phaya Thai, Bangkok, 10400
Type of Business:	Asset Management Company and Trustee
Telephone:	0 2673 3999
Homepage:	www.kasikornasset.com

Relevant Licenses

The Trustee received its trustee license from the Security Exchange Commission Office in September 2013.

3.2 Shareholding Structure of the Trustee

No.	Shareholder Name	Number of Shares	As % of the Paid-Up Capital
1	KASIKORNBANK PLC.	27,154,272	99.9990
2	Mr. Pratan Atcharawan	1	0.0005
3	Ms. Saranya Sirivanasandha	1	0.0005
Total		27,154,274	100

3.3 Duties and Responsibilities of the Trustee

The Trustee has its duties to administer the REIT with professional integrity of honesty, caution, and expertise. It shall equitably treat beneficiaries with the intention to provide them with maximum benefits while performing its duties efficiently and independently in accordance with the Trust Deed, relevant laws, and additional commitments (if any) to investors. The Trustee has the main duties as prescribed in the Trust deed which are:

- (1) Monitor, supervise, and review that the REIT Manager manages the REIT according to the Trust Deed and relevant laws.
- (2) In an event that the REIT Manager acts or refrains from any action and such action or inaction causes damage to the REIT, or the REIT Manager fails to perform its duties as prescribed in the agreements and under applicable laws, the Trustee shall report to the Security Exchange Commission Office, and shall resolve, restrain, or remedy any damage incurred, as deemed appropriate.



- (3) Attend all unitholder meetings. If a resolution of a unitholder meeting is requested, the Trustee shall answer questions and provide opinions on the REIT operations whether or not such operations are performed according to the Trust Deed or relevant laws. The Trustee shall also oppose and inform unitholders if such operations cannot be carried out, or if such operations are not in compliance with the Trust Deed or applicable laws.
- (4) In an event that the REIT Manager fails to perform its duties, the Trustee shall administer the REIT as necessary to prevent, restrain, or limit any occurrence of severe damage that may impair the benefits of the REIT or unitholders in general. The Trustee is also empowered to find a new REIT manager.
- (5) Prepare its report to be submitted to unitholders together with the REIT's annual report, and express its opinions on the REIT Manager's performance in managing the REIT, as well as the compliance of the REIT Manager's work with the conditions as prescribed in the Trust Deed.

Additionally, unitholders can find detailed information on the Trustee's scope of duties and responsibilities in the Trust Deed.

3.4 Trustee Fee

For the entire contract period of the Trust Deed, the Trustee shall receive its trustee fee and custodian fee which shall be at the rate of not more than 0.3% of the Net Asset Value (NAV) of the REIT with a minimum fee limit being set at Baht 8 million per annum. (In the event of a capital increase, as the work and the duties of the Trustee shall also increase, the minimum limit may be raised)

4. Other Contact

4.1 Auditor

Name: KPMG Phoomchai Audit Ltd.
Address: 50th Floor, Empire Tower
South Sathorn Road, Yannawa, Sathorn 10120
Telephone: 0 2677 2000

4.2 Registrar

Name: Thailand Securities Depository Co., Ltd.
Address: The Stock Exchange of Thailand Building 93 Ratchadaphisek Road,
Dindaeng, Dindaeng, Bangkok 10400
Telephone: 0 2009 9000

4.3 Appraiser

Name: The Valuation & Consultants Co., Ltd.
Address: 719 KPN Tower, 12th Floor, Rama 9 Road, Bang Kapi, Huai Khwang Bangkok 10310
Telephone: 0 2717 0801-8

Risk Factors

Frasers Property Commercial Asset Management (Thailand) Company Limited, as the REIT manager, has placed the importance on the overall risk management to response to the changes. The Board of Directors of the Company (the Board) has approved the appointment of the Risk Management Committee which consists of responsible persons come directly from each department. Their responsibility is to identify, analyze, assess, review, and stipulate risk management measures and report risk management results to the Board for quarterly acknowledgement. The consideration of important risks is based on internal and external factors as well as their possibility and impacts, covering risks in many aspects, namely, Strategy Risk, Operational Risk, Financial Risk, Compliance Risk, Emerging Risk and Environment Social Governance Risk, there are 6 aspects of the REITs' risks, and each aspect poses significant risks as follows:

1. Strategy Risk

1) Risks related to trade competitors in REIT business operations: Risks from increasing office rental space current supply and in the future

The REIT faces risks from increasing competition in the office rental space market, both currently and in the future, due to the growing number of market operators and the expanding supply of office buildings for rent. This increase in supply intensifies competition and may give tenants greater negotiating power. To enhance competitiveness, the company, as both the REIT and property manager, has developed market strategies aligned with current market and economic conditions, focused on retaining quality tenants, and worked to attract new ones. Throughout 2025, the REIT consistently executed its planned property improvement and development projects across its investment portfolio. These initiatives were aimed at enhancing the potential and safety of the REIT's assets, upgrading building facilities with modern technology, and improving operational efficiency while expanding opportunities for value creation. A key factor that continues to support the positive performance of the REIT's properties is their prime location. Both investment projects are situated within Bangkok's Central Business District (CBD), with direct connectivity to the BTS Green Line mass transit system. This accessibility remains a critical consideration for tenants when selecting office space, alongside the high quality of the buildings themselves.

2) Risks from office rental market shifting from landlord to tenant market, potentially affecting rental rates

In the third quarter of 2025, approximately 10,225,564 sq.m. of new office supply entered the market. Notably, 99% of this new supply is located within the Central Business District (CBD), the same prime location as the Trust's two properties. This surge in supply has shifted the office sector into a "tenant's market," granting tenants significantly higher bargaining power (Source: CBRE).



2. Operational Risk

1) Risks from operating results of the REIT dependence on the performance of the Property Manager

The REIT manager appointed North Sathorn Realty Company Limited as the Property Manager of the REIT's investment. The Property Manager is responsible for benefit procurement and property management under the REIT's investment following the Property Manager appointment contract such as seeking new tenants, renewal of rental contract, settling rental and service contract, public relations and advertisement, maintenance, improvement, and property development under the REIT's investment to be in good condition and suitable for benefit sourcing. The management has a direct effect on the operating results of the REIT. However, upon the underperformed management of the Property Manager following the policy of the REIT manager or when there are changes of the Property Manager or important officials of the Property Manager which may directly affect the REIT's operation, there are capable and skillful personnel at the REIT who can perform on tasks concerning benefit sourcing for industrial property and on property management of the REIT while selecting other Property Managers.

2) Risks from possible conflicts of interest between the REIT and the Property Manager

Despite of the REIT's careful stipulation of roles and scopes of work of the Property Manager to manage the property under the REIT's investment, there are possible conflicts of interest between the REIT and the Property Manager. The Property Manager may manage and/or develop property such as buildings or offices which are not invested by the REIT in the future.

The REIT manager and the Trustee have stipulated measures to prevent conflicts of interest between the REIT and the Property Manager which may cause impacts on the REIT's operation. The Property Manager appointment contract clearly indicates the role to prevent conflicts of interest and non-operating business area to compete with the REIT's business. In terms of the conflicts of interest prevention, the Property Manager shall realize the utmost benefit of the REIT and REIT's unitholders, and shall disclose possible conflicts of interest in accurate, complete, and honest manners to the REIT and Trustee for their acknowledgement. Also, the Property manager shall not perform any implementation which may cause the conflicts of interest to the REIT as indicated in the Property Manager appointment contract.

3) External risks beyond control include natural disasters such as earthquakes, severe weather events, as well as political unrest, which may affect the REIT's operations.

The REIT may be affected by external events beyond its control, such as natural disasters (e.g., earthquakes, floods, or severe storms), increasingly severe weather conditions resulting from climate change, and political unrest. These events could cause damage to the REIT's investment properties, disrupt normal tenant operations, or result in higher repair and restoration costs. In addition, political instability may undermine tenant confidence and reduce demand for office space, which could negatively impact the REIT's revenue, operating expenses, and overall financial position.

As the REIT Manager and property manager, the Company places importance on mitigating the impact of such events by maintaining property insurance and catastrophe risk insurance, and by establishing a Business Continuity Plan (BCP) to ensure operations and tenant services can resume quickly after an incident. The Company also conducts periodic assessments of external risks and monitors announcements from relevant government agencies to prepare and respond promptly to potential situations. These measures help reduce the level of risk and mitigate adverse impacts on the REIT's operations and financial stability.

3. Financial Risk

1) The REIT invests in the leasehold real estate investment trust of which value gradually loses as the lease period decreases, leading to the decrease of the unit REIT

The leasehold real estate investment trust of which value gradually loses as the lease period decreases due to the appraisal value of the leasehold, changes of space rental rates, and/or rental rates, and/or utilities services fee, or other REIT's uncontrollable causes. However, the change of the leasehold value may pose direct significant impacts on the net asset value of the REIT, unit value of the REIT, and/or affect the return's payment. However, the Company, as the REIT manager, still seeks for the opportunity to invest in quality assets with consideration of benefit sourcing ability and perpetual future growth opportunity, including improvement and development of invested properties for their good condition and green building qualification following LEED standard as well as preparation for continuity of benefit sourcing. In addition, the Company also enhances the invested property to response to its tenants' demand, and considers sustainable development of awareness of energy use, environment, and community, both internal and external wise, as well as the effective management of the waste.

2) Risks from possible loss of major tenants pose negative effects on financial status and operating results of the REIT.

The core revenue of the REIT comes from rental and service fees of the tenants who have rental agreement with the assets invested by the REIT. Thus, the loss of the major tenants and inability to find new customers to replace the former tenants may affect the REIT's financial status and operating results. The Company, as the REIT Manager, and the Property Manager, have stipulated that upon entering the rental agreement with the REIT, the tenants shall provide rental deposit equivalent to 3 months of rental fee. Thus, upon premature cancellation, and the cause of the cancellation is not from the REIT's violation to the agreement, the REIT shall confiscate the full amount of the deposit as the payment for possible damages caused by the cancellation of the agreement. The stipulation of the deposit could help reduce the risk and negative impacts on the REIT's financial status and operating results in a way.

In addition, for the tenants whose agreements close to expiry and do not wish to renew their agreements, the tenants shall inform the REIT in advance in written document at least 180 days or 6 months prior to the ending of the agreement. The period is sufficient for the Property Manager to seek new tenants.

4. Compliance Risk

Property invested by the REIT is under environmental legislation. By complying with the legislation, the REIT's expense and responsibility may increase in many aspects

Property invested by the REIT is under environmental legislation, namely, healthcare, air and water pollution control, waste disposal, and noise pollution control. Under these legislations, owners of properties or controllers of the operation and the use of property may face legal consequences which include fine or imprisonment upon breaking or non-complying with the legislation. In addition, the REIT may have the expense to comply with the rules and legislation when there are contamination and pollutions. Also, when the pollution cannot be solved, it may lead to the REIT's responsibility, or it may significantly pose negative effect to the REIT's invested properties for future rent.



However, the Company, as the REIT Manager and the Property Manager, place the importance upon strict compliance with legislation, rules, and regulations, in particular, the regulations relating to environment. The operation covers air, water, and noise pollution control which does not only comply with the regulations and the legislation, it also develops machine and device efficiency to reduce pollution emission, and to efficiently use energy

5. Emerging Risk

Risks from U.S. import tariff measures may affect tenants whose revenue significantly depends on exports to the United States.

Some tenants of the REIT operate businesses that rely significantly on revenue from exporting goods to the United States. Therefore, if the U.S. government increases import tariffs or imposes other trade barriers, it may negatively affect the sales, business costs, or competitiveness of such tenants. This could reduce their ability to pay rent and service fees, or necessitate downsizing of leased space, which in turn would impact the REIT's rental income and may affect its overall operating performance and financial position.

As the REIT Manager and property manager, the Company closely monitors international trade developments and assesses the financial capacity of tenants on a case-by-case basis to evaluate risks and prepare appropriate contingency plans. In addition, the REIT's diversified tenant base across multiple industries helps mitigate the impact should certain tenants be affected by import tariff measures during a given period. The REIT Manager reviews these measures periodically to monitor tenant conditions and consider appropriate support strategies to maintain tenant retention.

6. Environment Social Governance Risk Risk from climate change

Impacts from the global warming have led to rapid and drastic changes of present climate, causing many areas in Thailand to confront natural disasters and environmental problems in 2024, such as storm, flood, dust, smoke, and PM2.5, flooding in the northern and southern regions, etc. which may damage the REIT's building users and invested assets as well as its business operation and services. Nowadays, Thailand focuses on the solving of global warming problem and has set up an operation goal to solve the climate change following the timeframe of Paris agreement to achieve carbon neutral by 2030 and to achieve the net zero emission by 2050.

As the REIT Manager and the property management, had joined the group of companies of Frasers Property (Thailand) to set up goal and strategy and operation plan of Net-Zero Carbon Roadmap by zero reducing the greenhouse emission by 2050 to achieve controlling global heating under 1.5 degrees Celsius by seeking for possibility and opportunity to reduce greenhouse gas emission derived from the REIT's operation. The REIT had improved the buildings' equipment and physical characteristics to reduce energy use such as reduction of electricity and waterpower consumption, studying of renewable power consumption, reduction of impacts on natural environment caused by the business operation, as well as awareness and encouragement of all aspect sustainability, covering environment, society, and governance.

In addition, the Company's TCFD (Task Force on Climate-Related Financial Disclosure) is included in this annual report.

Corporate Governance

1. The REIT's Corporate Governance Policy

The Company as the REIT Manager has realized the importance of the good corporate governance and believed that the corporate governance consists of good management system, responsibility of the Board of Directors and the management towards their obligations, control and balance mechanism for the REIT's transparent and examinable management, respect for equal rights of the unitholders, stipulation of prevention and conflict of interest measures to create confidence and the utmost benefit to all stakeholders with fairness as well as to sustainably achieve goal of long-term business operation. The REIT's corporate governance focuses on the following principles:

1) Responsibility towards unitholders.

Realization of obligations to encourage and protect the rights of all unitholders to receive fundamental rights as stipulated by law.

2) Disclosure of information and transparency

The REIT Manager shall completely disclose information with accuracy, sufficiency, accountability, and in a timely manner. All unitholders and stakeholders shall equally receive information. The report and information must be disclosed following stipulated principles and announcement.

3) Practice towards stakeholders

Realization of the rights and equality of all stakeholders as stipulated by laws and good practices, namely, responsibility towards tenants, responsibility toward trade partners, responsibility towards society and environment.

4) Conflict of interest

Placing an emphasis upon one's duty with integrity and honesty without personally accepting any money or returns neither direct nor indirect manners.

2. Subcommittee

- None -

3. Board of Directors Meeting

The Board of Directors' meeting of Frasers Property Commercial Asset Management (Thailand) Company Limited is scheduled every quarter. At least half of all directors are required to attend the meeting, and all resolutions under consideration by the Board will be decided by a majority vote. An invitation letter and information regarding the meeting will be sent to directors at least 7 days before the scheduled appointment. In general, these are the important items on the agenda which are discussed in the meeting:

Agenda 1 Review and approve reports from the previous BOD meeting

Agenda 2 Review reports regarding the performance of the REIT

Agenda 3 Review and approve interim financial statements

Agenda 4 Review and approve the REIT's remunerations

Agenda 5 Review and acknowledge the transactions of the REIT

Agenda 6 Other Matter (if any)



1) Board of Director's Meeting Conditions and Processes

The REIT Manager sets up meetings of the Board of Directors to review the Company's general business at least once every quarter. The Board of Director's meeting has the following process.

- (1) The Company sends invitation letters, agendas to be discussed, along with any relevant supporting documents in a timely manner with sufficient information for directors to be informed prior to coming to the meeting.
- (2) During the Board of Director's meeting, various agendas will be arranged for the Company's Board of Director's to review, acknowledge, or approve various business operations including the REIT's overall performance, annual budget, remuneration for Unit Holders, arranging Unit Holders Meeting, related transactions, business plan, as well as the progress of business operations according to the plan.
- (3) In every meeting, at least half of the total number of directors are required to attend the meeting. Furthermore, all resolutions under consideration by the Board will be decided by a majority vote. During voting, directors with vested interests are not entitled to vote.
- (4) During the meeting, the Chairman of the board is responsible for allocating sufficient time for management to present documents and information up for discussion, and for the board to debate important issues. All directors are free to express their opinions and propose agendas to be discussed.
- (5) The entire meeting will be recorded and all documents relating to the meeting will be stored in an accurate, comprehensive, and verifiable manner. All minutes of the Board of Director's meeting and approved agendas will be recorded as evidence to be discussed later.

2) Important Transactions of the REIT Presented to the Board of Directors

Within the accounting period ending 30 September 2025, there were 6 meetings of the Board of Directors in which the Board had considered, acknowledged, and approved necessary operations of the Company as follows:

- (1) Matters which require the Board of Director's Acknowledgement:
 - A. Operational results of the Company and the REIT.
 - B. Implementation of business and marketing plan as set by the Company regarding the REIT's earnings, as well any relevant problems and obstacles, together with potential solutions provided by the Property Manager.
 - C. Guidelines for risk mitigation or factors that may impact the REIT's operations.
 - D. Assess the performance of the Company's business units, namely Asset Management, Compliance & Risk Management, Investor Relations, and Operational Support, as well as issues and obstacles occurring at work, and their potential solutions.
 - E. Weaknesses in the Company's Internal Control and Operational System regarding the actions and duties of the REIT Manager, as well as problem rectification and follow-up evaluation.

- (2) Matters which require the Board of Director's approval:
- A. Formulation of long-term strategies and business plans, setting up an appropriate organizational structure, supervision of business policies, as well as risk factors that may impact the REIT's beneficial interest.
 - B. Draft of the REIT's annual budget, annual business plans, business strategies for the year as set by the Company as the REIT Manager with the assistance of the Property Manager.
 - C. Practice guidelines on the dispute and complaint handling relating to the REIT's business operations which must be reviewed by the Board of Directors.
 - D. Connected transactions and any transactions which may cause conflicts of interest to the REIT's business operations.
 - E. Any other matters which need to be considered or approved by the Meeting of the Unit Holders.
 - F. Any other important matters are relevant to the Company and the REIT's business operations.

Information of The Board Director Meeting fiscal years 2025

No.	Position	Name	Board Meeting (Time)
1	Chairman of the Board / Independent Director	Mr. Chatrapee Tantixalerm	6/6
2	Director / Executive Director	Mr. Sithichai Chaikriangkrai ⁽¹⁾	3/6
		Mr. Somboon Wasinchutchawal ⁽²⁾	2/6
3	Chairman of the Board / Independent Director	Mr. Thanapol Sirithanachai	5/6

หมายเหตุ : ⁽¹⁾ Mr. Sittichai Chaikriangkrai resigned from the position of Director / Executive Director, effective from August 1, 2025.

⁽²⁾ Mr. Somboon Wasinchutchawal was appointed as Director / Executive Director, replacing Mr. Sittichai Chaikriangkrai, effective from August 15, 2025.

4. Internal Information Control Policy

The company emphasizes equality and fairness to all unitholders. The internal information which is not yet disclosed to the general public, information that may affect the business operations or share prices is considered to be the company's confidential information. Thus directors, executives, and employees at all levels are responsible for safeguarding the company's internal information whereby they shall not use the opportunity to seek personal gains in securities trading, or use any internal information for own benefits, or reveal business information to others which can cause the company to lose any benefits directly or indirectly. The use of internal information, safeguarding of confidential information, disclosure of information, news, and opinions to other parties can be followed by these principles and guidelines.



4.1 Policy and Practice on the REIT's unit offering

- (1) Directors, executives, and auditors are required to report their holdings of the company's stock to the Board of Directors to establish the confidence of unitholders and general investors that directors and executives operate the business with honesty, clarity, transparency, and accountability.
- (2) Directors, executives (as defined by SEC), and senior management and its subsidiaries are required to report any changes in holdings of the company's stock to the Internal Audit Department or the Company Secretary at least 1 day before the transactions are made and needed to submit a report to the SEC within 3 working days from the date of purchase, sales, transfer, or trading any company's securities via electronic channels as required by SEC rules and regulations. This is for the Internal Audit Department or the Company Secretary to provide a summary report to the Board of Directors and disclose information in the annual report.
- (3) Directors and executives of the company are prohibited from trading any company's securities 1 month before the public disclosure of the financial statement and shall oblige to wait for 24 hours after a public declaration. Every 3 months, the company will inform directors and executives regarding the prohibited period of trading securities.
- (4) Directors, executives, and all employees are not permitted to use any opportunities obtained from their positions to seek personal gains, or use internal information for personal benefits, or expose internal information to other parties to take advantage of trading the company's securities

4.2 Policies and Practice in Safeguarding of Confidential Information

- (1) (Directors, executives, and all employees are obliged to strictly safeguard the company's confidential information especially the internal information that is not yet disclosed to the general public, or information that may affect the business operations or share prices.
- (2) Directors, executives, and employees who have access to the company's internal information such as plans, technologies, inventions, maps, numbers, or formulas, are considered to be part of the company's ownership. Such information shall not be exposed to other parties especially competitors for 2 years after the demission of the positions.
- (3) To prevent exploiting the internal information for self-interest which is violating the responsibility to the company and unitholders. The company has established a level of security classification for data of which information that is not yet disclosed to the general public or the information that may affect the business operations or share prices, is only restricted to the relevant directors and senior management.
- (4) Confidential trade information and classified documents must be securely controlled and safeguarded. This information should be classified by levels such as disclosable information, non-disclosable information, confidential information, or top-secret information.
- (5) Maneuvering data and documents of the company under their roles and responsibilities honestly and vigilantly according to the company standards of procedures. In addition to this, the use of internal information within the department or organization must be under the mandate of roles and responsibilities framework.

4.3 Policies and Practice in Disclosure of Information, News, and Opinions to Other Parties

- (1) The company will disclose information to the general public accurately and transparently in a promptly and equitably manner.
- (2) The company has imposed the procedure on preventing any information that is not yet been disclosed to the general public, journalists, analysts, or other parties. Thus, such information must be authorized by the Chief Executive Officer or the President who may decide to provide the information oneself or delegate it to Investor Relations or any related parties. Regarding the information related to the company's partnerships, the company must have verification or approval from its partners before disclosing the information according to the terms and conditions in their mutual contracts. As a result of doing this, the disclosure of company information must be operated under the SEC and SET rules and regulations.
- (3) Should unitholders or investors have any inquires of the company's internal information, Investor Relations Office or Internal Audit Department or the Company Secretary or any other department assigned by the Chief Executive Officer, or the President, shall be responsible for answering to those inquiries. Thus, such information must be already disclosed to the general public and disseminated under SEC and SET rules and regulations.
- (4) In case of employees are approached by a party to disclose information or answer inquiries of which are outside the provision of their frameworks, employees must politely refuse to comment and direct such party to obtain information from the department responsible for to ensure that the information disclosed is accurate and consistent.

5. Investments Approval and Management of the REIT

5.1 Investment Policy and Nature of Core Properties in which the REIT shall invest

It is the REIT's policy to invest in real estate or leasehold rights of real estate as its core properties and components parts or accessories of properties which are office buildings, as well as any other relevant real estate which supports or promotes rental business of such office buildings including but not limited to the following: shops, restaurants, conveniences stores, and any other properties that may support invest of the REIT etc. The investment guidelines are as follows:

- (1) The REIT shall invest in real estate with the intention to acquire ownership or possessory rights. In the event of acquiring possessory rights of the following:
 - A. Acquiring real estate classified as NS-3k or Nor Sor 3 Kor.
 - B. Acquiring leasehold rights of real estate with the land utilization document classified as NS-3k or Nor Sor 3 Kor.
- (2) Real estate in which the REIT invests and acquires must not be under any attachment on property rights or any dispute, unless the REIT Manager and Trustee consider that such attachment on property rights or such disputes shall not significantly impact any benefits that can be derived from such real estate ad that the acquiring conditions of such real estate still benefit the unit trust holders.
- (3) Contracts made in relation to an acquisition of real estate in which the REIT invests must not carry any clause or obligation that prohibits the REIT from renting out a said property at a fair price (in case of disposal)



- (4) The aggregate value of the completed and income-generating real estate acquired by the REIT must account for no less than 75% (seventy-five percent) of the sum of the total value of the units offered for sale plus the total amount of loans and borrowed funds (if any). The REIT may invest in projects which are under construction, provided that the value of the real estate acquired shall not exceed ten percent (10%) of the REIT's total asset value (after the offer for sale of units), and the REIT shall demonstrate that sufficient working capital can be afforded for the rest of the development without materially affecting the existing concerns of the REIT.
- (5) The values of real estate investments by the REIT must be appraised in accordance with the following guidelines:
 - A. Being a full appraisal with evidence of verification of entitled rights, for the purpose of public use for the disclosure of relevant information to the investors. Such appraisal shall be performed by at least two (2) appraisers and completed no more than six (6) months prior to the date of submission of the application for approval of the sale of units.
 - B. The appraiser shall be those approved by the SEC.
- (6) The acquired real estate shall have an aggregate value of no less than 500 million Baht (Baht 500,000,000), and in case the amount of funds raised from the offer for sale of units is less than the value of the real estate, the applicant shall demonstrate that there are other sufficient resources of funds for supporting the acquisition of such real estate.
- (7) In cases that the REIT invests in the sub-lease of any real estate leasehold or the rental rights of any building or structure of which its lessor is not the real estate owner; either being the holder of the land title deed or the holder of unconfirmed certificate of use, the REIT Manager must apply relevant measures for risk protection or indemnity against any losses that the REIT may suffer as a result of such invest, such as: arrange for insurance policies against risk of contract termination by the actual owners of the real estate or persons with such ownership rights, arrange for asset mortgage as a protection for contract compliance, arrange for pledge of contract compliance from related persons to assure contract compliance and payments of damage compensation to the REIT, arrange for surety bond to guarantee compliance with contract, arrange to have clauses or conditions which entitle the REIT with the rights to directly work with real estate owners on the remedy of any breach of any such contracts. In addition, the REIT Manager shall disclose any risk factors to unitholders, by indicating in the Registration Statements about any possible impact on the REIT's performance in the case of contract termination by real estate owners; either being the holder of the land title deed or the holder of the confirmed certificate of use.

In the case that the REIT has acquired the ownership interest in the real estate and the REIT Manager intends to generate income from such real estate through a leaseback arrangement, the REIT Manager shall charge the original owner of the real estate at the rental rate that is set on an arm's length principle, and shall treat the transaction in a similar manner to any other ordinary business transaction that it would have transacted with any third-party.

Furthermore, the REIT may indirectly invest and acquire its core properties through its shareholding of a company established with the operational objective similar to that of the REIT. Such investment shall comply with the following guidelines:

- A. The REIT shall hold no less than ninety-nine percent (99%) of the Company's outstanding shares and no less than ninety-nine percent (99%) of the total voting rights of the Company.
- B. It shall be demonstrated that there is a measure or a mechanism which allows the REIT Manager and Trustee to supervise and control such company operations in accordance with the Trust Deed and the rules prescribed in the Notification No. TorJor. 49/2555 and other related notices in the same manner as if such core properties are directly invested in the REIT.

5.2 Benefits, Policy, and Rental Process

Earning benefits and income from the REIT's core assets are as follows:

- (1) The REIT obtains benefits and income from renting out real estate and providing services associated with the use of those areas and rental fees. The REIT shall not engage in any activity which causes the REIT to enter into or conduct business on its own, such as in the hotel or hospital industries.
- (2) In the scenario that the REIT rents out property to entities that will use that property to conduct businesses which the REIT has no control over such as hotels and hospitals, there must be an agreement that determines the majority of the pre-determined rental rates. If there exists a reference to the Tenant's performance, the maximum rental amount based on earnings will not exceed 50 percent (50%) of the pre-determined rental rate.
- (3) The REIT shall not make available or rent out properties to entities with whom there is reasonable suspicion that such a transaction will cause the REIT to engage in unethical or unlawful business practices. With each rental agreement, the REIT shall include a clause that allows it to cancel the agreement if it is found that the Tenant is using the area to conduct the aforementioned businesses and practices.
- (4) The REIT Manager is responsible for maintaining core assets and ensuring they are in good condition fit to create benefits and earnings. The REIT Manager is responsible for providing adequate insurance that is sufficient and appropriate as approved by the Trustee. Such insurance will return assets to their original conditions and be able to obtain the same benefits and income, while remunerations should not become less during the entire duration that the REIT invests in those core assets.
- (5) The REIT Manager shall provide insurance coverage which covers potential damages that may occur to properties with insurance limits that cover Full Replacement Cost insurance, Business Interruption Insurance, and third-party liability insurance. Furthermore, the REIT Manager will act on behalf of the REIT or lender if the REIT borrows money (if any) as the beneficiary and co-insured for these insurances (with the exception of third-party liability insurance). In cases where the REIT invests to obtain the right to sublease the real estate, or it leases a building, house, or structure, the REIT Manager will be responsible for making sure that these properties have adequate insurance and insurance limits. If the Trustee on behalf of the REIT is not the beneficiary, and the insured for any reason such as becoming the beneficiary and or insured conflicts with the conditions of the rental agreement, the REIT Manager will act to ensure that there are measures or mechanisms in place to provide finances gained from claims and compensation to rebuild the REIT's investment properties to continue to create benefits and earnings for the REIT.
- (6) In the case that the REIT acquires ownership rights of real estate, or the REIT Manager has aimed to benefit from said real estate by renting to the original tenant, the REIT Manager will determine rental rates on fair terms at market prices, as it would with any external or third-party customers.



6. Selection of Property Manager

Systems and Procedures for Consideration and Selection of Property Manager with regards to the management of the REIT's invested properties, the Company appoints and assigns a Property Manager which has expertise and experience in property management to manage assets (this includes marketing, procuring tenants, care and maintenance of buildings and equipment, accounting for income and expenditures related to renting and more). Property management will be conducted in accordance with the Company's prescribed strategies and policies. The scope of services provided is specified in the Trust Deed. The Company has the following selection criteria and minimum qualities required for the selection of the Property Manager;

- (1) It has a paid-up capital of no less than 50 million baht (50,000,000).
- (2) It has work systems or personnel suited to perform the duties of Property Manager including knowledge and expertise in asset management, office leases, or similar businesses. Preferably, the selected company will have at least five (5) total years of experience in the field.
- (3) The majority unitholder (accounting for more than 50% (50) of all registered units), board of directors, deputy managers, assistant managers, head of departments, and other similar positions who are involved in the management of the REIT shall not have any prohibited characteristics relating to investments in accordance with conditions prescribed by Capital Market Supervisory Board.
- (4) No reason to suspect that said company will have a financial position which may damage the operations as Property Manager

Furthermore, when considering extending contracts with the existing Property Manager, or when entering into a new agreement with a new Property Manager, the property management division and Trustee will review and consider the following:

- a. The Company's Investment and Development Department will assess previous performance (when considering a contract extension with the existing Property Manager) or evaluate and analyze the experience, reputation, and past achievements of each Property Manager candidate (when considering the selection of a new property manager). During this assessment, the Company's property management Department will consider important factors such as the ability to obtain tenants, debt collection, building and asset maintenance, rental management system, care and service for tenants, internal controls to prevent leakage of revenue information, tight control of reimbursement policies, and other pertinent factors. This is to ensure that the REIT's Property Manager will be able to manage assets of the REIT in an effective way which increases value for the REIT and its Unitholders.
- b. Consideration of the appropriate compensation rate for the Property Manager which will be determined by the level of performance to motivate Property Manager to increase revenues for the REIT. This includes compensation rates depending on income from rent and service fees or net profit from the leasing of property.
- c. The property management division will provide a shortlist of potential Property Managers to the Board of Directors who will then review and make a selection. In this case, directors who have a vested interest in the matter will not be allowed to cast a vote.

- d. The property management division will present the list of Property Manager candidate/s from the Board of Directors and inform the Trustee within seven (7) working days after approval by the Board of Directors
- e. The Trustee will consider and approve the proposal by the Property Manager within seven (7) working days after being informed by the Company. The Trustee will consider the compensation rate based on appropriateness and past performance.
- f. The Company, through the Property Manager and Trustee will negotiate and create an agreement to appoint the Property Manager after approval by the Trustee.

7. Supervision of the Property Manager's Performance

7.1 Operations and Monitoring of Property Manager's Performance

(1) Monitoring System for rental income and service fee collections by the Property Manager

A. Procedure and Implementation

The income of service and rental fees will be managed by Asset Management to ensure that the Property Manager issues rental invoices as appropriate every month.

B. Monitoring Payments

The Property Management Division is responsible for reviewing the performance of the Property Manager with regards to monitoring the receipt of various types of payments owed to the REIT, including verification that amounts paid are complete or accurate. A monitoring system exists which involves the Property Manager's accounting department making sure that payments are accurate by comparing detailed sales contracts and reports provided by the sales department. Furthermore, the Property Manager's accounting department will meet with the sales department weekly to discuss any outstanding balances. In addition, the Property Manager's accounting department will be responsible for following-up on any unpaid balances as prescribed in the rental or service agreement. After this, the Company's investor relations department and operations support will check the completeness of payments received by comparing it with sales details of the contract as provided by the sales department.

Furthermore, the property management division will also check the completeness of payments received by comparing it with sales details of the contract as provided by the sales department.

C. Debt Collection

The Company's property management department and investor relations and operation support department shall perform debt collection based on account receivable monthly reports with cooperation of the Property manager to report debt collection status of each account receivable at a monthly meeting between the REIT manager and Property manager. The property manager will proceed with the debt collection procedure by issuing a debt collection letter for the overdue balance.



D. Depositing Payments

When the Property Manager receives rental or service fee payments (in bank checks or cash), they will be deposited into the REIT's account on the same day the fees are paid, or the next day at the latest.

(2) Monitoring System for expenses charged to the REIT by the Property Manager

The main party responsible for charging the REIT for expenses incurred is the Property Manager. The REIT Manager, through its investor relations and operational support, will be responsible for verifying that the expenses charged to the REIT by the Property Manager are accurate and appropriate each time.

Furthermore, the Property Manager will be able to charge the REIT for expenses as prescribed in the Trust Deed, the registration statement and the prospectus. Expenses charged to the REIT must be associated with the REIT's properties and services rendered to visitors of those properties only. In the Property Manager agreement, there exists a list of the types of expenses which can be charged to the REIT. These expenses should not overlap with the Property Manager's commission fee paid by the REIT Manager. Furthermore, investor relations and operational support will verify expenses charged to the REIT every time with the following procedure:

- a. Compare the expenses charged to the REIT with the types of chargeable expenses list prescribed in the Property Manager agreement.
- b. If the expense is not prescribed in the Property Manager's agreement or is a fee that is not authorized by the Trustee, but the Company sees that such expense will prove beneficial to the REIT, the matter will be presented by directors to the Trustee for payment approval.
- c. In the case where the expense is prescribed in the Property Manager's agreement, investor relations and operational support will approve the list prepared by the Property Manager and make payments as appropriate (or direct payment to service providers).

(3) Procurement System

The Company, through its Asset Management, organizes and prescribes a procurement system (with minimum requirements) for the Property Manager as follows:

- a. Consideration of at least 2-3 bidders that meet requirements (except for in special procurement circumstances, when there are less than 3 vendors in the market, or if the value of procurement is less than 20,000 baht (twenty thousand)). A Purchase Requisition along with price comparison documents will be presented to authorizers.
- b. Procurement of all types must be approved by authorized powers through the prescribed documents. In fiscal year 2023, the company has revised the approval limit. which was approved according to the resolution of the Board of Directors Meeting No. 4, fiscal year 2023, and has already been approved by the Trustees. The details are as follows.
 - In the event that the procurement fee is no more than 5,000 (five thousand), baht/item or the order value per transaction is less than 20,000 (twenty thousand) baht, the authorizing power is the Asset Management Department.

- In cases where the procurement fee is more than 5,000 baht/item (five thousand) or the order value per transaction is more than 20,000 (twenty thousand) baht but less than 5,000,000 (five million baht), the authorizing power is the Managing Directors.
- The value per transaction exceeds 5,000,000 (five million) baht, but for less than 10,000,000 (Ten million) baht, the authorizing power will be the Managing Director together with any Executive Directors.
- And if the value of each transaction exceeds 10,000,000 (ten million) baht, the authorizing power is the Board of Directors.

Excluding asset maintenance and quality improvement projects under the annual budget approved by the board of directors. And subject to the approval of the trustee. The approver may act subject to the following restrictions:

- Value less than 5,000,000 (five million) baht the authorizing power is Managing Directors.
 - If the value exceeds 5,000,000 (five million) baht, the authorizing power will be the Managing Director together with any Executive Directors.
- c. There exists a control system for all procurement processes, with a clear delegation of work processes. No one entity will be in charge of the entire procurement process. The responsible party for procurement will not be the same party responsible for the checking of goods or services. To prevent fraud or any mis practice, the following measures are in place: control of purchase order by arranging the numbers in advance, a provision that there is to be a receipt letter with the inspector's signature, as well as the delivery of receipts and invoices to the accounting department where payments are then made.

(4) Control Systems for the Property Manager's Operations as prescribed in the Trust Deed

- a. The Company, through its property management division, will have control systems in place which include random checks to ensure appropriate operations by the Property Manager according to the following principles:
- Collection and delivery of income to the REIT in the full amount.
 - It does not exaggerate any expenses charged to the REIT, keeping them in line with the Trust Deed, registration statement, and the prospectus to be collected. It should also be within the expenses budget that the REIT prescribes annually.
 - Sufficient and appropriate care and maintenance of the REIT's investment properties to ensure benefits in the long-term. For example, making sure that important building equipment is checked by an expert mechanic on a regular maintenance cycle.
 - A review of the performance of the Property Manager will be conducted during all 3 (three) accounting years of the REIT for the whole duration the Property Manager is contracted. This evaluation is made by referencing the criteria for performance as listed in the Property Manager agreement.



- b. The Company, through its asset management department, will create a Work Plan for Property Manager. The compliance & risk management department, and asset management department will jointly oversee the Work Plan for Property Manager and ensure it covers the various functions prescribed in the Property Manager agreement, Trust Deed, and REIT Manager agreement. They will also be responsible for setting key performance indicators (KPI) for the Property Manager.
- c. The Company, through its asset management department, will have a Checklist to evaluate the Property Manager's performance as prescribed in the Property Manager agreement, Trust Deed, and REIT Manager agreement. This checklist will be used by the compliance & risk management department, and asset management department to evaluate the operations and performance of the Property Manager relative to objectives, and whether they meet set key performance indicators (KPI).
- d. The Company, through its compliance & risk management department, and asset management department will create a Property Manager Compliance Audit Work Plan which will be listed in the aforementioned Checklist. This plan will also specify what kind of duties are defined and how long the audit period is.

Furthermore, the Company, through its asset management department, prescribes the following to the Property Manager (A) must report performance to the Company at least 1 (one) time every 3 (three) months. (B) Report on any suspicion or defective operation, or illustrate the risk posed to work system failure of the Property Manager with regards to efficiency or inability to follow the Property Manager agreement, REIT Manager agreement, or the Trust Deed. (C) Report on various operations of the Property Manager.

- e. The Company, through its compliance & risk management department, and asset management department will conduct random checks on work and internal control systems (Surprise Check) at least once (1) a year.
- f. In the evaluation of the Property Manager's performance, the compliance & risk management department, and asset management department will collaborate to review and collect data regarding the Property Manager's recent performance and present the results to the Company's Board of Directors so that they too can review and evaluate said performance. Directors that have a vested interest in any scenario will be prohibited from voting as such.
- g. The Company, through its property management division will prescribe in the Property Manager's agreement that if the REIT Manager finds that the Property Manager acts or does not act in a way which may cause a lack of credibility with regards to its duties listed in contractual obligations, the REIT Manager will have the right to cancel the Property Manager's contract. In which case the REIT Manager will fill in those duties or select a new Property Manager as a replacement.

7.2 Opinion of the REIT manager for the Property Manager's Operations

The REIT Manager has an opinion that the property manager has operated the REIT's assets in line with the budgeting plan of the operating results for the period from 1 October 2024 to 30 September 2025

8. Management of the REIT's Benefits and Earnings

The Company, as REIT Manager, has the main objective of continuously creating benefits and earnings for Unitholders from investments in the long term. This is achieved with consideration of the benefits of developing and improving the quality of invested assets. The Company has the following guidelines and work system for monitoring and managing investment real estate as follows:

- 1) The Company and the Trustee monitor the performance of the REIT yearly. This involves comparing the annual financial budget with the REIT's performance in the past year to ensure that investment properties will return a profit. In the event that investment properties do not provide a return that meets set targets, the Company and Trustee will analyze the cause and collaborate with the Property Manager to develop an improvement plan to ensure targets or expectations are met.
- 2) The Company and Property Manager work together to grow the business and develop good relationships with various customers. It also manages the occupancy and rental rates and/or service fees and ensures they stay at a good level to the maximum benefit to the REIT. At the same time, the Company and Property Manager collaborate to control and manage marketing investments and risks related to the management of the REIT's real estate investments.
- 3) The Company works with the Property Manager to increase the effectiveness of real estate management in the REIT's invested properties. It also controls and manages operational expenses without having any negative impact on the quality of services.
- 4) The Company works with the Property Manager to increase the effectiveness of real estate management in the REIT's invested properties. These include:
 - A. Setting the target customer market for the REIT's invested assets. This includes adjusting the marketing strategy, service quality, and setting rental rates and service fees at an appropriate level suitable to the needs of a said target customer.
 - B. Management and maintenance of REIT's invested properties including improving public spaces, common areas, and any event-specific alterations which need to be made.
 - C. Improving the image of the REIT's invested assets, this includes maintaining the property to a high standard suitable for work to satisfy customers.
- 5) The REIT and Company have policies in place to obtain benefits and earnings from the REIT's invested assets. This includes renting out these properties to tenants, as well as providing services that are relevant and necessary to the rental process. The Property Manager and Company are responsible for finding interested parties who may be interested in renting the REIT's invested assets to increase occupancy rates. This is done through various channels including online advertisements on the internet and other relevant distribution channels, admission to view project areas, and direct negotiations with entities interested in renting office spaces. Marketing and media content is updated regularly to ensure it stays relevant, while various media distribution channels are selected as appropriate.



- 6) At a minimum, the Company provides the following insurance:
 - (1) It provides adequate insurance appropriate to any loss incurred by the REIT which affects invested properties or property rights. This is to cover damages which may occur to the REIT that may arise from any losses that may occur to said assets. It is prescribed that the lender will be the beneficiary in cases where the REIT takes out a loan or assigns the Trustee as the representative beneficiary of the REIT in cases where the REIT did not take out a loan (case by case), with the approval of the Trustee.
 - (2) Third-party Insurance covers responsibilities towards external persons which may get damaged from any defects or deterioration of buildings or construction material. In the case where the lessor or owner of property rights, namely the REIT or Property Manager has provided insurance, the Trustee will only be liable specifically if the REIT is forced to be liable.
 - (3) The various types of insurance offered by the REIT will remain for the duration that the REIT owns or has rights those properties.
- (7) Transactions with related parties are to be conducted as follows
 - (1) Transactions with parties related to the Company will be conducted in accordance with the REIT's agreement and relevant laws, for the maximum benefit of the REIT.
 - (2) Transactions with parties related to the Company will be priced reasonably and fairly.
 - (3) Any individuals with a vested interest in any transaction, whether directly or indirectly, will not participate in the consideration or decision making of said transaction. Any expenses incurred which arise from conducting transactions with related parties will be reasonable and fair.

9. Remuneration of the REIT Manager

Throughout the term the REIT Manager is contracted, the REIT Manager will receive fees for performing duties, as follows:

- 1) **Base Fee** no more than 0.3% (zero point three) calculated based on the Net Asset Value (NAV) of the REIT with a minimum fee limit set to be 12 million baht (twelve million baht) per annum.
- 2) **Variable Fee** at no more than 2% (two) of the Net Investment Income, which is adjusted quarterly.
- 3) **Acquisition Fee** at a rate no less than 1% (one) of the REIT's Net Asset Value without including investments in initial core assets or assets acquired from the North Sathorn Realty Co., Ltd., Lerttlakarn Co., Ltd. or other entities related to the Company, North Sathorn Realty Co., Ltd., or Lerttlakarn Co., Ltd. The Trustee acting on behalf of the REIT will be responsible for fees payable under this clause whether in full or in-part, without any possible deductions. Payment will be made once the REIT has acquired the property.
- 4) **Disposal Fee** at a rate no less than 1% of the lower value property disposed by the REIT, the price will be assessed by an Appraiser which is on a list approved by the Securities and Exchange Commission. This is without including investments in initial core assets or assets acquired from the North Sathorn Realty Co., Ltd., Lerttlakarn Co., Ltd. or other entities related to the Company, North Sathorn Realty Co., Ltd., or Lerttlakarn Co., Ltd. The Trustee acting on behalf of the REIT will be responsible for fees payable under this clause whether in full or in-part, without any possible deductions. Payment will be made once the income from the assets disposition is received by the REIT.

10. Information Disclosure and Communication with Unit Holders

Disclosure	Information
Instant disclosure	<ul style="list-style-type: none"> • Setting the date of shareholders' meeting • Shareholders' record date / Book closing date (14 days prior to the record date / book closing date) • Information that has an impact on price, investment decision, or benefits to Unit Holders • Information about financial operations such as dividends payment non-payment of dividend Significant commercial contract gain or loss default on debt repayment • Financial assistance provided to other persons or juristic persons • Resignation of managing director • Report when an incident occurs which may cause the REIT to cease operations • Report when a condition prescribed in the REIT' founding agreement causes the REIT to cease operations or other events which may indicate the REIT will cease to function any time in the future • Report without delay when an event occurs regarding acquisition or disposition of assets or when a Unit Holder's investment exceeds the prescribed proportion.
Within 3 Working Days	Information that does not have a direct impact on but should still be notified to investors. Head office relocation Change of director/auditor
Within 14 Days	Information that the stock exchange requires as reference such as a copy of Unit Holders Meeting Report / Report on the allocation of the trust fund
Within 15 Days	<ul style="list-style-type: none"> • Report on the reduction of paid-up capital of the REIT • Report on the acquisition or disposition of assets
Within 30 Days	Report on the progress of assets which are under construction
Disclosed at specified periods	<ol style="list-style-type: none"> 1. Financial Statement <ul style="list-style-type: none"> Quarterly 45 days after the end of the accounting period Annually 2 months after the end of the accounting period (in cases where there is no 4th quarter report) 2. Analysis and Discussions of the Management 3. A copy of the annual report within 3 months after the end of the accounting period 4. Annual report with an invitation to the Annual General Meeting within 4 months after the end of the accounting period. 5. Net Asset Value (NAV) within 45 days after the end of the accounting period



11. Unit Holders Meeting

The REIT Manager is responsible for arranging a Unitholders Meeting as follows:

- (1) The A REIT unitholders' meeting shall be convened when the following items or circumstances arise:
 - a. When REIT unitholders hold at least ten percent (10%) of the total number of issued REIT units jointly submit a written request to the REIT Manager or Trustee to call a unitholders' meeting, clearly stating the reasons for the request. Upon receipt of the written request, the REIT Manager shall arrange for the meeting to be held within forty-five (45) days from the date of receiving the letter from the unitholders or notification from the Trustee.
 - b. In any matter where the Trustee deems it necessary or appropriate to propose the matter for consideration and resolution by the unitholders' meeting, the REIT Manager shall arrange for the meeting to be held within one (1) month from the date of receiving the Trustee's letter, without prejudice to the Trustee's right to consult with the REIT Manager regarding such circumstances.
 - c. In any matter where the REIT Manager deems it necessary or appropriate to propose the matter for consideration and resolution by the unitholders' meeting, the REIT Manager shall call the meeting in the interest of managing the REIT, without prejudice to the REIT Manager's right to consult with the Trustee regarding such circumstances.
 - d. The REIT Manager has the duty and responsibility to establish two-way communication channels, whether through direct meetings with unitholders or by other means, to allow unitholders to inquire about additional information within four (4) months from the end of the REIT's accounting year.

In this regard, the REIT Manager must communicate information to unitholders through the channels and within the timeframe specified in the first paragraph. The information must include at least the details required by the Office of Securities and Exchange Commission (SEC) and any other relevant laws, including but not limited to Notification Tor Jor. 20/2018.

In the event that unitholders make inquiries about relevant information, the REIT Manager shall prepare and disclose a summary of key issues in a question-and-answer format to inform other unitholders within fourteen (14) days of completing the actions outlined in the first paragraph.

If the trust's units are listed as securities on the Stock Exchange, the information in the first paragraph must also be disclosed through the information disclosure system of the Stock Exchange of Thailand (SET).

1) Calling a Unitholder's Meeting

The REIT Manager is responsible for sending invitation letters to the meeting which indicate the location, date, time, method of the meeting, voting procedure, agenda, and matters to be presented at the meeting, along with sufficient details to enable unitholders to make informed decisions, must be clearly specified, including whether the matter is being presented for acknowledgment For approval or consideration, as the case may be, including the opinion of the trustee manager on the matter, which includes the potential impact that trustee unit holders may experience from voting on the issue, as well as the delivery of the notice of the trustee unit holders' meeting in advance of the meeting date according to the following timeline.

- (A) Fourteen (14) days in the case of a unitholders' meeting where a resolution requires approval by at least three-fourths (3/4) of the unitholders present and entitled to vote.
- (B) Seven (7) days in other cases, except as specified in item (1) of this section.

Furthermore, at least one announcement will be made in the local daily paper 3 days before the meeting day. The location of the meeting will be in the area of the REIT's, REIT Manager's offices, or in a nearby province. In the event that the REIT Manager does not call a Unitholder's meeting within one month from the day it receives the meeting request letter from Unitholders or Trustee, the Trustee will be able to call a Unitholder's meeting by following the meeting request protocol prescribed in paragraph one, mutatis mutandis. The REIT Manager is responsible for collaborating and sending the relevant and necessary information to the Trustee to call and hold the Unitholders Meeting within 7 days after the request by the Trustee. In this way, the Trustee will be able to call and hold a Unitholders meeting without delay. It will also have the right to charge the REIT for any expenses incurred (if any) from organizing the Unitholders Meeting on behalf of the REIT Manager.

2) Quorum and Chairman of the Unitholders Meeting

The Unitholders Meeting will require the attendance of no less than 25 Unitholders or no less than half the number of total unitholders. Furthermore, the Unitholders will own at least one-third of the total REIT units. All these components must be in place to establish a quorum allowing the meeting to take place.

In the event that any Unitholders meeting is delayed by 1 hour, the number of unitholders is insufficient to the amount prescribed in paragraph 1, and the meeting was requested by Unitholders, the meeting will be considered void. If the meeting was not requested by Unitholders, it can be rearranged by sending a letter of invitation and request to Unitholders no less than 7 days before the meeting date. In this next meeting, it will not be necessary to have a quorum.

Under the provisions of the REIT and related announcements, the Trustee will appoint one individual to serve as Chairman of the Unitholders meeting. However, if any Unitholders meeting discusses any agenda which can be considered as a conflict of interest to the Chairman, the Chairman will be asked to leave the meeting area for that specific agenda. The REIT Manager will then provide a shortlist of individuals who may serve as Chairman for those agenda sessions.

In any event that a Unitholders meeting has agendas which may be a conflict of interest for the Trustee or REIT Manager, the REIT Manager and Trustee or the REIT Manager and Trustee representative will be unable to cast a vote for that agenda (in the case that they are also unitholders). In the case that the Trustee has a conflict of interest, the REIT Manager will provide a short-list of individuals that the Unitholders meeting will appoint as Chairman for that agenda. In the event that the Trustee and REIT Manager has a conflict of interest, the Unitholders meeting will consider appointing one individual as Chairman for that session. The Chairman of the Unitholders Meeting shall have the following authority:

- A. Control and conduct meetings, in general, to ensure they run smoothly.
- B. Determine any which way to proceed during the Unitholder's meeting as the Chairman sees fit or necessary for the Unitholders meeting. Including ensuring the effectiveness and success of the review and approval process for various agendas.



- C. To ensure that the Unitholders Meeting follows the REIT's and other provisions, the Chairman has the authority to end the Unitholders meeting on any subject.
- D. In the event that a Unitholders Meeting vote is equal and ends in a draw, the Chairman's decision will be the deciding factor.

3) Delegating a Proxy

For a Unitholder's meeting, unitholders are able to delegate a proxy to represent them in the meeting and cast a vote in their stead by providing the right documentation. The REIT Manager will provide a proxy request document which is approved by the Trustee to Unitholders. This proxy request document must be provided to the Chairman or delegated Chairman of the meeting before the meeting commences.

4) Voting

Each Unitholder will have 1 vote for each unit they own. Unitholders eligible to cast a vote must not have any conflict of interest with regards to the agenda being considered.

5) Unitholder's Resolution

Unless stipulated in the contract as otherwise, the resolution of the Unitholders will consist of the following voting,

- 1) In general, the majority vote will be the deciding factor.
- 2) In the following cases, there should be no less than 3 out of 4 majorities of all Unitholders attending the meeting and voting:
 - A. The acquisition or disposition of core assets is worth at least 30% of the REIT's total assets.
 - B. The increase or decrease of paid-up capital of the REIT which was not indicated in the Trust's Deed.
 - C. Increased capital as a general mandate granted by the REIT
 - D. Transactions with the REIT Manager or related entities which equate to 20 million baht (20,000,000) baht or more than 3% of the REIT's NET asset value, whichever is more valuable.
 - E. Changes in remuneration or dividend payments to Unitholders
 - F. Changes or withdrawal by the Trustee or REIT Manager. In this scenario, refer to 19.5 of the Trust's Deed.
 - G. Changes or edits to the Trust's Deed which may have significant impacts on Unitholders
 - H. Termination of the REIT.

Unitholder resolutions which will impact the REIT or REIT Manager in a way that obstructs or conflicts the rules set forth in SEC 26/2555, the Securities ACT, or the founding agreement/regulations of the REIT will not be enforced.

6) REIT Unitholder's Meeting minutes

The REIT Manager takes the meeting minutes, the meeting's resolutions and organizes all aspects of the meeting for Unitholders each time. The Chairman of the meeting will be responsible for authorizing the details of the memorandum. Furthermore, all expenses with the meeting's minutes will be paid for by the REIT.

12. Nomination and Appointment of Directors and Senior Executives

1) Board of Directors

The Board of Directors consists of 3 directors in accordance with the Company's work and internal control systems which prescribes that there be a minimum of 3 directors. Furthermore, one-third of all directors are to be independent directors. All directors are to have the qualifications required and no characteristics prohibited by law.

The appointment of directors will be processed through the Company's Unitholder's Meeting, the Unitholders will appoint the directors through a majority vote. Each Unitholder will have one vote, and during every annual Unitholder meeting, the Company will replace 1 in 3 directors. Once removed, these directors may return to serve once more at some point in the future.

2) Senior Level Management and Executives

The board of directors appoints senior-level management and directors by selecting from a pool of qualified, knowledgeable, and experienced personnel in accordance with guidelines with no aspect which is prohibited by law.

13. Auditor's Remuneration

The REIT appoints KPMG Poomchai Audit Limited as the Auditor for the accounting period ended 30 September 2025, with a total Audit Fee of 1,490,000 Baht (one million four hundred and forty thousand) (excluded Out-of-Pocket).



Internal Control and Risk Management

1. Internal Control

The Company as the REIT Manager places the importance upon internal control and risk management system following the COSO Internal Control Integrated Framework 2013 (COSO 2013) of The Committee of Sponsoring Organizations of the Treadway Commission which consists of 5 aspects and 17 principles. The purpose of the framework is to help the Company to achieve important objectives on operation, financial report, and compliance with related rules and regulations.

The Company annually prepares for sufficient assessment of the internal control system. The assessment is based on information and situations occurred within the fiscal year and is proposed to the meeting of the Board of Directors for consideration with reference to the assessment form of the Securities and Exchange Commission (SEC) as guidelines assessment or as adequacy revision of the internal control system, at least every year. This is under the responsibility of the Corporate Governance and Risk Management Department to prepare and provided report to the Company's Board of Directors. The report consisted of assessment of 5 aspects, namely, Internal Control, Risk Assessment, Operation Control, Information and Communication System, and Monitoring System which were sufficient and appropriate. The Company also allocated enough personnel for effective compliance of the operation and internal control system manual to prevent misuses and unauthorized uses of the assets of the Company and the REIT by Directors or executives, including transactions with persons with conflict of interest or connected persons.

2. Risk Management

The Company as the REIT Manager has stipulated the guideline to corporate risk management which covers the management at the REIT and the Company levels, leading to risk management at acceptable level. The risk management structure consists of:

2.1 Risk Governance the structure, duties, and responsibilities are as follows:

- (1) The Board of Directors is responsible for ensuring the compliance of the risk governance with risk policy and management framework, encouraging all-level risk management, and inclusively managing all aspects of risks, including risks and opportunities relating to climate change to establish sustainable risk management culture.
- (2) Risk Management Committee are appointed by the Board of Directors, consisting of main responsible persons of each department. Managing Director, as the Chairman of the committee, is responsible for consideration of new risk factors by identifying, analyzing, and assessing risk level, reviewing and assessing of existing risk level, monitoring and reporting of risk management results following stipulated measures, as well as quarterly reporting risk management results to the Board of Directors for acknowledgement.
- (3) Managing Director is responsible for stipulating operation strategy and encouraging consistent implementation of risk management and risk management reporting of each department to Risk Management Committee as well as promoting corporate risk management culture.



2.2 The risk management framework considers risks in various areas, including strategy risk (S), operational risk (O), financial risk (F), compliance risk (C), emerging risk (E), and environment, social, and governance risk (ESG).

2.3 The risk management process

- (1) (1) To set an objective and goal, which aligns with strategic objectives.
- (2) To identify an event or risk factors, which may occur and impact the achievement of the set objectives and goals, consider risks from both internal and external sources.
- (3) To assess risk level, considering both the likelihood of events occurring and the potential impacts they may have.
- (4) To prioritize risks involves ranking the importance of risks by considering the significance of events and risk factors that have a substantial impact and the potential to harm the organization.
- (5) To respond to risks involves addressing risks according to their level of significance, using appropriate methods while considering the cost and benefits associated.
- (6) To control activities involves establishing control measures or risk management actions to maintain risks at an acceptable level.
- (7) Monitor and quarterly report to the board of directors on risk management activities and outcomes

The details of risk management frameworks and processes



3. Disclosure of financial information relating to climates with reference to Task Force on Climate-Related Financial Disclosure (TCFD)

Within the 2025 fiscal year, the Company, as the REIT manager, had realized the importance of climate changes, which had widely impacted on the environment. The REIT's risk management was performed with qualitative description (QD). The QD was a part of risk assessment and sustainable opportunity with further qualitative financial impact assessment. The REIT would consider the indicated risk information and opportunity with demands of stakeholders and business strategy to improve its strategy, goal, and sustainable development of the REIT as indicated in the following the details:

Figure: Indication of risks and opportunity relating to climates with TCFD's 2017 recommendations

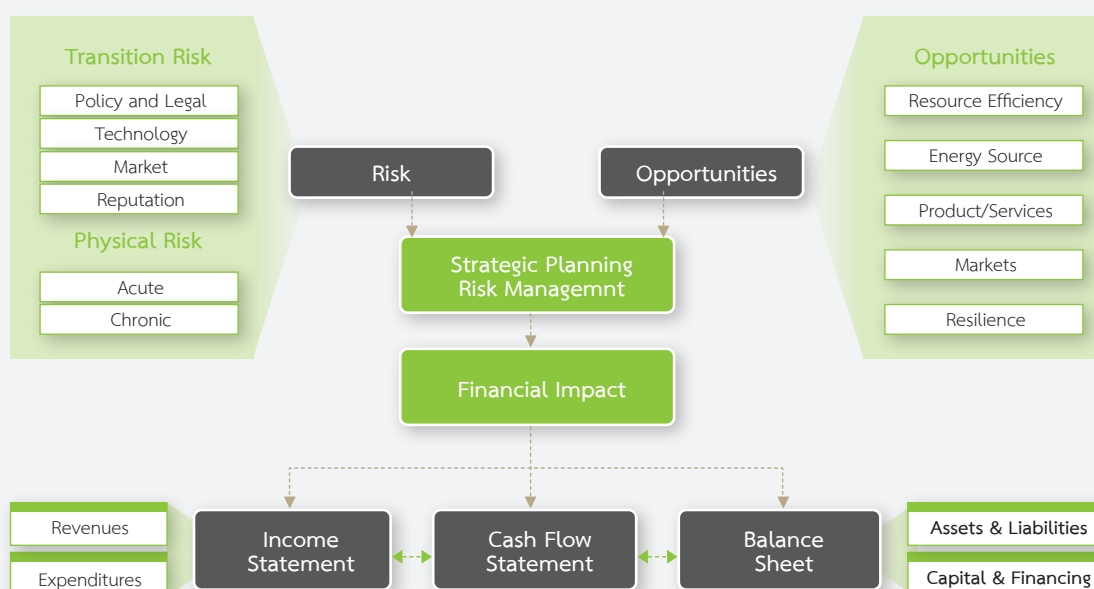


Figure: Indication of risks and opportunity relating to climates with TCFD's 2017 recommendations

1) Risks and opportunity relating to climates with TCFD's recommendations

The REIT had performed assessment on climate-related risks and opportunities which posed impacts on financial reports and the REIT's operation following the Task Force on Climate-Related Financial Disclosure (TCFD), covering 2 areas.

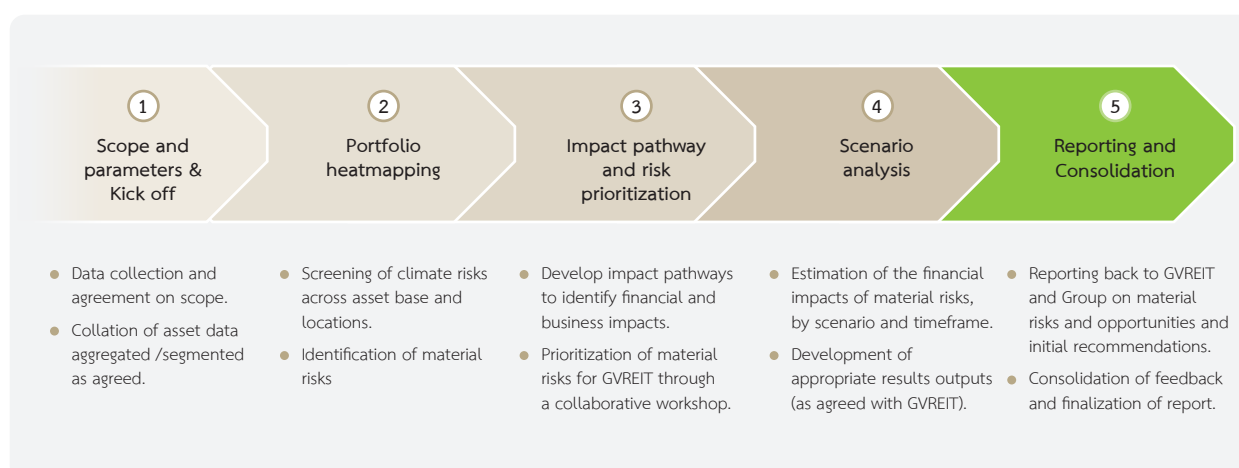
- 1) Transition Risk: Risks from changes of law, technology, marketing, and reputation which may lead to low carbon society.
- 2) Physical Risk: Risks from physical climate changes which can be event driven (acute) or longer-term shifts (chronic) in climate patterns.

The REIT had attempted to relieve the climate changes which might lead to business operation opportunity such as resource efficiency and cost savings, adoption of low-emission energy sources, development of new products and services, accessing to new markets, building resilience along the supply chain, and maintaining future asset value for present tenants while attracting new tenants through climate-related risks and opportunity management as follows:

- (1) Appropriate goals to reduce greenhouse emission:
 - To understand goals of greenhouse emission with realization of greenhouse emission basis and business growth direction, following the goals to achieve controlling global heating no less than 1.5 degrees Celsius.
- (2) Specify solutions and operating plans to achieve stipulated goals:
 - Specify technology used, the best strategy and business model, and the best value to achieve the goals.
 - Specify risk responding measures and possible climate change opportunity measures.
 - Prepare operating plans corresponding with the stipulated strategy.

2) Climate-related risks and opportunity assessment

Guidelines for climate-related risks and opportunity assessment aim to identify risks, opportunity, and financial risks which have significant impacts on the REIT's operation. The climate-related risks and climate change opportunity assessment process is as follows:



3) Assessment of financial impacts on business and assets due to climate-related risks

3.1 Climate-related risks and potential financial impacts

Climate-related risks and potential financial impacts are great challenges, not only to the REIT's operation but also to the organization and all sectors. They may affect expenses, investment, profit, competitiveness, etc. Thus, the business operation must be resilient with preparation and rapid adaptation otherwise a possible increase in expenses may occur along with future loss of confidence. This signifies the decrease in profit and competitiveness. Each category of risks is indicated as follows:



Risk categories	Risks	Definition of risks	REIT's business impacts	Risk management measures
Transition risks	Policy and legal risks	<ul style="list-style-type: none"> Non-compliance with the law. More stringent policy and regulations of ESG e.g. carbon emission tax, etc. 	<ul style="list-style-type: none"> Increase of operating costs caused by more stringent law. Higher CAPEX caused by compliance with more stringent law. 	<ul style="list-style-type: none"> There shall be a department to closely follow changes of new laws in order to set up plans in accordance with stipulated laws and to reduce fines from illegal acts.
	<ul style="list-style-type: none"> Technology risks Market risks 	<ul style="list-style-type: none"> Technology development related to CO2 reduction. Increasing office buildings' demands with ESG awareness. Competitors in office buildings that fully implement sustainability practices and use a Green Lease policy 	<ul style="list-style-type: none"> Higher CAPEX is caused by changes of assets to reduce CO2 emission. Retirement of outdated assets with high CO2 emission. Less interest in office areas with low management of CO2 emission. Tenants with a strong sustainability management policy may consider relocating office buildings. 	<ul style="list-style-type: none"> Follow changes of technology related to green energy building. Consider the use of technology which promotes future energy preservation Study the Green Lease policy to promote sustainable business operations in collaboration with tenants. If any, the asset retirement shall be conformed with generally accepted accounting principles.
	Image and reputation risks	<ul style="list-style-type: none"> Property in non-compliance with ESG may not be supported or popular among shareholders or investors. Higher financial costs than buildings that promote sustainability or high-quality green building 	<ul style="list-style-type: none"> Loss of confidence from shareholders and investors. Loss of tenants, especially multinational companies with ESG awareness. 	<ul style="list-style-type: none"> The REIT's buildings are certified with GRESB and can maintain LEED building standard. Enhance building quality for environmental impact reduction, pollution reduction, and energy and water conservation, as well as create more areas to promote quality of life for building users.

Risk categories	Risks	Definition of risks	REIT's business impacts	Risk management measures
Physical risks	<ul style="list-style-type: none">Acute natural calamityChronic natural calamity	<ul style="list-style-type: none">Natural calamity such as floods, heatwave and cold wave, and cyclone, has a tendency of frequent occurrence with an increased severity of extreme weather events.Ongoing increase in global average temperature, sea level rise, and dangers from drought.	<ul style="list-style-type: none">Loss of assetsBusiness interruptionIncrease of repair and maintenance expenses due to natural calamity's impacts.Higher investment and operating costs due to climate changes.Decrease of asset value due to natural calamity's impacts.Rise of insurance premiums.	<ul style="list-style-type: none">Prepare emergency plans for events caused by natural calamity and rehabilitation plans.Prepare ongoing business operation plans and arrange consistent drills following the plans.Apply for insurance covering natural disasters.Consider investment in assets designed with sustainable architecture or prepared for future effective development of energy savings.Always perform building maintenance as scheduled and improve building quality to increase energy savings ability while reducing impacts on the environment, including using technology to support future energy savings.

Remarks: The measures to manage impacts indicated in table above are for 2025 and shall be considered for the following years.



3.2 Climate-related opportunities and potential financial impacts

The goal to achieve Net-Zero Carbon emission may come with challenges and important financial burdens, but the REIT sees opportunities as follows:

Opportunities	Definition of opportunities	REIT's business opportunities	Operations to encourage opportunities
Resource efficiency	<ul style="list-style-type: none"> Use energy and resources with efficiency such as treatment of used water in buildings, reuse of recycled water, and construction of eco-friendly buildings. 	<ul style="list-style-type: none"> Decrease of operating costs due to energy improvement plan and CO2 reduction plan Increase of REIT's asset value after ESG improvement in several aspects. Promote ESG image of the REIT and Frasers Group. Installation of solar cells on the building's rooftop to reduce electricity consumption and promote the use of renewable energy. 	<ul style="list-style-type: none"> Air Conditioning System Improvement Increase efficiency of refrigeration. Change to LED light bulbs at vestibule. Energy efficiency enhancement initiatives for machinery aimed at reducing electricity usage, including Variable Speed Drive (VSD) and Building Automation System (BAS) projects.
Energy source	Use of renewable energy technology to produce clean energy.		
Products/ services	Development of sustainable products and services of property business may attract customers, especially renowned and internationally accepted organizations for their high level of ESG awareness.	<ul style="list-style-type: none"> Increase competitiveness. Opportunity to increase revenue and yield. 	<ul style="list-style-type: none"> Participate in GRESB certification and maintain LEED building standard. Prepare Green Fit-out guides.
Decrease of financial costs	The REIT's opportunity to issue green bond after following the stipulated regulations of regulatory agencies.	Green Bond likely offers coupon rates lower than comparable conventional bonds	Assign a department to consistently follow changes of regulations issued by ESG regulatory agencies and sources of fund to further establishing operating plans.

Remarks: The operation is for 2025 opportunity encouragement and shall be considered for the following years.

4) REIT's 2025 Net-Zero Carbon emission plan

For the 2025 fiscal year, the REIT's operation to follow the Net-Zero Carbon emission plan through activities in several aspects as follows:

Aspects	Goals	Status	Activities
Energy and CO2	Use of Greenhouse Gas (GHG) emission policy to reduce the emission around 25% from the base year's 14,995 tonCO2e within 2025.	●	<ul style="list-style-type: none"> Air Conditioning System improvement. Increase efficiency of refrigeration Change to LED light bulbs at vestibule areas. Project to improve machinery efficiency and reduce electricity consumption through BAS.
	Annually monitor the Net-Zero Carbon emission plan to reduce the emission by 5% per year from the previous year.	●	<ul style="list-style-type: none"> In 2024, GVREIT's total GHG emission was at 10,394 tonCO2e, reduced from the previous year by 30%. Greenhouse gas emissions from the Trust's buildings are projected to decrease in 2025 compared to the previous year. This reduction is a result of machinery and equipment upgrades, which have significantly enhanced energy efficiency.
Products and supply chain	Policy development and use for sourcing sustainable materials, starting in 2024.	●	<ul style="list-style-type: none"> Record distributors or service providers with the use of sustainable policy to produce products in the past. Plan for sourcing distributors service providers with the use of sustainable policy to produce products in the future. Green Fit-Out guide Manual.
Waste	Increase types of waste for recycling.	●	<ul style="list-style-type: none"> Increase the types of recycling bins. Increase campaigns to encourage tenants to separate waste continuously.
Sustainable operations	Disclose information following TCFD in annual report.	●	<ul style="list-style-type: none"> Assess environmental, social, and governance risks which have impacts on business operation.
Investment focusing on environmental, social, and governance	2021 was the first year of submission to GRESB assessment and the goal is to enhance evaluation results year-over-year, moving closer toward achieving the targets set in the predefined action plan.	●	<ul style="list-style-type: none"> The REIT's 3-star rating with score of 80 points in 2025, which maintaining a 3-star rating, consistent with the previous year.

● Completed as planned

▲ Delayed from the plan but in progress

■ Not started as planned

The activity plan has followed the policy of Fraser Property (Thailand) Group of companies, stipulating to achieve the Net-Zero Emission by 2050 and to succeed the goal to control global temperature under 1.5 degrees Celsius following the Science-Based Target or SBTi 1.5 °C pathway and in accordance with the Paris Agreement by seeking for possibility and opportunity to reduce greenhouse gas emissions derived from the REIT's operation. The REIT's goals to reduce greenhouse gas emissions are as follows:

- In 2030, to reduce GHG emissions from 14,995 tonCO₂e in 2019 (base year) to 8,046 tonCO₂e, accounting for 46% decrease, from 2019 (base year).
- In 2050, to reduce GHG emissions from 8,046 tonCO₂e in 2030 to 3,660 tonCO₂e, accounting for 55% decrease from 2030.

This study project was developed in 2021 by research advisory team and PWC (PricewaterhouseCoopers)

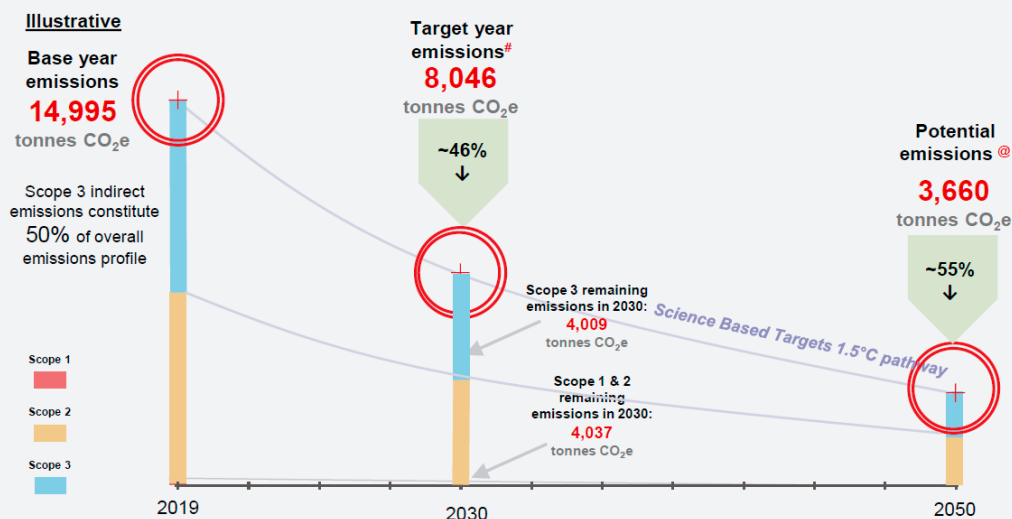
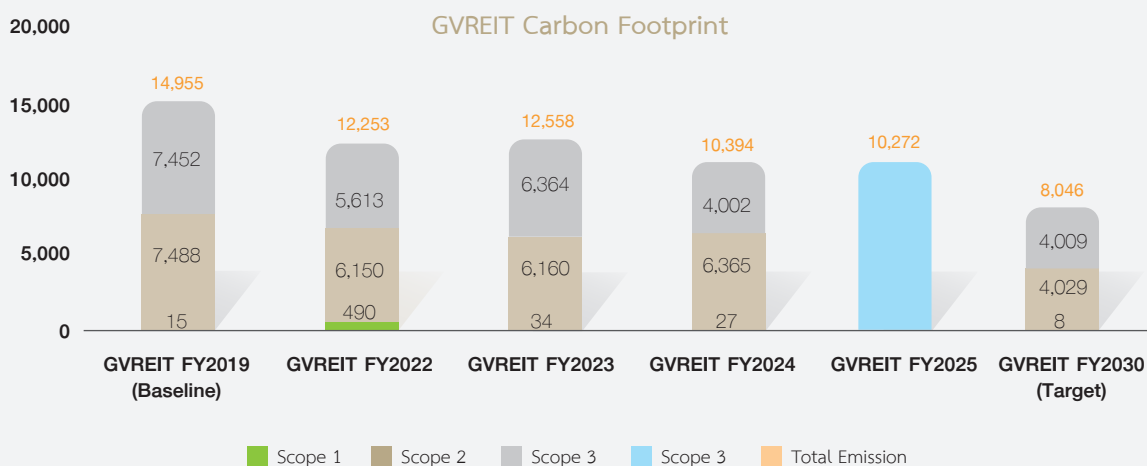


Figure: GHG emissions of the REIT between 2019 - 2024



The figure indicates the REIT's GHG emissions in 2024 of 10,394 tonCO₂e which reduces by 30% from the base year, reflecting the efficiency of environmental management and the implementation of tangible greenhouse gas emission reduction measures.

In 2025, the Trust remains committed to its carbon reduction targets to enhance environmental performance, promote resource efficiency, and foster long-term sustainable growth.

GHG emissions information consists of details of each area which are related to the REIT's operation as follows:

- **Area 1:** Carbon footprint calculated by Direct Emissions from organization's activities such as machinery exhaustion, organization's vehicle use (owned by the organization), chemicals used in water treatment, leakage from operation process or activities, etc.
- **Area 2:** Carbon footprint calculated by Energy Indirect Emissions, namely, purchasing energy to be consumed within the organization such as electricity, thermal energy, steam power, etc.
- **Area 3:** Carbon footprint calculated by other indirect emissions, employees' travels with non-organization vehicles, outdoor seminar trip, equipment uses, etc.

To achieve the goal, the Net-Zero Carbon Roadmap is established as follows:

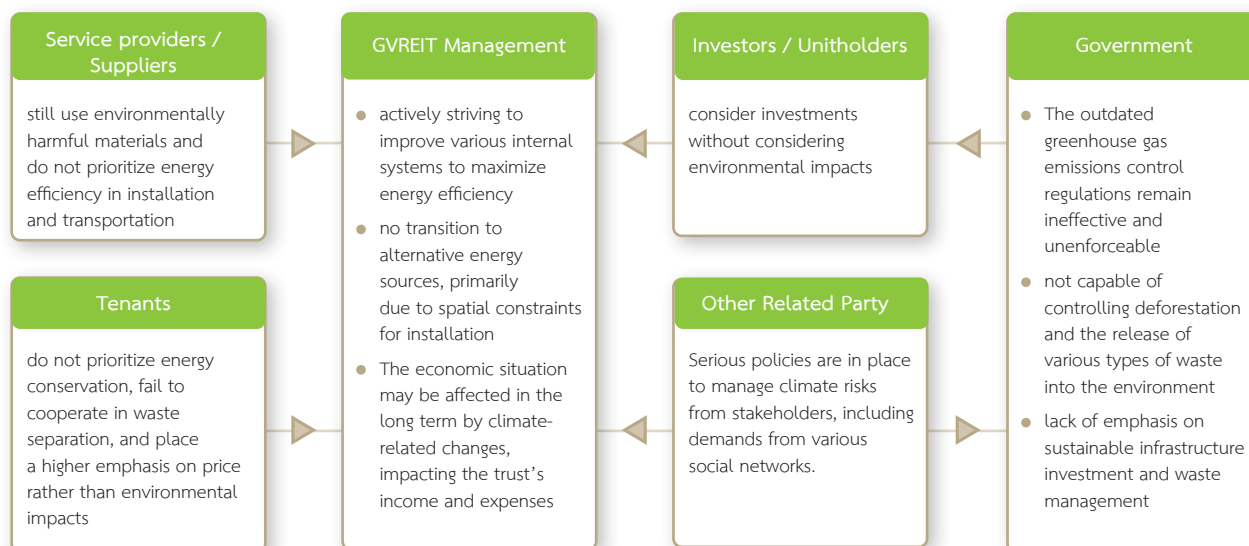
Areas	Short-term projects		Upcoming projects	
Area 1 and 2: Energy	Water pump improvement for energy savings.		Efficient ventilation system	Use of biofuel
Area 2: Electricity	Install solar modules and improve building infrastructure to utilize renewable energy	Change to LED light bulbs	Produce and store renewable energy	Enter alternative energy contract (if any)
	Solar power benches	Purchase renewable energy & RECS	Use heat reduction paint	Encourage energy conservation among employees
Area 3 Module 1: Purchasing / Procurement of products and services	Reduction of paper use/ Purchase sustainability-related paper		Develop business operation model with modern technology	
	Sustainable Purchasing/ Procurement namely, monitor policy and ESG project of service providers/ distributors		Water management use of water saving equipment, rainwater management, and water reuse	
	Sustainable Purchasing/ Procurement namely, establish ESG goal for service providers/ distributors			



Areas	Short-term projects		Upcoming projects	
Area 3 Module 5: Garbage / Waste	Garbage management namely, increase types of recycled garbage		Provide knowledge and understanding to tenants and manager	Encourage customers to participate in goal setting of carbon neutrality, certification acceptances, and goal setting of reduction of GHG use
Area 3 Module 6: Business trip	Install EV charger for vehicles			
Area 3 Module 13: Indirect asset management	UNPLUG Project (reduce energy use)	Green Fit-out guides to sustainable area decoration	Promote and publicize sustainability	
	Lease contract with eco-friendly awareness	Purchasing and procurement for tenants		

5) Assessment of major external stakeholders' participation of the REIT on climate-related risks

The REIT shall analyze participating situation of the major external stakeholders when the situation does not receive collaboration from all related parties to solve global warming and to reduce GHG emissions, leading to severe climate condition, and when the law to control GHG emissions is outdated, no coverage, and cannot be enforced. The stakeholders' behaviors will be assessed to stipulate important risk measures as indicated in this figure:



Details of REIT's Related Party Transactions

1. Connected Transactions between the REIT and the REIT Manager, and the Related Parties of the REIT Manager

1) Connected transaction between the REIT and REIT Manager

The Trustee, on behalf of the REIT, has appointed the Company as the REIT Manager. The Company may be considered an entity with a potential conflict of interest with the REIT, as per the Notification of the Office of the Securities and Exchange Commission SorChor. 29/2555. The details of such appointment can be summarized as follows:

Relationship

Appointed as the REIT Manager, which is defined to be an entity with a potential conflict of interest with the REIT, as per the Notification of the Office of the Securities and Exchange Commission SorChor. 29/2555.

Nature of the Connected Transaction

Trustee, on behalf of the REIT, appointed the Company as the REIT Manager.

Pricing Policy & Conditions

The Company collected a management fee from the REIT, which comprises the following:

- **Base Fee** The base fee is in accordance with the REIT Manager Agreement, which specifies the minimum fee rate. Nonetheless, the base fee is no more than 0.3% per annum, calculated on the Net Asset Value (NAV) of the REIT with a minimum fee limit being set at Baht 12 million.
- **Variable Fee** The variable fee is no more than 2% of the Net Investment Income, but not more than 0.5% of the NAV of the REIT as at the initial investment date of the REIT's Core Investment Assets, plus the NAV of the REIT's Additional Core Investment Assets as at the investment date of the additional investment (if any).

Opinions on Pricing

The structure of the above-mentioned management fee is in line with the normal rates usually paid by other publicly listed trust funds. The applicable base fee and the variable fee reflect the REIT Manager's performance in managing the REIT; the fees fairly represent the normally incurred administrative expenses.

2) Transaction between the REIT and Property Manager

REIT Manager has engaged North Sathorn Realty Company Limited to be the Property Manager. North Sathorn Realty Company Limited is considered a related party of the REIT Manager as it is a company in the same group of companies as the REIT Manager. The details of the connected transactions between the REIT and the Property Manager can be summarized as follows:

Relationship

Both the REIT Manager and the Property Manager are affiliate companies in the common director and major shareholder with the REIT manager



Nature of the Connected Transaction

The REIT Manager has engaged North Sathorn Realty Company Limited to be the Property Manager of the REIT.

Pricing Policy & Conditions

North Sathorn Realty Company Limited charges the REIT for a property management fee, which comprises two components: base fee not exceeding Baht 100 million, and variable fee not exceeding 8% per annum of the total rental income.

Opinions on Pricing

The structure of the above-mentioned property is in line with the normal rates usually paid by other REITs in Thailand that invest in the same type of asset as the REIT's Initial Core Investment Assets. Both fee components shall motivate the Property Manager to put all effort into efficiently managing the assets of the REIT.

3) Connected transaction between the REIT and related person with the REIT manager

Trustee, on behalf of the REIT, entered the lease contract, sublease, and sale contract with Lertrattakarn Company Limited and North Sathorn Realty Company Limited to invest in the asset which was the initial investment of the REIT. At that time, both companies were connected persons with the REIT manager. They were affiliated companies of Univentures Public Company Limited whose shareholding in the REIT manager was at 99.99% of the total paid capital of the REIT manager. However, on December 1, 2020, the REIT manager's major shareholder structure was changed from Univentures Public Company Limited, as the major shareholder, to Golden Land Property Development Public Company Limited.

The detail of the transaction between the REIT and the major shareholders of the REIT manager can be summarized as follows:

Relationship

At the transaction date, both companies are affiliates of Univentures Public Company Limited, which holds 99.99% of the total outstanding shares of the REIT Manager.

Nature of the Connected Transaction

The Trustee has entered into a lease agreement, sublease agreement, and sale and purchase agreement with Lertrattakarn Company Limited and North Sathorn Realty Company Limited on behalf of the REIT to invest in the REIT's Initial Core Investment Assets.

Pricing Policy & Conditions

The purchase price of the REIT's Initial Core Investment Assets which it purchased from Lertrattakarn Company Limited and North Sathorn Realty Company Limited was Baht THB 9,906 million (including expenses relating to the acquisition of the sublease rights), and is higher than the lowest appraisal value of the REIT's Initial Core Investment Assets assessed by the independent appraisers approved by the Securities and Exchange Commission.

Opinions on Pricing

The transaction is reasonable and does not cause the REIT any disadvantages. The transaction allows the REIT to invest in the properties which are quality office building projects that are located in the Central Business Districts and are able to attract a high number of tenants. Such assets have value-added generating potential that is beneficial to the REIT and its unitholders.

2. Connected transactions between the REIT and companies / juristic persons

with possible conflicts with the REIT manager within the fiscal year of 2025 (1 October 2024 to 30 September 2025) can be summarized as follows:

Connected companies / juristic persons	Relationship	Transaction value in fiscal year 2025 (million baht)	Nature of transactions	Opinion on prices
1. Univentures Public Company Limited	A group of companies related to the major shareholder of the REIT Manager	25.56	Revenue from rental and service fees for areas at Park Ventures Ecoplex.	Rental and service fee rates and other rental conditions follow the office-space- for-rent business plan which is a normal business condition as offered to other tenants.
2. One Bangkok Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	27.82		
3. TCC Assets (Thailand) Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	7.62		
4. Business Process Outsourcing Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	2.71		
5. Eastern Cogeneration Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	3.10		
6. UVBGP CLEAN ENERGY CO., LTD	A group of companies related to the major shareholder of the REIT Manager	0.12	EV Charger Revenue Sharing	Rental, service rates, and other lease conditions comply with the Joint Investment Agreement on normal commercial terms as with other business partners.



Connected companies / juristic persons	Relationship	Transaction value in fiscal year 2025 (million baht)	Nature of transactions	Opinion on prices
7. ASM Management Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	24.74	<ul style="list-style-type: none"> Revenue from rental and service fees for areas at Park Ventures Ecoplex. Rental fee for a room at The Victor belongs to meeting room operation of Park Ventures Ecoplex. 	Rental and service fee rates and other rental conditions follow the office space for rent business plan which is a normal business condition as offered to other tenants.
8. Oishi Ramen Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	3.40	Revenue from commercial space rental and service fees at Park Ventures Ecoplex.	Rental and service fee rates follow the commercial-space-for-rent business plan which is a normal trade condition as offered to other tenants.
9. Asia Books Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	0.33		
10. Max Asia Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	0.72	Revenue from commercial space rental and service fees at Park Ventures Ecoplex.	Rental and service fee rates follow the commercial-space-for-rent business plan which is a normal trade condition as offered to other tenants.
11. CC Hotel Asset Management Co., Ltd	A subsidiary of a company having directors with relationships to the major shareholder group of the REIT Manager	13.13	<ul style="list-style-type: none"> Revenue from commercial space rental and service fees at Park Ventures Ecoplex. Service fee at common area to facilitate a hotel business entity (The Okura prestige Bangkok) Parking space rental fee from 164 cars at Park Ventures Ecoplex for the REIT's business operation. 	Rental and service fee rates follow the commercial-space-for-rent business plan which is a normal trade condition as offered to other tenants. <ul style="list-style-type: none"> Service fee and condition follow mutual agreement. Service fee and condition follow mutual agreement.
		2.74		

Connected companies / juristic persons	Relationship	Transaction value in fiscal year 2025 (million baht)	Nature of transactions	Opinion on prices
12. T.C.C. Technology Co., Ltd.	A subsidiary of a company having directors with relationships to the major shareholder group of the REIT Manager	1.39	Revenue sharing from devices to connect with communication system and the internet for tenants at Park Ventures Ecoplex.	Service fee and condition follow mutual agreement.
13. North Sathorn Hotel Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	0.01	Expenses of presents and souvenirs for tenants.	Purchased at market price and with general sale condition.
14. Sermsuk Public Company Limited	A group of companies related to the major shareholder of the REIT Manager	0.45	Drinking water/ beverage expenses for tenants of Victor Club's meeting rooms.	Purchased at market price and general sale condition.
15. Shinasub Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	0.19	Internet connection fee to provide to tenants of Victor Club's meeting rooms.	Prices and Condition follow mutual agreement.
16. Amarin Corporations Public Company Limited.	A group of companies related to the major shareholder of the REIT Manager	0.12	Printing document expense for annual report 2025	Prices and Condition follow scope of work and services as agreed.
17. Home and Office Delivery Co., Ltd.	A group of companies related to the major shareholder of the REIT Manager	0.13	Food and beverage expenses for tenants of Victor Club's meeting rooms.	Purchased at market price and general sale condition.
18. Frasers Property Corporate Services PTE.LTD	A group of companies related to the REIT Manager.	0.32	Participation fee of GRESB assessment.	Service fee rate at market price and general sale condition.



3. Policy Related to Connected Transactions between the REIT and the REIT Manager, and the Related Parties of the REIT Manager

In case there are other transactions (other than those specified above) between the REIT and the REIT Manager or any related party of the REIT Manager, the REIT shall proceed in accordance with the Securities and Exchange Act as follows:

1) Related Party of the REIT Manager:

The definition of a related party of the REIT Manager shall be in accordance with the Notification of the Capital Market Supervisory Board concerning the Rules on Related Party Transactions.

2) General Terms and Conditions of the REIT in Related Party Transactions:

The general terms and condition of the REIT in Related Party Transactions are as follows:

- Any transactions between the REIT and the REIT Manager or related party of the REIT Manager shall be in compliance with the Trust Deed and relevant laws, and shall be in the best interests of the REIT.
- Any transactions between the REIT and the REIT Manager or related party of the REIT Manager shall be carried out at reasonable and fair prices.
- Direct or indirect stakeholders of the transactions shall not be involved in the consideration and the decision-making processes of such transactions.
- Any expenses incurred from the transactions between the REIT and the REIT Manager or a related party to the REIT Manager shall be reasonable and at fair prices and rates.

3) The approval of transactions between the REIT and the REIT Manager or a related party of the REIT Manager shall be in accordance with the following process:

- Approval from the Trustee that the transaction is in accordance with the Trust Deed and relevant laws.
- In a case that the transaction value exceeds Baht 1 million or accounts for 0.03% or more of the REIT's Net Asset Value, whichever is higher, it shall require approval from the Board of Directors of the REIT Manager.
- In a case that the transaction value exceeds Baht 20 million or accounts for more than 3% of the REIT's Net Asset Value, whichever is higher, it shall require a resolution of the Meeting of the Unit Holders with approving votes of no less than three-quarters of the total number of unit holders, who are in attendance at the Unit Holder Meeting and have voting rights.

In a case that the transaction between the REIT and the REIT Manager or a related party of the REIT Manager is an acquisition or disposal of the Core Properties, the value of such transaction shall be calculated based on the acquisition or disposal prices of all of the income-generating assets of such project, as well as other related assets to the project.

4) Policy related to potential transactions between the REIT and the REIT Manager or any related party of the REIT Manager

- Any type of transactions between the REIT and the REIT Manager or any related party of the REIT Manager shall be conducted in a fair and reasonable manner, and shall be in compliance with any conditions and provisions of the Securities Law concerning a Related Party Transaction that may be issued by the Securities and Exchange Commission or the Securities and Exchange Commission Office, or Capital Market Supervisory Board in the future. The Related Party Transaction shall be in compliance with the conditions and provisions of the Securities and Exchange Act.
- In addition, the REIT shall make a disclosure of information relating to the transaction between the REIT and the REIT Manager or any related party of the REIT Manager to the Securities and Exchange Commission Office in the notes to the audited financial statement and annual report of the REIT.

4. Connected Transactions between the REIT and the Trustee or Related Party of the Trustee

- 1) Connected transaction between the REIT and Trustee, and related persons with Trustee. Kasikornbank Public Company Limited is the tenant of the REIT's main assets while the bank is the major shareholder of Trustee. The detail of the transaction between the REIT and related persons with Trustee can be summarized as follows:

Relationship

Kasikornbank PCL is the major shareholder of the Trustee (Kasikorn Asset Management Company Limited), owning 99.99% of the total outstanding shares with voting rights of the Trustee.

Nature of the Connected Transaction

The 3-year Lease and Service Agreements are as follows:

Pricing Policy & Conditions

Rental and service fees shall remain the same as specified in the Lease and Service Agreement of the assets.

Asset Location	Type	Area (Sq. Meter)
Sathorn Square	ATM	1
Park Ventures Ecoplex	Retail	175

Opinions on Pricing

The lease of ATM space in the Sathorn Square project is for Kasikornbank PCL's business operations. The rental and service fees are market rates, which are similar to the average rental rate of the same type of tenants in the project. The lease of retail space in the Park Ventures Ecoplex project is for Kasikornbank PCL's business operations. The rental and service fees are market rates, which are similar to the average rental rate of the same type of tenants in the project. Furthermore, as one of the first tenants of the project, Kasikornbank PCL's lease area is well located with high visibility from the building entrance.

- 2) Procedures Relating to Transactions between the REIT and the Trustee or related parties to the Trustee in the Future in the management of the REIT, the Trustee shall not behave in a manner that is in conflict with the REIT's interest whether for the benefit of the Trustee or others, except for the following cases:
 - (1) Asking for compensation for performing the Trustee's duties



- (2) The Trustee shows that it has managed the REIT in an equitable manner and has sufficiently disclosed relevant information to the beneficiaries in advance, and such beneficiaries have not expressed any objection. Such disclosure of information and objection shall be in accordance with the following procedures:
- a) Disclosure through the Stock Exchange of Thailand in accordance with the relevant regulations of the Stock Exchange of Thailand, or disclosure through other channels through which all unit holders have access to such information.
 - b) Providing a reasonable period of disclosure which shall be no less than fourteen (14) days.
 - c) Disclosure of information shall clearly include the channels, procedures and period for objection, which shall be no less than fourteen (14) days, except for the case that a resolution of the Meetings of the Unit Holders is requested in support of such objections.
 - d) Following the process specified in Clause c., if more than one-fourth (1/4) of the holders of the total outstanding trust units clearly object to the transaction, the Trustee shall not undertake or allow for such transaction, which represents the conflict of interest to the REIT, to be made.

Legal Controversy and Limitation of Using the Investment Properties

- None -

Other Important Information

There is no other matter that has significant impacts on the REIT's operation. The unitholders can find more information of the REIT from the form 56-REIT1 at <http://www.sec.or.th> or additional details of the REIT at the REIT's website at <http://www.gvreit.com> or the Stock Exchange of Thailand's website at <http://www.set.or.th>.

Social Responsibility and Sustainable Development

1. Policy

Frasers Property Commercial Asset Management (Thailand) Co., Ltd. as the REIT Manager, operates the business and manages the REIT with commitment to responsibility toward environment, society, and governance through integrity and morality implementation under related legislations, rules, and regulations by focusing on participation of stakeholders, namely, tenants, customers, REIT's unitholders, partners, regulators, staff, communities, and society. The Company has considered internal and external risk factors as well as opportunity and challenges concerning changes in economy, society, and climate to enhance its business operation and REIT management, following long term policy and goal for sustainability

Sustainable Development

Area	Strategy	Operation Guideline
Environment - E	To increase efficiency and seek for opportunity to use greenhouse gas reduction energy	<ul style="list-style-type: none">• To improve energy reduction while providing higher efficiency to machines, tools, equipment, and materials such as LED light bulbs, motion sensor technology for lighting system, etc.• The study of new technologies to upgrade tools and machinery within the building, improving efficiency in electricity energy savings, such as the installation of VSD systems and the replacement of BAS equipment.
	To encourage greenhouse gas reduction among stakeholders	<ul style="list-style-type: none">• To encourage the use of renewable energy or alternative energy such as EV charger installation, solar cell, etc.• To recycle used water within buildings for reuse (Gray Water Reuse).• To use products and services certified with carbon footprint label or produced with greenhouse reduction process.• To perform 5R measures to reduce amount of waste (Reduce, Reuse, Recycle, Repair, Reject)
	To develop more efficient waste management system	<ul style="list-style-type: none">• To set up goal and disclose environmental operation information
Social - S	To encourage health, safety, and convenience of building users, communities, and society	<ul style="list-style-type: none">• To continuously maintain and improve green area• To perform maintenance and improvement on system, tools, machines, and equipment, as well as providing trainings, emergency drills relating to safety.
	To create good and quality work environment	<ul style="list-style-type: none">• To perform wastewater quality treatment, examination and analysis, and improvement to meet the standard level prior to release the water to the public water source.
	To help communities and society	<ul style="list-style-type: none">• To promote useful information, messages, and activities beneficial to create sustainable society and way of life.• To provide activities which are sustainable useful to the society such as blood donation in cooperation with the Thai Red Cross. or collaborate with tenants to collect old winter coats for donation to cold-affected areas, and so on.• Organized a campaign during Pride Month to promote gender diversity, foster understanding, and inspire positive attitudes towards different gender identities.

Area	Strategy	Operation Guideline
Governance - G	To operate business with fairness	<ul style="list-style-type: none"> To perform business operation with integrity and morality under related legislations, rules and regulations, and the good corporate governance guidelines.
	To disclose information with transparency	<ul style="list-style-type: none"> To disclose information with transparency and at appropriate period. To provide fair treatment to stakeholders. To support all actions against corruption as corporate culture.
	To perform action against corruption	<ul style="list-style-type: none"> To provide communications and training to personnel to cultivate knowledge and understanding on anti-corruption measures.

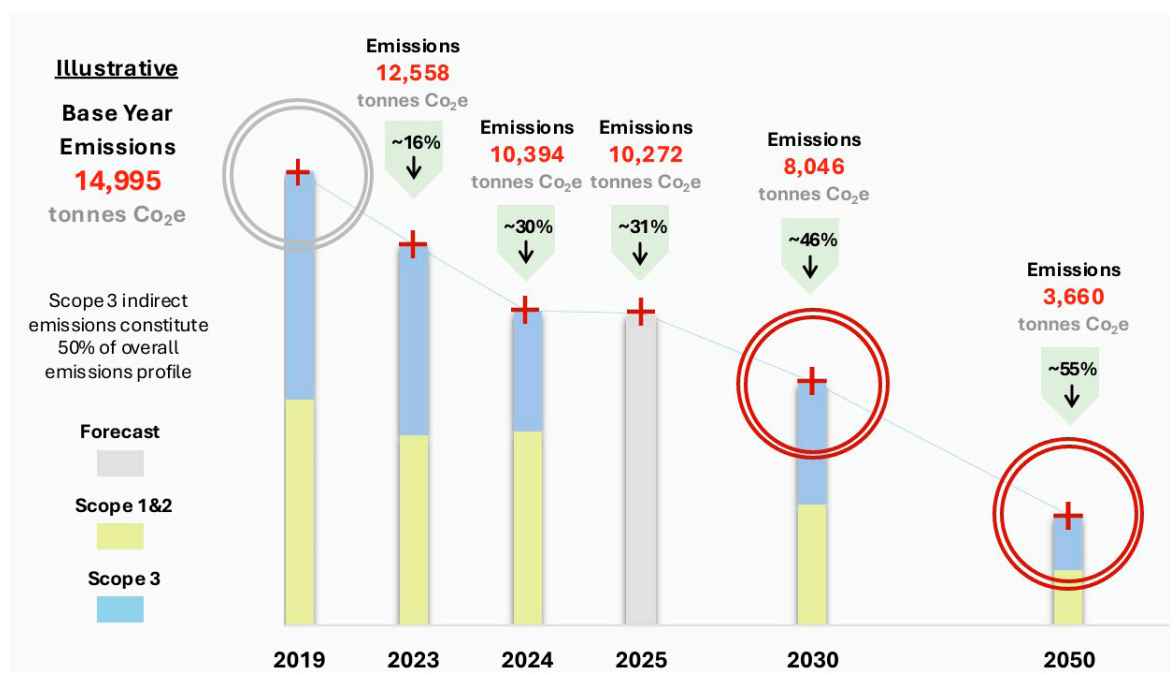
2. Environmental Policy and Management

The REIT recognizes the importance of limited natural resources, as its business operations depend on both natural resources and the environment, while placing a strong emphasis on practices that promote and support sustainability. It has established an environmental and energy management policy to guide its operations, with the goal of reducing environmental impacts both internally and in the broader community. This includes selecting environmentally and human-friendly materials, choosing energy-efficient materials and equipment that facilitate long-term maintenance, adding essential facilities, using alternative materials to reduce reliance on natural resources, promoting waste separation to reduce volume and increase recycling, reducing electricity consumption or utilizing alternative energy sources within buildings, increasing green spaces, and providing training on environmental, safety, and public health issues for employees. The organization is committed to continuously maintaining and improving environmental conditions through a comprehensive management approach as follows:

1) GHG Emission Reduction Goal

In 2025, the REIT remains committed to operating according to strategies and approaches toward the goal, in which the REIT manager had joined a policy with the group of companies of Frasers Property (Thailand) to establish goal of the Net Zero Emission within 2050 to achieve the goal of controlling global temperature under 1.5 degrees Celsius following the Science-Based Target or SBTi 1.5 °C pathway and in accordance with the Paris Agreement by seeking for possibility and opportunity to reduce greenhouse gas emissions derived from the REIT's operation.

In 2025, the Trust's estimated greenhouse gas emissions stood at 10,272 tonCO₂e, representing an approximately 31% reduction from the 2019 base year (14,995 tonCO₂e). The Trust aims to further reduce emissions to 3,660 tonCO₂e by 2050. To achieve this, the Trust focuses on three key strategic pillars: 1) enhancing energy efficiency and seeking opportunities for low-emission energy sources; 2) promoting greenhouse gas reduction initiatives in collaboration with stakeholders; and 3) further improving the efficiency of its waste management systems.



Remark: The estimated 2025 GHG emissions of 10,272 tonCO₂e are subject to final verification by Verco Global.

Net Zero Emission Target

2) Environmental Management

The REIT focuses on operations that use environmental resources efficiently and systematically, starting from planning, execution, monitoring, evaluation, and continuous improvement. This approach emphasizes the efficient use of resources to maximize benefits, maintaining and developing property management processes to ensure a positive overall environmental impact. The management also prioritizes being environmentally friendly, considering social, community, and building users' needs, and complies with environmental laws. To support this, property management has engaged external experts to provide consultation on environmental care, improvements, and development. Examples include:

- Continuously maintaining and improving properties to uphold the quality of green buildings according to LEED (Leadership in Energy and Environmental Design) standards from the U.S. Green Building Council (USGBC).
- Developing a Green Fit-Out Guide to encourage tenants to actively participate in sustainable environmental management and development by selecting environmentally friendly materials, equipment, and tools for construction, office, and retail space renovations, as well as managing waste and surplus materials in an appropriate manner.
- Implementation of water quality treatment, examination, analysis, and improvement at standard level prior to releasing the water to the public water source.
- Fill the air within the basement parking space to reduce CO and CO₂ volume within the area.
- Choose products and services which indicate greenhouse gas emission volume and receive carbon footprint certification from Thailand Greenhouse Gas Management Organization (Public Organization) in order to be a part to promote greenhouse gas emission reduction such as tissue paper.



3) Energy Management

In 2025, the REIT prioritized energy management, operating with consideration for various limited resources such as electricity, water, and fuel. The organization remained committed to complying with the Energy Conservation Promotion Act B.E. 2535 (1992) and other related laws, including:

- Ensuring that all subsidiaries, property managers, partners, tenants, and service users were aware of and understand energy management, as well as the importance of using energy efficiently and effectively. This included implementing a system to track, analyze, and summarize energy usage, which served as a tool to monitor and verify the energy consumption of the REIT's assets. Additionally, the REIT conducted public relations efforts to raise awareness among tenants and building users about the value of energy efficiency, while running campaigns to reduce water and energy resource consumption through various communication channels.
- Establish a preventive maintenance plan that includes analyzing, testing, and measuring the performance of machinery and equipment to ensure compliance with manufacturers' standards. This ensures they remain in optimal condition and operate at maximum efficiency, thereby extending the lifespan of the equipment, reducing energy waste, and providing accurate data for effective building energy management.
- Replacing fluorescent light bulbs with LED bulbs, which not only helped save electricity consumption but also generated low heat, resulting in no temperature increase in the area from lighting
- Gray Water Reuse is to perform water treatment on used water at common area such as bringing back used water for plant watering to reduce tap water use.
- Appropriate and sustainable development of energy management and conservation, accurately and effectively following related legislation and regulations.
- Support uses of different types of renewable energy and recycle resources with appropriation aiming for the utmost benefit of energy management and conservation.
- Comply with related legislation on energy conservation through establishment of annual energy conservation plan and goal and communicate with all staff for accurate understanding and operation.
- Property Manager, by the energy management working group, will review and improve policy, goal, and operation energy conservation plan annually.
- Responsibility of energy conservation belongs to the management and all levels of staff to mutually cooperate and follow the stipulated measures, monitor, examine, and report to the energy management working group.
- Provide support of human resources, budgets, time, and trainings, as well as freedom of opinion and expression for further energy management and development.
- Follow energy conservation measures to generate concrete benefits with awareness of environment and global conservation through different activities such as:

The “EARTH HOUR, “SWITCH OFF” activity at Sathorn Square, an energy and environment-conscious building that has received ASEAN Energy Awards 2014 and Thailand Energy Awards 2014, involved turning off unnecessary light fixtures in various areas such as lobbies, canopies, tree lighting, etc., for one hour. The building also publicized the event to tenants, encouraging them to join by turning off unnecessary lights and unplugging unused electrical devices. This initiative aims to create a habit of avoiding energy waste and demonstrates care and awareness of global warming, in solidarity with millions of people from 190 countries worldwide.



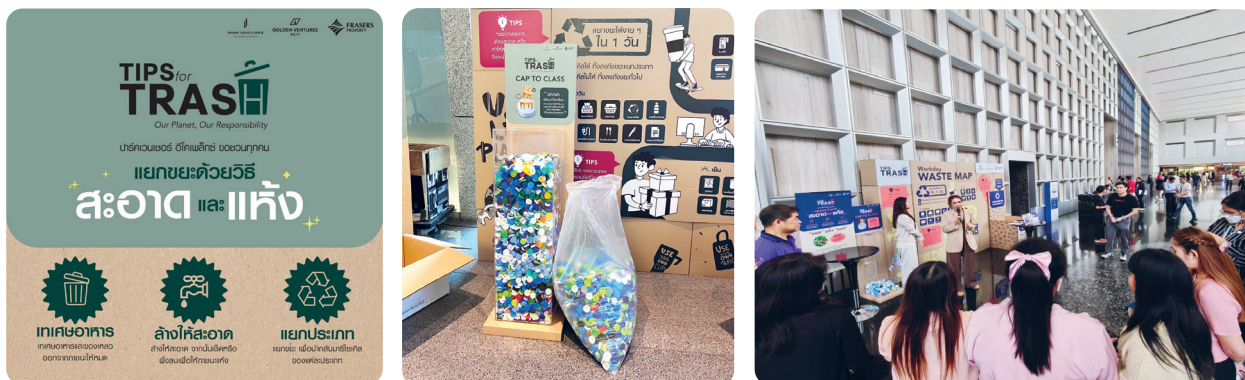
4) Waste management

In 2025, the REIT continued to implement waste sorting initiatives to raise awareness among tenants and building service users about the environmental impact of waste. This included setting up four types of waste bins in the common areas of both buildings: 1. General Waste, 2. Glass, 3. Recyclable Waste, and 4. Organic Waste. The goal was to encourage tenants and building users to actively participate in environmental care by separating waste, in line with the REIT’s policy and objectives to reduce greenhouse gas emissions. During the 2025 fiscal year, the REIT successfully sorted recyclable waste across both buildings under its management, as detailed in the following table.

Glass	Metal, Aluminum	HDPE	PET	PP, LPDE, Other	Paper
3,008	97	163	518	280	7,123

Unit : Kilogram

TIPS FOR TRASH, “Our Planet, Our Responsibility” This initiative is conducted in collaboration with tenants and building users from both properties, fostering environmental awareness. Under this program, clean and dry plastic bottle caps are collected and sorted for upcycling into recycled tables and chairs, which are then donated to underprivileged schools.



3. Social and Policy Management

1) Respects for Human Rights

The REIT has realized moral business operation with commitment to responsibility toward society and all stakeholders following the good corporate governance principle on human rights protection. The respect for human rights is stipulated as the foundation of human resource development. The encouragement and respects for human rights have been implemented to prevent the organization and its staff to take parts in any human right violation by strictly following principles of freedom, equality, and peace, respecting for each other, equality treatment, selecting new staff with no limitation of nationality, religion, education, social status, gender, or any other bias, including sexual harassment. There have been no restriction of freedom of expression and participation in political activities on the condition that the participation causes no impact of damages to the organization. In 2024, the REIT’s activities to encourage respects for human rights are as follows:

- **Pride Month**

To support LGBTQ+ rights and diversity, which are key factors in driving society forward, Sathorn Square Building and Park Venture Eco-Place Building will display the Pride Month symbol for 2025 by decorating the buildings with rainbow-colored stickers, demonstrating their participation and support for equality and equity.

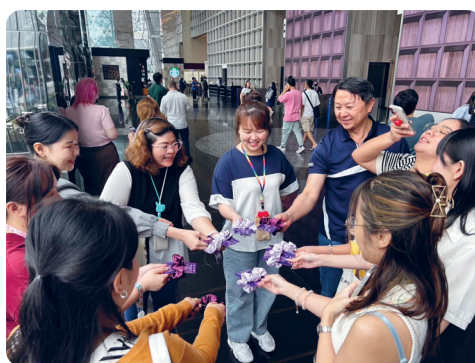


- **International Women's Day Activity**

To commemorate and celebrate International Women's Day 2025 a day recognized globally for acknowledging the roles and potential of women in driving economies, organizations, and society—the Trust organized activities to symbolize and promote gender equality. These initiatives were held under the UN theme: 'For ALL Women and Girls: Rights. Equality. Empowerment.', aimed at advocating for rights, equality, and the empowerment of all women and young girls.

As part of the celebration, the Trust distributed purple hair scrunchies as souvenirs. The color purple symbolizes power, strength, and the potential of women. This gesture was intended to raise awareness, promote respect for gender rights and equality, and support the creation of opportunities to sustainably develop the potential of women and girls.

These activities reflect the Trust's commitment to gender equality, which is a key pillar of its sustainability agenda. This commitment aligns with the principles of Good Corporate Governance and meets the long-term expectations of all stakeholders



2) Equal treatment of labor

The REIT determines to enhance labor standard in life quality of staff to have better workplace environment and safety with no health danger, and to promote out of the box thinking process, expressing opinion participation, while receiving equal treatment and appropriate benefits following fundamental rights of a person.

3) Responsibility towards consumers

The REIT's investment of assets consists of land and office buildings for rent. North Sathorn Realty Co., Ltd. is appointed as the Property Manager who places an emphasis upon fair and responsible treatment towards lessees with awareness of health and safety of lessees as follows:

- Building management operated by standardized and responsible company.
- Delivery of services with quality, safety, and no danger to lessees.
- Polite and efficient services offered to lessees, entrusted by customers.
- Implementation of online annual survey and customer satisfaction assessment to reduce consumption of resources. The results from the survey and assessment are meant to improve and develop effective services.



4) Occupational Health and Safety

The responsibility towards the society in terms of occupational health and safety is one of the roles which is lawfully stipulated for the business to strictly comply with the Labour Protection Act B.E. 1998, particularly, the Occupational Safety, Health and Environment Act B.E. 2011. The latter Act stipulates the policy as a guideline for business operation concerning safety, occupational health and environment in workplace indicating improvement of safety management system following the controlling, supervision, and monitoring measures, as well as safety, occupational health and environment management at the workplace for employees who are the most important resource of the organization. All employees shall have a good quality of life. The buildings are equipped with technology, tools, machinery, equipment, and chemical products for building maintenance processes to maintain service quality offered to the tenants with responsibility as indicated in the mutually signed lease contract and service contract.

Regarding the safety of tenants and building users, the Trust prioritizes comprehensive risk management and emergency preparedness. An annual fire evacuation drill is conducted, along with the development and review of emergency response plans for various scenarios. These include counter-terrorism measures, fire suppression protocols for incidents involving electric vehicle (EV) charging systems and mass transit connections at both properties, and an earthquake response manual.

Furthermore, the Property Manager conducts monthly emergency drills to ensure consistent readiness. These exercises go beyond practicing procedures; they are designed to enhance personnel skills and capabilities while ensuring that emergency plans remain appropriate, effective, and up to date.

The Trust recognizes the importance of continuous safety prevention and risk assessment. We are committed to ensuring that our protection and risk management systems are implemented effectively to foster long term confidence and safety for all occupants. In 2025, the Trust remains dedicated to enhancing facilities that support the safety and well being of building users through the following initiatives

- Developed an Earthquake Emergency Manual to communicate standardized response procedures, designated assembly points, and safety protocols for building occupants in the event of an earthquake.
- Regularly conduct Indoor Air Quality (IAQ) monitoring to measure and display air quality results. This includes the installation of high efficiency air filters within the building's HVAC system to ensure a healthy environment for all users.
- Provided alcohol based sanitizers for cleaning toilet fixtures in the building's restrooms.

5) Social and Community Activities

Throughout 2025, The REIT had held activities to create good relationship between the tenants, building special attention to create special care, and enhancing the sense of pride working here which were valuable to the building users, other people, and the society, as follows:

- Maintenance of green area or landscape throughout the buildings by outsource agency.
- Launch public relations campaigns and organize 'Green Events' across various platforms, including social media and the official website, to raise awareness and foster a sense of shared responsibility in environmental conservation. These initiatives promote the efficient and mindful use of resources and energy. Key activities include engaging with tenants to encourage waste segregation for sustainable and proper waste management, advocating for the use of recycled packaging or eco friendly and reusable materials to minimize waste, and promoting the use of cloth bags as an alternative to single-use plastic bags.



- The “FARM TO PARK” event was an organic product market focused on community engagement and environmental friendliness, sourcing directly from production sites. The event aimed to help tenants and participants recognize the value of natural, sustainable products. Held regularly at Park Ventures Ecoplex, the event featured fresh organic vegetables and fruits, savory and sweet foods, delicious snacks and beverages, as well as health and beauty products, and more.



- In 2025, The Trust continues to support blood donation initiatives by providing dedicated spaces at both Park Ventures Ecoplex and Sathorn Square. These activities are organized by the building management in collaboration with the Thai Red Cross Society and participating tenant companies. In 2025, the Trust received a Certificate of Appreciation from the Thai Red Cross Society for the second consecutive year, recognizing its commitment as an institution that consistently organizes group blood donations to help fellow human beings





4. Corporate Governance and Anti-Corruption

1) Fair Business Operation

The REIT manager places an importance upon fairness in business, a code of conduct that should be performed by the REIT management. The REIT manager's management has strictly performed under related legislation, namely, Securities and Exchange Act B.E. 1992 as amended, Trust for Transactions in the Capital Market. Act B.E. 2007, regulations by regulatory agencies, and the REIT establishment contract, including following the Corporate Governance Principle, avoiding any activity that may cause conflict of interest, encouraging free and fair trade competition, treating all tenants with fairness, providing accurate and adequate information and advice which do not incur any misunderstanding or damages toward unitholders and investors in general.

By following those practices and legislations, this will result in fair treatment toward other business owners, unitholders, trading partners, related stakeholders, leading to long-term confidence among the investors.

2) Anti-Corruption

Fraser's Property Commercial Asset Management (Thailand) Company Limited, as the REIT manager, must stipulate procedures and duties of operation with clearness and transparency under the scope of legislations, ethical standard, and the guideline of Good Corporate Governance Principle, including providing supports to anti-corruption with the realization of the corruption's impact on business operation, sustainable growth of the organization, and the country's economy, society, and stability. They shall be cultivated with consciousness, value, and an attitude of honesty, transparency, respect for law and related regulations, as well as providing support to anti-corruption as the corporate culture.

The company communicates its anti-corruption policy and disciplinary penalties in writing through the work regulations. The policy is reviewed as appropriate and communicated to all executives and employees via information stored in the company's central database, new employee orientation, email, public announcement areas, and the company's website consistently throughout the year.

The Company, as the REIT Manager, places the importance upon participating in environmental care while performing business operation with accuracy under the good corporate governance scope in which responsibility toward society and environment is one of the important roles and thoroughly practiced.

Industry Situation of Business and Market Overview for Real Estate Industry of Invested Properties

Overview of Thailand's economic situation

In 2025, the Thai economy expanded by approximately 2.0% (with a central estimate of 2.0%), slowing from 2.5% in 2024, according to the National Economic and Social Development Council (NESDC).

The expansion was supported by growth in private consumption and investment, government spending, recovery in tourism and related services, and favorable performance in the agricultural sector. The average inflation rate was recorded at negative 0.2%, while the current account registered a surplus of 2.8% of GDP.

The Thai economy in 2025 faced several limitations and significant risk factors, including (1) U.S. tariff increases on imports, (2) the slowdown in global economic and trade activities, (3) high levels of private sector debt, and (4) an economic and political environment that may affect consumer and investor confidence.

Overview of the office building market

In 2025, the Bangkok office market experienced an oversupply relative to demand, driven by the entry of new landmark projects such as One Bangkok and Central Park Offices. While this led to a slight slowdown in leasing activity, demand remained resilient, with a positive net absorption of approximately 37,000 sq.m. This growth was primarily driven by the flight-to-quality trend as tenants migrated to new Grade A+ buildings, and occupiers relocated to self-owned Grade A facilities in non-CBD areas. Conversely, Grade B offices in non-CBD locations saw negative net absorption due to tenants upgrading to higher-quality spaces. As of Q3 2025, the average occupancy rate stood at 77%, a slight decrease from Q2 2025 (Source: Knight Frank and CBRE).

Building quality, advanced technology, and comprehensive amenities alongside sustainability certifications, eco-friendly design, and wellness focused environments have become critical factors in office selection. These elements are especially prioritized by multinational corporations (MNCs) and large-scale enterprises committed to sustainability goals.

Furthermore, the current market is defined by elevated service quality and tenant experience. Management strategies that prioritize proactive care, long-term relationship building, and experience-driven services are key differentiators. These factors enable properties to maintain competitive advantages and sustain robust performance, despite the ongoing challenges facing the overall market.



Supply

As of Q3 2025, the total supply of office space in Bangkok reached approximately 10.23 million sq.m., an increase from Q2 2025. This growth was driven by the completion of new projects totaling 74,000 sq.m., notably Cloud 11, a Grade A office development located in a non-CBD area.

Therefore, the pipeline of new office supply is expected to decrease significantly over the next five years. As of Q3 2025, there are 10 projects under construction with a total office area of 376,500 sq.m. scheduled for completion between 2025 and 2030. Of this upcoming supply, approximately 292,500 sq.m. is designated as leasable office space, while the remaining portion consists of owner-occupied buildings. (Source: CBRE)

Demand

As of Q3 2025, the office market recorded a positive net absorption of approximately 37,000 sq.m. This growth was driven by green buildings, which saw a net absorption of 55,000 sq.m., while non-green buildings recorded a negative 18,000 sq.m. Notably, non-green buildings have faced negative net absorption for four consecutive quarters (Q3 2024–Q3 2025). This trend is primarily due to tenants relocating to higher quality or green certified offices, reflecting a strong preference for high-quality buildings in prime locations with management systems ready for the future of work.

Current leasing decisions are no longer based solely on cost. Many organizations now view the workplace as a critical factor in enhancing productivity, employee engagement, and talent attraction and retention. This shift contributed to a 3.3% year-on-year (YoY) increase in total occupied space, reaching 4.97 million sq.m. The overall average occupancy rate in Bangkok stood at 77%. Specifically, Grade A office occupancy was 77% (up 0.3% QoQ and 3.7% YoY), while Grade B occupancy was 74% (a slight decrease of 1.1% YoY). Geographically, compared to Q2 2025, occupancy in the Ploenchit Chidlom Wireless area softened slightly to 75%; Nana-Asoke-Phrom Phong declined slightly to 79%; while Silom Sathorn Rama IV remained stable at 75%. In Non-CBD areas, the average occupancy rate was 78%. (Source: Knight Frank)

According to Krungsri Research, the office rental business has improved in line with the economic recovery. However, many service sector companies continue to adopt hybrid workplace policies, where employees utilize offices primarily for collaboration. Additionally, growing demand for Co-Working Spaces has led to a gradual increase in office demand. Green or energy efficient buildings remain highly attractive to large corporations and multinational companies seeking to align their corporate image with ESG (Environmental, Social, and Governance) trends. This is particularly true for buildings with world-class certifications such as LEED, WELL Building Standard, and EDGE, which reflect excellence in environmental performance, energy efficiency, and sustainable design.

Rental Rate

According to CBRE, as of the third quarter of 2025, the average rental rate for office buildings in Bangkok's central business district was as follows: Grade A Plus offices recorded THB 1,195 per square meter per month, unchanged from the second quarter of 2025, while Grade A offices averaged THB 878 per square meter per month, declining slightly by 1.7% from the previous quarter. This reflects the strength of rental rates in quality office buildings.

REIT Operations for Fiscal Year 2025

In fiscal year 2025, the REIT operated in line with its plans and budget with efficiency, despite the earthquake in March 2025 that affected all areas of Thailand as a result of the event in Myanmar. The REIT effectively managed and controlled the emergency situation, and subsequently conducted inspections of building structures and any damages to assess safety for occupancy and to plan for prompt repairs of affected areas. Based on inspections carried out by the building designers and certified inspectors, the REIT's properties were not materially impacted by any significant structural damage.

Regarding the REIT's performance for the 2025 fiscal year, the Trust successfully maintained an average occupancy rate of 87% across its two properties. This remains significantly higher than the market average of 77%, despite intense competition from the influx of new office supply. The Trust achieved this through strategic management focused on tenant retention and flexible leasing strategies to fill vacant spaces. Key priorities included building strong tenant relationships, maintaining high service standards, and providing 'ready-to-use' fitted spaces for tenants with initial fit out budget constraints.

Furthermore, the Trust effectively managed and controlled its operating expenses to ensure alignment with total revenue. Throughout the 2025 fiscal year, the REIT completed four rounds of distribution payments to unitholders, totaling 637.50 million Baht.

To reinforce its position as a provider of premium Grade A office space, the REIT participated in the Global Real Estate Sustainability Benchmark (GRESB) at the Standing Investments level for the fifth consecutive year. Achieving a 3 star rating out of 5, this result reflects the strong sustainability performance of the assets under management. Moreover, as a testament to its commitment to good governance, the REIT received two prestigious awards at the SET Awards 2025 on November 27, 2025: the 'Outstanding REIT Performance Award' and the 'Best REIT Performance Award' in the Business Excellence category. These accolades, presented by the Stock Exchange of Thailand, recognize REITs with exceptional financial performance, robust corporate governance, and strict compliance with capital market regulations.

Opinion of the Trustee for the REIT's Operation for Fiscal Year Ended 30 September 2025



หลักทรัพย์จัดการกองทุนสีกรไทย
开泰基金管理 KASIKORN ASSET MANAGEMENT



PB.O.132/2025

Opinion of the Trustee

14 November 2025

To Trust unitholders of Golden Ventures Leasehold Real Estate Investment Trust ("the Trust")

I, Kasikorn Asset Management Company Limited, as the Trustee of Real Estate Investment Trust, has supervised and monitored the management of the Golden Ventures Leasehold Real Estate Investment Trust managed by Frasers Property Commercial Asset Management (Thailand) Company Limited for the accounting period from 1 October 2024 to 30 September 2025.

I am of the opinion that Frasers Property Commercial Asset Management (Thailand) Company Limited has reasonably and appropriately performed its duties in managing the Trust in accordance with the objectives specified in the Trust Deed, the prospectus and provisions under Securities and Exchange Act B.E. 2535, and Trust for Transactions in Capital Market Act B.E.2550.

Best Regards,

(Mrs. Yodploy J. kunopakorn)

Head, Property Business Management Department #2

Independent Auditor's Report



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Independent Auditor's Report

To the Unitholders of Golden Ventures Leasehold Real Estate Investment Trust

Opinion


I have audited the financial statements of Golden Ventures Leasehold Real Estate Investment Trust ("the Trust"), which comprise the statement of financial position and details of investments as at 30 September 2025, the statements of comprehensive income, changes in net assets and cash flows for the year then ended, and notes, comprising a summary of material accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust as at 30 September 2025, and its financial performance, changes in net assets and cash flows for the year then ended in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission.

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Trust in accordance with the *Code of Ethics for Professional Accountants including Independence Standards* issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that is relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters. 



Valuation of investments in leasehold properties	
Refer to Notes 4(a) and 6 to the financial statements.	
The key audit matter	How the matter was addressed in the audit
<p>Investments in leasehold properties are measured at fair value and material to the Trust's financial statements. The fair value of investments in leasehold properties is estimated by income approach using discounted future cash flows based on projected operating results of each property. The Trust engaged independent external valuers to assist in determining the fair value of these investments.</p> <p>Determination fair value require significant judgment in applying key assumptions. This is an area that my audit is particularly concentrated on.</p>	<p>My audit procedures included</p> <ul style="list-style-type: none"> • Understanding and evaluating the basis on which the Trust determined the fair value of assets. • Assessing the independence, qualifications and competence of valuers engaged by the Trust. • Evaluating the appropriateness of the key assumptions used in the valuation, sampling checked the relevant documents, and testing the calculation of the valuation based on the discounted cash flows. • Considering the adequacy of the disclosures in accordance with Thai Financial Reporting Standards.

Other Information

The REIT manager is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to REIT manager and request that the correction be made.

The REIT manager's responsibilities for the Financial Statements

The REIT manager is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission, and for such internal control as REIT manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, REIT manager is responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless REIT manager either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.



Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by REIT manager.
- Conclude on the appropriateness of REIT manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with REIT manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide REIT manager with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, actions taken to eliminate threats or safeguards applied.



From the matters communicated with REIT manager, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Vilaivan V.

(Vilaivan Pholprasert)
Certified Public Accountant
Registration No. 8420

KPMG Phoomchai Audit Ltd.
Bangkok
25 November 2025

Golden Ventures Leasehold Real Estate Investment Trust**Statement of financial position**

		30 September	
	Note	2025	2024
		(in Baht)	
Assets			
Investments in leasehold properties at fair value	6	10,003,947,300	10,534,436,118
Investments in securities measured at fair value through profit or loss	7	1,285,560,484	1,251,275,181
Cash and cash equivalents	8, 12	54,729,528	78,966,324
Rental and service receivables	5, 12	18,164,702	17,372,326
Accrued interest income	12	47,384	379,360
Prepaid expenses		3,162,601	2,910,570
Other assets		4,877,813	5,755,801
Total assets		11,370,489,812	11,891,095,680
Liabilities			
Lease liabilities	12	678,000,237	706,472,412
Other accounts payable	12	39,634,949	42,093,325
Accrued expenses	12	58,433,289	58,592,053
Rental and service income received in advance	12	35,318,437	30,757,843
Deposits from rental and service	12	270,368,002	278,950,895
Debenture	9	1,999,434,386	1,999,092,455
Other liabilities		18,177,052	20,174,170
Total liabilities		3,099,366,352	3,136,133,153
Net assets		8,271,123,460	8,754,962,527
Net assets			
Capital from trust unitholders		8,046,150,000	8,046,150,000
Retained earnings	10	224,973,460	708,812,527
Net assets		8,271,123,460	8,754,962,527
Net asset value per unit (in Baht)		10.1511	10.7449
Number of units issued at the end of year (units)		814,800,000	814,800,000

The accompanying notes form an integral part of the financial statements.



Golden Ventures Leasehold Real Estate Investment Trust

Details of investments

Details of investments are presented by investment category.

Type of investments	Areas held by the Trust	30 September 2025		30 September 2024	
		Cost	Fair value <i>(in Baht)</i>	Cost	Fair value <i>(in Baht)</i>
Investments in leasehold properties at fair value <i>(Note 6)</i>					
Leasehold rights over certain parts of office building including its component parts and related systems					
Park Ventures Ecoplex Project					
(excluding the area for The Okura Prestige Bangkok Hotel)					
<u>Location:</u> 57, Wireless Road, Lumpini,					
Pathumwan, Bangkok 10330					
Leasehold rights over certain parts of office building including its component parts and related systems	53,304 sq.m.	2,984,273,811		2,984,273,811	
Furniture, fixtures and equipment		47,217,102		34,399,714	
		3,031,490,913		3,018,673,525	
Related acquisition costs		30,498,205		30,498,205	
Right-of-used asset		310,687,249		310,687,249	
		3,372,676,367	3,318,315,437	3,359,858,979	3,464,608,575
			29.39		29.40

The accompanying notes form an integral part of the financial statements.

Golden Ventures Leasehold Real Estate Investment Trust**Details of investments**

Type of investments	Areas held by the Trust	30 September 2025			30 September 2024		
		Cost	Fair value	Percentage of investments	Cost	Fair value	Percentage of investments
Subleasehold rights over land, office building including its component parts and related systems							
Sathorn Square Project							
Location:	98, North Sathorn Road, Silom, Bangrak, Bangkok 10500						
Subleasehold rights over land, office building including its component parts and related systems	114,567 sq.m.	6,777,233,710			6,777,233,710		
Furniture, fixtures and equipment		124,887,871			108,815,485		
		6,902,121,581			6,886,049,195		
Related acquisition costs		63,812,246			63,812,246		
Right-of-used asset		500,636,872			500,636,872		
		7,466,570,699	6,685,631,863	59.22	7,450,498,313	7,069,827,543	59.99
		10,839,247,066	10,003,947,300	88.61	10,810,357,292	10,534,436,118	89.39
Total investments in leasehold properties							

The accompanying notes form an integral part of the financial statements.



Golden Ventures Leasehold Real Estate Investment Trust

Details of investments

Type of investments	30 September 2025			30 September 2024		
	Cost	Fair value (in Baht)	Percentage of investments	Cost (in Baht)	Fair value	Percentage of investments
Investments in securities measured at fair value						
through profit or loss (Note 7)						
Unit trust						
Krungsri Star Plus Fund-A	80,068,380	82,627,743	0.73	80,068,380	81,258,156	0.69
Krungsri Smart Fixed Income Fund-A	943,165,440	990,481,614	8.78	917,365,974	962,275,492	8.16
K-SFPLUS-A	198,914,057	212,451,127	1.88	198,914,057	207,741,533	1.76
Total investments in securities	1,222,147,877	1,285,560,484	11.39	1,196,348,411	1,251,275,181	10.61
Total investments	12,061,394,943	11,289,507,784	100.00	12,006,705,703	11,785,711,299	100.00

The accompanying notes form an integral part of the financial statements.

Golden Ventures Leasehold Real Estate Investment Trust

Statement of comprehensive income

		For the year ended 30 September	
	Note	2025	2024
		(in Baht)	
<i>Investment income</i>			
Rental and service income	6, 12	1,121,819,424	1,133,521,415
Interest income	12	670,445	1,656,976
Other income	12	14,267,367	10,519,649
Total income		1,136,757,236	1,145,698,040
<i>Expenses</i>			
Cost of rental and services	12	174,854,120	184,272,560
Management fee	11, 12	18,429,756	18,849,589
Trustee fee	11, 12	9,047,189	9,251,705
Registrar fee	11	2,840,357	2,885,277
Property management fee	11, 12	97,142,957	95,825,404
Professional fee		2,260,246	2,293,663
Administrative expenses	12	33,027,191	19,712,405
Finance cost	12	101,305,637	103,282,783
Total expenses		438,907,453	436,373,386
Net profit on investment		697,849,783	709,324,654
<i>Net gain (loss) on investments</i>			
Net realised gain from sales of investments in securities	7	20,799,466	12,422,457
Net gain on changes in fair value of investment in securities	7	8,485,837	20,193,308
Net loss on changes in fair value of investments in leasehold properties	6	(559,378,593)	(284,269,226)
Net loss on investments		(530,093,290)	(251,653,461)
Net increase in net assets resulting from operations		167,756,493	457,671,193

The accompanying notes form an integral part of the financial statements.



Golden Ventures Leasehold Real Estate Investment Trust

Statement of changes in net assets

		For the year ended	
		30 September	
	<i>Note</i>	2025	2024
		<i>(in Baht)</i>	
<i>Increase (decrease) in net assets resulting from operations during the year</i>			
Net profit on investment		697,849,783	709,324,654
Net realised gain from sales of investments in securities	7	20,799,466	12,422,457
Net gain on changes in fair value of investments in securities	7	8,485,837	20,193,308
Net loss on changes in fair value of investments in leasehold properties	6	<u>(559,378,593)</u>	<u>(284,269,226)</u>
Increase in net assets from operations		167,756,493	457,671,193
Distribution to trust unitholders	13	<u>(651,595,560)</u>	<u>(638,232,840)</u>
Decrease in net assets during the year		(483,839,067)	(180,561,647)
Net assets at 1 October		<u>8,754,962,527</u>	<u>8,935,524,174</u>
Net assets at 30 September		8,271,123,460	8,754,962,527

The accompanying notes form an integral part of the financial statements.

Golden Ventures Leasehold Real Estate Investment Trust
Statement of cash flows

	For the year ended 30 September	
	2025	2024
	(in Baht)	
<i>Cash flows from operating activities</i>		
Net increase in net assets from operations	167,756,493	457,671,193
<i>Adjustments to reconcile net increase (decrease) in net assets from operations to net cash from operating activities:</i>		
Purchases of investments in securities	(445,000,000)	(385,000,000)
Acquisition of investment in properties	(28,889,774)	(87,985,491)
Proceeds from sales of investments in securities	440,000,000	312,000,000
(Increase) decrease in rental and service receivables	(792,376)	143,150
Increase in prepaid expenses	(252,031)	(1,066,217)
(Increase) decrease in other assets	877,988	(812,185)
Increase (decrease) in other accounts payable	(2,458,376)	14,413,179
Decrease in accrued expenses	(185,743)	(1,217,068)
Increase (decrease) in rent and service income received in advance	4,560,594	(6,024,715)
Decrease in deposits from rental and service	(8,582,893)	(4,860,877)
Increase (decrease) in other liabilities	(1,997,118)	2,587,578
Interest income	(670,445)	(1,656,976)
Interest received	1,002,421	1,944,509
Finance cost	101,305,637	103,282,783
Net realised gain from sales of investments in securities	(20,799,466)	(12,422,457)
Net gain on changes in fair value of investments in securities	(8,485,837)	(20,193,308)
Net loss on changes in fair value of investments in leasehold properties	559,378,593	284,269,226
Net cash from operating activities	756,767,667	655,072,324

The accompanying notes form an integral part of the financial statements.



Golden Ventures Leasehold Real Estate Investment Trust

Statement of cash flows

	For the year ended 30 September	
	2025	2024
	<i>(in Baht)</i>	
<i>Cash flows from financing activities</i>		
Payment of lease liabilities	(56,836,200)	(74,836,200)
Interest paid	(72,600,000)	(72,798,904)
Distribution to trust unitholders	(651,568,263)	(638,199,214)
Net cash used in financing activities	(781,004,463)	(785,834,318)
Net decrease in cash and cash equivalents	(24,236,796)	(130,761,994)
Cash and cash equivalents at 1 October 2024 / 2023	78,966,324	209,728,318
Cash and cash equivalents at 30 September	54,729,528	78,966,324

The accompanying notes form an integral part of the financial statements.

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025**

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Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language financial statements, and were approved and authorised for issue by the authorised director of the REIT Manager on 25 November 2025.

1 General information

Golden Ventures Leasehold Real Estate Investment Trust (“the Trust”) is a real estate investment trust established under the Trust for Transaction in Capital Market Act, B.E.2550 (“the Act”) under a trust deed dated 22 March 2016 between Frasers Property Commercial Asset Management (Thailand) Co., Ltd. (hereinafter referred to as the “Trust Settlor” and acts as the REIT Manager) and Kasikorn Asset Management Co., Ltd. (hereinafter referred to as the “Trustee”), with North Sathorn Realty Co., Ltd. acts as the Trust’s Property Manager.

The Trust was established as a specific close-end real estate investment trust with an indefinite term. The Trust’s objectives are to raise funds from investors both ordinary and juristic persons, including loans from financial institutions and deposits from rental to invest in two leasehold rights in commercial real estate projects; Park Ventures Ecoplex project and Sathorn Square project (see details of investments in Note 6).

The Trust has been approved for establishment by the Securities and Exchange Commission. The Stock Exchange of Thailand approved the listing of the Trust’s units and permitted their trading from 4 April 2016 onwards.

As at 30 September 2025, the Trust’s major unitholder is Golden Land Property Development Public Company Limited which holds 25.75% of the Trust issued and paid-up units (*30 September 2024: 25.75%*).

2 Basis of preparation of the financial statements

The financial statements are prepared in accordance with the accounting guidance for Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust, issued by the Association of Investment Management Companies (“AIMC”) as approved by The Securities and Exchange Commission. In case this accounting guidance does not specifically state the practical guidance for a transaction, the Trust shall apply Thai Financial Reporting Standard (TFRS) as announced by Federation of Accounting Professions (“Accounting Guidance”). The financial statements are presented in Thai Baht, which is the Trust’s functional currency.

The preparation of financial statements in conformity with an accounting guidance requires REIT manager to make judgements, estimates and assumptions that affect the application of the Trust’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

3 Distribution policy

The Trust has a policy to pay distributions to unitholders as follows:

- (1) The REIT Manager shall pay distributions to unitholders that, in aggregate, amount to not less than 90% of adjusted net profit for the year, with such distributions to be divided into a year-end distribution and an interim distribution in each quarter (if any). The REIT Manager shall pay

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025**

distributions to unitholders not more than 4 times a year, unless the Trust increases capital. The REIT manager will pay distributions starting from the first accounting period if the Trust has sufficient profit to pay.

The adjusted net profit means the net profit not including the unrealized gain from the appraisal or verification of the appraisal of the Trust's assets and adjust with other transactions to determine on cash basis of the Trust.

- (2) In case the Trust has accumulated losses, the REIT Manager will not pay the distributions to the unitholders.

In considering the payment of interim distribution, if the value of interim distribution per unit to be paid quarterly is lower than or equal to Baht 0.10, the REIT Manager reserves the right not to pay distribution at that time and to carry such distribution forward for payment together with the next distribution payment.

4 Material accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Investments in leasehold properties at fair value

Investments in leasehold properties are measured at cost, including transaction costs, on initial recognition and subsequently at fair value, with any change recognised in profit or loss and presented as "net gain (loss) on changes in fair value of investments in leasehold properties".

Cost includes expenditure that is directly attributable to the acquisition of the investments in leasehold properties. The fair value is based on appraisal value assessed by independent valuers approved pursuant to the notification of the Securities and Exchange Commission. The Trust will conduct appraisal of properties at least every 2 years, commencing from the date of appraisal the acquired properties or the latest date of appraisal properties or the date of disposal properties or there is any indication of impairment and conduct a review of appraisal at least every year after the date of the latest appraisal. The Trust will not appoint any valuers to appraise the properties for more than two consecutive times.

Differences between the proceeds from disposal and the carrying amount of investments in leasehold properties are recognised in profit or loss and presented as "net realised gain (loss) on investments".

(b) Investments in securities measured at fair value through profit or loss

Investment in securities are initially recognised at fair value through profit or loss when the Trust becomes a party to the contractual provisions of the instrument. Transaction costs that are directly attributable to acquire investments are recognised in profit or loss.

Gains and losses on measurement, including any interest or dividend income, are recognised in profit or loss.

The Trust derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Trust neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.



Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Trust currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(c) *Cash and cash equivalents*

Cash and cash equivalents comprise cash balances and cash deposit.

(d) *Rental and service receivables*

Rental and service receivable is measured at transaction price less allowance for expected credit loss.

The Trust estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the rent receivable based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date.

Accrued rent and service income is presented as part of rent and service receivables.

(e) *Lease*

At inception of a contract, the Trust assesses whether a contract is, or contains, a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

At commencement of a contract, the Trust allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. For the leases of the Trust has elected not to separate non-lease components and accounted for the lease and non-lease components wholly as a single lease component.

The Trust recognises a right-of-use asset and a lease liability at the lease commencement date except for leases of low-value assets and short-term leases which is recognised as an expense on a straight-line basis over the lease term.

Right-of-use assets are initial measured at cost and classify as investment in property as described in note 4(a). The cost of right-of-use asset includes the initial amount of the lease liability adjusted for any prepaid lease payments, plus any initial direct costs incurred.

The lease liability is initially measured at the present value of all lease payments that shall be paid under the lease. The Trust uses the Trust's incremental borrowing rate to discount the lease payments to the present value. The Trust determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a lease modification or a change in the assessment of options specified in the lease. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Golden Ventures Leasehold Real Estate Investment Trust
Notes to financial statements
For the year ended 30 September 2025

As a lessor

The accounting policy for lessor is described in note 4(h).

(f) Interest-bearing liabilities

Interest-bearing liabilities are measured at amortised cost.

(g) Fair values measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Trust has access at that date. The fair value of a liability reflects its non-performance risk.

When measuring the fair value of an asset or a liability, the Trust uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: inputs for the asset or liability that are based on unobservable input.

The Trust recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Trust measures assets and assets positions at a bid price and liabilities and liabilities positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received. If the Trust determines that the fair value on initial recognition differs from the transaction price, the financial instrument is initially measured at fair value adjusted for the difference between the fair value on initial recognition and the transaction price and the difference is recognised in profit or loss immediately. However, for the fair value categorised as level 3, such difference is deferred and will be recognised in profit or loss on an appropriate basis over the life of the instrument or until the fair value level is transferred or the transaction is closed out.

(h) Rental income

At inception or on modification of a contract, the Trust allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Trust considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

When the Trust is an intermediate lessor, the Trust classifies the sub-lease either as a finance lease or an operating lease with reference to the right-of-use asset arising from the head lease. In case of a head lease is a short-term lease, the sub-lease is classified as an operating lease. Those right-of-use assets are presented as investments in properties.



Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

The Trust recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of 'rental income'. Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as income in the accounting period in which they are earned. Accrued rental income is presented as part of rental and service receivables.

(i) Service income

Revenue is recognised when a customer obtains control of the services in an amount that reflects the consideration to which the Trust expects to be entitled, excluding those amounts collected on behalf of third parties, value added tax and is after deduction of any trade discounts.

Revenue for rendering of services is recognised over time. The related costs are recognised in profit or loss when they are incurred.

(j) Interest

Interest income and expense is recognised in profit or loss using the effective interest method. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability.

(k) Expenses

Other expenses are recognised on accrual basis.

(l) Income tax

The Trust is exempt from corporate income tax in Thailand so that corporate income tax is not recorded in the financial statements.

(m) Distribution to unitholders

The Trust recognises a reduction in retained earnings at the date a distribution is declared.

5 Financial risks

Credit risk

Credit risk is the risk of financial loss to the Trust if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Trust's receivables from customers and investments in debt securities. However, the related financial assets have short-term maturity, therefore, the Trust does not anticipate material losses from its debt collection.

The REIT Manager has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. At the reporting date there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position.

Rental and service receivables

The Trust's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025**

The REIT Manager has established a credit policy under which each new customer is analysed individually for creditworthiness before the Trust's commercial terms and conditions are offered.

The Trust limits its exposure to credit risk from receivables by establishing a payment period and outstanding trade receivables are regularly monitored by the Trust. An impairment analysis is performed by the Trust at each reporting date. The provision rates of expected credit loss are based on days past due for individual trade receivables to reflect differences between economic conditions in the past, current conditions and the Trust's view of economic conditions over the expected lives of the receivables.

The following table provides information about the exposure to credit risk and ECLs for rental and service receivables.

<i>Rental and service receivables at 30 September</i>	2025	2024
	<i>(in thousand Baht)</i>	
Within credit term	6,711	12,489
Over due		
1 - 90 days	62	1,619
More than 180 days	7,224	-
Total	13,997	14,108
Accrued income under operating lease	4,168	3,264
Net	18,165	17,372

Currency risk

The Trust has no financial assets or financial liabilities denominated in foreign currency, therefore, there is no exposure to currency risk.

Market risk

The Trust is exposed to market risk due to the holding of investment in equity and debt security for which return on the investment are subject to volatility of economic, political, money market and capital market conditions. Such conditions could have either positive or negative impact on the operation of the company that issues securities, depending on the extent to which the issuers' business type correlates with the market volatility, which could push the security's price up or down.

Interest rate risk

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Trust's operations and its cash flows because the debentures are mainly fixed. So the Trust has low interest rate risk.

Financial risk management policies

The Trust manages potential risk on investment by setting risk management policy, e.g. investment diversification and analysis of investee's financial position.



Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

6 Investments in leasehold properties at fair value

Park Ventures Ecoplex Project

Location	At the corner of Ploenchit and Wireless Roads, directly connected with the BTS Ploenchit station.
Land ownership	The land is owned by M.L.Suthada Kasemsan and has total area of 5 Rai 36.2 sq.wah.(The Trust did not invest in land which this project located.)
Building ownership	Building is owned by Lertrattakarn Company Limited.
Gross floor area	53,304 sq.m. (excluding the area for The Okura Prestige Bangkok Hotel)
Net leasable area	Approximately 27,421 sq.m. (30 September 2024: 27,418 sq.m.)
Year of completion	2011
Type of investment	<ol style="list-style-type: none"> 1 Leasehold rights over certain parts of Park Ventures Ecoplex building including its components and related systems, excluding the area for The Okura Prestige Bangkok Hotel, 23rd floor to 34th floor, some parts of 1st floor to 8th floor (except 5th floor), some parts of rooftops and some parts of basements. 2 Freehold rights over furniture, tools and equipment.
Investment period	Approximately 26 years (ended on 5 September 2041).
Renewal of lease contract	When the lessor obtains the right on renew the main contract. The lessor agrees to give the right to invest and the right of first refusal to the lessee for consider to lease the assets.

On 29 March 2016, the Trust has entered into leasehold rights agreement over certain parts of office building including its component parts and related systems of Park Ventures Ecoplex building approximately 26 years ended on 5 September 2041 together with purchase of freehold rights over furniture and equipment with Lertrattakarn Company Limited. The Trust paid for the total investment cost in the amount of Baht 2,997 million, for certain parts of office building and its component in the amount of Baht 2,193 million, for related systems in the amount of Baht 791 million and purchase of freehold rights over furniture and equipment in the amount of Baht 13 million. Moreover, the Trust paid for other additional related expense in the amount of Baht 30 million which recognized in cost of investment in leasehold properties. Additionally, the Trust has commitment for land lease payment for the period of 25 years payable on every 30 August, starting from 30 August 2016 until 30 August 2040.

The Trust has already registered the leasehold rights with Department of Land on 30 March 2016.

Sathorn Square Project

Location	At the corner of Sathorn and Narathiwat Rajanagarindra Roads, directly connected with the BTS Chong Nonsi station.
Land and building ownership	Land and building are owned by the Privy Purse Bureau (<i>formerly known as the Crown Property Bureau</i>), total area of 5 Rai 60.32 sq.wah.
Gross floor area	114,567 sq.m.
Net leasable area	Approximately 72,433 sq.m. (30 September 2024: 72,417 sq.m.)
Year of completion	2011
Type of investment	<ol style="list-style-type: none"> 1 Subleasehold rights over land 2 Subleasehold rights over the Sathorn Square office building including its components parts and related systems 3 Freehold rights over furniture, tools and equipment.

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025**

Investment period	Approximately 25 years (ended on 6 October 2040).
Renewal of sublease contract	When the sublessor obtains the right on renew the main contract. The sublessor agrees to give the right to invest and the right of first refusal to the sublessee for consider to sublease the assets.

On 29 March 2016, the Trust has entered into subleasehold rights agreement over land, office building including its components parts, and related systems of Sathorn Square office building approximately 25 years ended on 6 October 2040 together with purchase of freehold rights over furniture and equipment with North Sathorn Realty Company Limited. The Trust paid for the total investment cost in the amount of Baht 6,814 million, for office building and its component in the amount of Baht 4,901 million, for related systems in the amount of Baht 1,876 million and purchase of freehold rights over furniture and equipment in the amount of Baht 37 million. Moreover, the Trust paid for other additional related expense in the amount of Baht 64 million which recognized in cost of investment in leasehold properties. Additionally, the Trust has commitment for land sublease payment for the period of 25 years payable on every 30 September, starting from 30 September 2016 until 30 September 2040.

The Trust has already registered the subleasehold rights with Department of Land on 30 March 2016.

Movement of investments in leasehold properties for the years ended 30 September were as follows:

	2025	2024
	<i>(in thousand Baht)</i>	
Investments in leasehold properties - at cost		
At 1 October 2024 / 2023	10,810,357	10,722,372
Additional	28,890	87,985
At 30 September	10,839,247	10,810,357
Net gain (loss) on changes in fair value of investments in leasehold properties		
At 1 October 2024 / 2023	(275,921)	8,348
Net loss on changes in fair value of investments in leasehold properties during the year	(559,379)	(284,269)
At 30 September	(835,300)	(275,921)
Investment in leasehold properties as at 30 September	10,003,947	10,534,436
Year ended 30 September	2025	2024
	<i>(in thousand Baht)</i>	
Amounts recognised in profit or loss		
Rental and service income	1,121,819	1,133,521
Repair and maintenance expense:		
- property that generated rental and service income	30,878	39,919

The fair value of investment in properties was determined by independent professional valuers by using discounted future cash flows, according to the independent professional valuers' report dated 30 September 2025 and has been categorised as a Level 3 fair value.



Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

Significant unobservable inputs

- Average rental growth rate (2025: Park ventures weighted average 3.5% per year, Sathorn Square weighted average 3.5% per year, 2024: Park ventures weighted average 4% per year, Sathorn Square weighted average 4% per year)
- Average occupancy rate (2025: Park ventures weighted average 95% - 100% per year, Sathorn Square weighted average 79% - 95% per year, 2024: Park ventures weighted average 98% - 100% per year, Sathorn Square weighted average 94% - 98% per year)
- Average rental rate (2025: Park venture 682 - 3,473 Baht per square meters, Sathorn Square 570 - 2,163 Baht per square meters, 2024: Park ventures 658 - 3,427 Baht per square meters, Sathorn Square 536 - 2,113 Baht per square meters)
- Risk-adjusted discount rates (2025: 8.5%, 2024: 9 %)

Inter-relationship between key unobservable inputs and fair value measurement

The estimated fair value increase (decrease) if:

- Expected rental growth rate were higher (lower);
- The occupancy rate were higher (lower);
- Rental rate were higher (lower); or
- The risk-adjusted discount rate were lower (higher).

Leases

As a lessee

The Trust has entered into subleasehold rights agreement over land, office building including its components parts and related systems, and a leasehold rights agreement over certain parts of office building including its component parts and related systems, for 25 years and 26 years, respectively. The rental is payable annually at the rates specified in the agreements.

For the year ended 30 September

	2025	2024
	(in thousand Baht)	
Amounts recognised in profit or loss		
Interest on lease liabilities	28,364	30,152

In 2025, total cash outflow for leases of the Trust was Baht 56.84 million (2024: Baht 74.84 million).

As a lessor

The leases of investment properties comprise of Park Ventures Ecoplex Project and Sathorn Square Project that are leased to third parties which classified as operating leases. Each of the leases contains a period of 1 - 4 years. Subsequent renewals are negotiated with the lessee. For all investment property leases, the rental income is fixed under the contracts.

Lease payments to be received from operating leases at 30 September

	2025	2024
	(in thousand Baht)	
1 st year	890,550	925,228
2 nd year	558,462	650,644
3 rd year	214,001	313,563
4 th year	17,565	14,734
Total	1,680,578	1,904,169

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025****7 Investments in securities measured at fair value through profit or loss**

	2025	2024
	<i>(in thousand Baht)</i>	
At 1 October 2024 / 2023	1,251,275	1,145,659
Additions	445,000	385,000
Disposal	(440,000)	(312,000)
Net realised gain from sales of investment in securities	20,799	12,423
Net gain on changes in fair value of investments in securities	8,486	20,193
At 30 September	1,285,560	1,251,275

8 Cash and cash equivalents

	30 September 2025		30 September 2024	
		Interest rate		Interest rate
	<i>(in thousand Baht)</i>	<i>(%)</i>	<i>(in thousand Baht)</i>	<i>(%)</i>
Cash on hand	27	-	18	-
Cash at banks - current accounts				
Kasikorn Bank Public Company Limited	17,124	-	34,459	-
Cash at banks - savings accounts				
Kasikorn Bank Public Company Limited	37,194	0.25 - 1.30	44,107	0.80 - 1.35
Bank of Ayudhya Public Company Limited	385	0.60	382	0.60
Total	54,730		78,966	

9 Debenture

	2025	2024
	<i>(in thousand Baht)</i>	
Debenture	2,000,000	2,000,000
Less Unamortised cost relating to the issuance of debenture	(566)	(908)
Net	1,999,434	1,999,092

On 30 April 2018, the Trust issued Baht 2,000 million unsubordinated and unsecured without a Debentureholder's Representative in registered name from (2,000,000 units with face value of Baht 1,000 per unit) with term of 9 years, fully repayable on 30 April 2027, bearing interest at the fixed rate of 3.63 % per annum and interest payable semi-annually.

The Trust must comply with the specific covenants and maintain the interest bearing ratio which shall not exceed 60% of total asset at the end of fiscal period for entire term of the Debentures.



Golden Ventures Leasehold Real Estate Investment Trust
Notes to financial statements
For the year ended 30 September 2025

10 Retained earning

	2025	2024
	<i>(in thousand Baht)</i>	
At 1 October 2024 / 2023	708,813	889,374
Net profit on investment	697,850	709,325
Net realised gain from sales of investment in securities	20,799	12,423
Net loss on changes in fair value of investment	(550,893)	(264,076)
Distributions to trust unitholders	(651,596)	(638,233)
At 30 September	224,973	708,813

11 Expenses

(a) Management fee

The REIT Manager has rights to receive REIT management fee from the Trust were as follows:

- 1) The base fee is 0.15% of net assets value (as calculated before deduct the variable fee of REIT Manager) but not less than at minimum fee of Baht 12 million per annum. The base fee will be paid on a monthly basis.
- 2) The variable fee is 0.7% of adjusted net investment income. The variable fee will be paid on a quarterly basis.

Adjusted net investment income means net investment income of REIT plus interest income from financial institutions and minus expenses of the Trust but exclude REIT Manager's variable fee, amortised issuance and offering the Trust unit expenses and adjust with non-cash items paid from building rental and non-cash items received from rental and services income.

(b) Trustee fee

The Trustee is entitled to receive a monthly remuneration at a rate 0.1% of net assets value but not less than at minimum fee of Baht 8 million per annum.

(c) Registrar fee

The securities registrar is entitled to receive an actual amount paid but not exceeding Baht 4 million per annum, excluding other related expenses.

(d) Property management fee

Fees are payable to the Property Manager under the Property Management Agreements, which is summarised as follows:

- (1) The base fee is approximately Baht 15 - 33 million per annum for Park Ventures Ecoplex Project and approximately Baht 19 - 45 million per annum for Sathorn Square Project. The base fee is calculated at the certain different fixed amount for each year as stipulated in the property management agreement. The base fee will be paid on monthly basis.
- (2) The variable fee for Park Ventures Ecoplex Project is calculated at the rate of 3.50% - 4.75% per annum for the year 1 - 3 and 6.20% per annum for the fourth year onwards and for Sathorn Square Project is calculated at the rate of 1.55% - 3.45% per annum for the year 1 - 3 and 4.65% per annum for the fourth year onwards. The variable fee is calculated based on percentage of revenue from rental and services provided under building rental which consist of office rental building space, commercial space (excluding revenue from multi-purpose area) and storage space. The variable fee will be paid on quarterly basis.

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025****12 Related parties**

A related party is a person or entity that has direct or indirect control or joint control or has significant influence over the financial and managerial decision-making of the Trust; a person or entity that is under common control or under the same significant influence as the Trust; or a person or entity over which the Trust has direct or indirect control or joint control or has significant influence over the financial and managerial decision-making.

Other related parties which the Trust had significant transactions during the year with were as follows:

Name of entities	Country of incorporation	Nature of relationships
Frasers Property Commercial Asset Management (Thailand) Co., Ltd.	Thailand	REIT manager
Kasikorn Asset Management Company Limited	Thailand	Trustee
North Sathorn Realty Company Limited	Thailand	Property management
Golden Land Property Development Public Company Limited	Thailand	Major shareholders
Univentures Public Company Limited	Thailand	Company which has common directors with REIT Manager
Kasikornbank Public Company Limited	Thailand	Shareholder of a trustee
Lertrattakarn Company Limited	Thailand	Subsidiary of an entity which has common directors with REIT Manager
Forward system Limited	Thailand	Subsidiary of an entity which has common directors with REIT Manager

Significant transactions with related parties**Year ended 30 September**

	2025	2024
	<i>(in thousand Baht)</i>	
Univentures Public Company Limited Group		
Rental and service income	28,787	28,506
Interest on lease liabilities	11,648	12,008
Other cost of rental and services	-	945
Kasikornbank Public Company Limited		
Rental and service income	6,282	6,203
Interest income	667	1,607
Bank charge	207	181
Golden Land Property Development Public Company Limited Group		
Management fee	18,430	18,850
Property management fee	97,143	95,825
Interest on lease liabilities	16,716	18,144
Kasikorn Asset Management Company Limited		
Trustee fee	9,047	9,252



Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

Balances with related parties

At 30 September

	2025	2024
	<i>(in thousand Baht)</i>	
Kasikornbank Public Company Limited		
Cash at bank	54,318	78,566
Accrued interest income	46	379
Rental and service receivables	17	16
Accrued income under operating lease agreements	28	56
Deposits from rental and service	1,532	1,537
Univentures Public Company Limited Group		
Rental and service receivables	134	133
Accrued income under operating lease agreements	54	109
Lease liabilities	277,150	286,338
Other accounts payable	-	127
Accrued expense	-	11
Deposits from rental and service	6,715	6,725
Golden Land Property Development Public Company Limited Group		
Lease liabilities	400,850	420,134
Accrued management fee	3,367	3,559
Accrued property management fee	13,144	13,787
Kasikorn Asset Management Company Limited		
Accrued trustee fee	1,527	1,576

Commitments with related parties

As at 30 September 2025 and 2024, the Trust has commitments for annual land lease payments from entering into the agreements with Lertrattakarn Company Limited, an subsidiary of an entity which has common directors with REIT manager, and North Sathorn Realty Company Limited, Property Manager. (Note 6)

13 Distribution to trust unitholders

During 2025 and 2024, the Trust has distributed dividends to unitholders as follows:

Dividend Announcement date	For the period	Amount per unit <i>(in Baht)</i>	2025 <i>(in thousand Baht)</i>	2024
27 November 2024	1 July - 30 September 2024	0.1998	162,797	-
28 February 2025	1 October - 31 December 2024	0.2050	167,034	-
13 May 2025	1 January - 31 March 2025	0.1984	161,657	-
15 August 2025	1 April - 30 June 2025	0.1965	160,108	-
28 November 2023	1 July - 30 September 2023	0.1911	-	155,708
14 February 2024	1 October - 31 December 2023	0.2044	-	166,545
15 May 2024	1 January - 31 March 2024	0.1915	-	156,035
14 August 2024	1 April - 30 June 2024	0.1963	-	159,945
			651,596	638,233

Golden Ventures Leasehold Real Estate Investment Trust**Notes to financial statements****For the year ended 30 September 2025****14 Information on investment purchase and sale transactions**

The Trust's purchase and sale transactions during the year ended 30 September 2025, excluding investments in cash at banks, amounted to Baht 885 million which was 10.08% of the average net asset values during the year (2024: Baht 697 million which was 7.77% of the average net asset values during the year).

15 Segment information

Operating segment information is reported in a manner consistent with the Trust's internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

The one main reportable operating segment of the Trust is to provide the rental and service on the leasehold property in which the Trust has invested and the single geographical area of its operations is Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain to the aforementioned reportable operating segment and geographical area.

16 Information on fair value level and fair value measurement of investments*Fair value categorised by
measurement approach*

<i>Note</i>	Level 1	Level 2 (in thousand Baht)	Level 3	Total
At 30 September 2025				
Investment in leasehold properties at fair value	6	-	10,003,947	10,003,947
Investments in securities measured at fair value through profit or loss	7	1,285,560	-	1,285,560
At 30 September 2024				
Investment in leasehold properties at fair value	6	-	10,534,436	10,534,436
Investments in securities measured at fair value through profit or loss	7	1,251,275	-	1,251,275

The financial instruments traded in non-active markets and measured at obviously quoted market prices, buying and selling prices offered by traders or optional price references with supporting observable data will be categorised as level 2. These financial instruments comprised worth-investing corporate debt instruments and derivatives in direct trading market.

Investments categorised in level 3 have significant unobservable data as they are not actively traded.



Golden Ventures Leasehold Real Estate Investment Trust

Notes to financial statements

For the year ended 30 September 2025

The following table shows movements in level 3 investments for the year ended 30 September 2025 and 2024:

	2025	2024
	<i>(in thousand Baht)</i>	
At 1 October 2024 / 2023	10,534,436	10,730,720
Additional	28,890	87,985
Net loss on changes in fair value of investments in leasehold properties	(559,379)	(284,269)
At 30 September	10,003,947	10,534,436

17 Commitments with non-related parties

	2025	2024
	<i>(in thousand Baht)</i>	
Other commitment		
Letters of guarantee issued by banks for the purpose of electricity consumption	14,183	14,183
Total	14,183	14,183

Commitments on credit facilities

As at 30 September 2025, the Trust had unutilised credit facilities amounting to Baht 181 million (30 September 2024: Baht 181 million).

18 Events after the reporting period

At the Board of Directors Meeting of the REIT Manager held on 25 November 2025, the Board of Directors approved the appropriation of distributions for the operation from 1 October 2024 to 30 September 2025 totaling of Baht 637.50 million. Such distribution has been paid during the period totaling of Baht 488.80 million. The rest totaling of Baht 148.70 million at the rate of Baht 0.1825 per unit will be paid to its unitholders in December 2025.



INVEST IN PREMIUM QUALITY ASSETS IN PRIME LOCATIONS

REIT Manager

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