

Guidelines and measures to prevent the spread of COVID-19 for attendees of the 2021 Annual
General Meeting of Unitholders

Due to the spread of the Coronavirus Disease 2019 (“COVID-19”), Univentures REIT Management Company Limited (the “Company”) is aware of and concerned for the safety of the unitholders attending the said Annual General Meeting. Accordingly, the Company hereby informs the unitholders of the measures and guidelines for the attendees of the 2021 Annual General Meeting of Unitholders as follows:

1. Granting proxy to the independent director

For attendees with fever, cough, shortness of breath, sneezing, flu or other symptoms of COVID-19, the Company requests your cooperation to comply with the recommendation of the Department of Disease Control, by refraining from attending the meeting. However, unitholders are able to grant a proxy to the independent director of the Company.

Furthermore, to reduce the risk of the spread of COVID-19 from the gathering of many unitholders, the Company requests your cooperation and invites unitholders to consider granting a proxy to the independent director in lieu of participating in person.

The profile of the independent director is detailed in Enclosure 6. Unitholders may grant a proxy by filling out the details and executing a proxy form provided in Enclosure 7 and delivering the same to Univentures REIT Management Co., Ltd., at the 22nd Floor, Mitrtown Office Tower, No. 944 Rama 4 Road, Wangmai Subdistrict, Pathumwan District, Bangkok 10330.

2. In the event that unitholders wish to attend the meeting in person, or grant a proxy to any other person to attend the meeting

The Company has arranged for screening points in accordance with the practice of the Department of Disease Control. The Company reserves the right to refuse attendance to unitholders or proxies with a body temperature of higher than 37.5 degrees Celsius and/or with respiratory symptoms. Unitholders are able to grant a proxy to the independent director of the Company.

At the venue, the Company has arranged for hand washing facilities and distancing of seats in compliance with the measures to prevent and control the spread of COVID-19. The Company requests unitholders and proxies attending the meeting to wear face masks at all times when attending the meeting.

[To reduce the risk of the spread of COVID-19, the Company has not arranged for microphones for use by attendees to ask questions. However, paper will be provided to attendees to send any question to the Company staff to deliver it to the moderator and read it to the meeting.]

The Company reserves the right to amend the above arrangements, in accordance with measures to be announced by government entities, as it deems appropriate. The Company requests your kind cooperation and apologizes for any inconvenience.

Yours faithfully,

Univentures REIT Management Company Limited

REIT Manager of Golden Ventures Leasehold
Real Estate Investment Trust (GVREIT)