

**Documentation and Evidence Required to be Presented before Attending the Meeting,
Procedures for the Appointment of Proxies, Registration, and Voting
at the 2021 Annual General Meeting of Unitholders
on Wednesday, 20 January 2021, at 10:00 a.m.**

In order to facilitate the attendee registration for the 2021 Annual General Meeting of Unitholders of Golden Ventures Leasehold Real Estate Investment Trust, the unitholders or the proxies (as the case may be) who will attend the meeting, please bring the invitation letter, registration form, proxy form (in case of granting proxy), and documents as specified below.

1. Documents that must be presented by attendees before attending the meeting

Natural person

a. In the case of unitholders attending the meeting in person

A valid document issued by a government agency, such as an identification card, government official identification card, driving license, or passport, shall be presented. If there is a change of name or surname, supporting evidence shall also be submitted.

b. In the case of unitholders attending the meeting by proxy

- (1) The proxy form in accordance with the form attached to the invitation letter (Form A or Form B) that is filled out correctly and completely, and signed by the proxy grantor and the proxy
- (2) A copy of the valid document issued by a government agency of the unitholder under item a. above, and certified as a true and correct copy by the unitholder as the grantor
- (3) A valid document issued by a government agency of the proxy as provided in Item a. above.

Juristic person

c. In the case of an authorized person of a unitholder attending the meeting in person

- (1) A valid document issued by a government agency of the juristic person, as in the case of a natural person under item a. above
- (2) A copy of the affidavit of the unitholder issued by the Department of Business Development, Ministry of Commerce, or a competent government agency of the country where the juristic person is located, and issued for a period of no longer than 6 months before the date of the unitholders meeting, and which is certified as a true and correct copy by the authorized person of juristic person together with affixing with the juristic person's seal (if any), specifying the name of the

(Translation)

juristic person, name of authorized person(s) to act on behalf of the juristic person, conditions or limitations on the authority to affix the signature, and location of the head office

d. If the unitholder grants proxy authority to a proxy to attend the meeting

- (1) The proxy form in accordance with the form attached to the invitation letter (Form A or Form B) that is filled out correctly and completely, and signed by the authorized person of the juristic person, who is the grantor, and affixed with the juristic person's seal (if any), and signed by the proxy
- (2) A copy of the affidavit of the unitholder issued by the Department of Business Development, Ministry of Commerce, or a competent government agency of the country where the juristic person is located, issued for a period of no longer than 6 months before the date of the unitholders meeting, and which is certified as a true and correct copy by the authorized person of juristic person and affixed with the juristic person's seal (if any), specifying the name of juristic person, name of authorized person(s) to act on behalf of the juristic person, conditions or limitations on the authority to affix the signature, and location of the head office, with the statement which indicates that the authorized person of juristic person who signs the proxy form has the authority to act on behalf of the juristic person who is the unitholder under the law.
- (3) A copy of valid document issued by a government agency of the authorized person of the juristic person, which is certified as a true and correct copy by the grantor of proxy, under item a. above.
- (4) A valid document issued by a government agency of the proxy, as in the case of a natural person under item a. above, shall be presented.

e. If the unitholder is a foreign investor and appoints a custodian in Thailand, to take the trust units into custody, and authorizes the custodian to sign the proxy form on his or her behalf

- (1) The documents of the unitholders under item a. above (in the case that the unitholder is a natural person) or item c. above (in the case that the unitholder is a juristic person) shall be prepared and presented.
- (2) The following evidence shall also be submitted:
 - (2.1) The proxy form from the foreign unitholder authorizing the custodian to sign the proxy form on his or her behalf.
 - (2.2) Document indicating that the person signing the proxy form on behalf of the unitholder is permitted to engage in the custodian business.

In this regard, the English translation shall be prepared and attached to any document's original which is not issued in English and shall be certified as an accurate translation by the unitholder or the authorized person of such juristic person and affixed with the juristic person's seal (if any).

(Translation)

2. Methods for Granting Proxy

The REIT Manager has delivered 3 proxy forms per Enclosure 7 as follows:

- Form A: a general proxy form which is a simple form.
- Form B: a proxy form which specifies relevant particulars of the proxy to be granted.
- Form C: a proxy form which is particularly used in the case that the unitholder is a foreign investor and appoints a custodian in Thailand to take the trust units into custody.

A unitholder who is unable to attend the 2021 Annual General Meeting of Unitholders in person may grant proxy by taking the following actions:

- a. Select **only one** proxy form from the above three as follows:
 - (1) A general unitholder shall select only one proxy form: Form A or Form B.
 - (2) A unitholder whose name appears in the unitholder register book as a foreign investor and who appoints a custodian in Thailand to take the trust units into custody shall select Form C.
- b. Grant a proxy to any person in accordance with the intention of unitholder or grant a proxy to the independent director of Univentures REIT Management Co., Ltd., as the REIT Manager. In the second case, specify the name and the details of the person to which the unitholder wishes to grant a proxy. Only one person shall be elected to be granted proxy in order to attend the meeting.
- c. Affix THB 20 stamp duty which is crossed out and dated with the date of the proxy form.
- d. Return the proxy form in an envelope to Univentures REIT Management Co., Ltd., at 22nd Floor, Mitrtown Office Tower, No. 944 Rama 4 Road, Wangmai Subdistrict, Pathumwan District, Bangkok 10330 **by Friday, 15 January 2021**, or present such documents to the registration staff at least half an hour prior to the commencement of the meeting.

In this regard, the unitholder may not divide the trust units by granting proxy to multiple persons in order to divide his or her votes. The unitholder must grant a proxy in accordance with the number of the trust units he or she holds and may not grant a proxy for a portion less than the trust units he or she holds, except in the case of a custodian being appointed by the unitholder who is a foreign investor to take the trust units into custody under Proxy Form C.

3. Registration for attending the meeting

A unitholder or a proxy may register and submit documents or evidence for verification at the meeting venue in advance from 8.00 a.m. on 20 January 2021, at Victor Club Meeting Room, 8th Floor, Sathorn Square Office Tower, No. 98, North Sathorn Road, Silom Subdistrict, Bang Rak District, Bangkok 10500, in accordance with the attached map of the meeting venue in Enclosure 9.