

(Translation)

28 December 2023

Re: Invitation to the 2024 Annual General Meeting of Trust Unitholders

To: Trust Unitholders of Frasers Property Thailand Industrial Freehold & Leasehold REIT

- Enclosures:
1. Annual Report of the Year 2023
 2. Capital Increase Report Form
 3. Information Memorandum on Transaction with the Possibility of Conflict of Interest Between FTREIT and the Trustee
 4. List of Trust Unitholders
 5. Guidelines for attending the AGM through Electronic Media (E-AGM) and Appointment of Proxy
 6. Registration Form for attending the AGM through Electronic Media (E-AGM)
 7. Information of the Independent Director of Frasers Property Industrial REIT Management (Thailand) Company Limited Appointed as Proxy of Trust Unitholder who are unable to attend the Meeting
 8. Proxy Forms
 9. Notification Form for Personal Data Processing for the Trust Unitholders Meeting

As Frasers Property Industrial REIT Management (Thailand) Company Limited (the “Company” or the “REIT Manager”), the REIT Manager of Frasers Property Thailand Industrial Freehold & Leasehold REIT (“FTREIT”), deemed it appropriate to hold the 2024 Annual General Meeting of Trust Unitholders on 29th January 2024, at 14.00 hrs., through electronic meeting (E-AGM) in accordance with criteria specified in the laws on electronic meeting, and would like to invite trust unitholders to attend the meeting as per the date, time and method thereof, in order to consider the matters pursuant to the following agendas.

Agenda 1 To acknowledge the operating results of FTREIT for the fiscal year starting from 1st October 2022 to 30th September 2023

Background and Rationale

The REIT Manager has summarized the operating results of FTREIT for the fiscal year starting from 1st October 2022 to 30th September 2023 as appeared in the Annual Report of the Year 2023 in the Enclosure 1 which is delivered to the trust unitholders together with this invitation letter.

REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

-None-

Voting Required

-None-

Agenda 2 To acknowledge the Audited Financial Statements of FTREIT for the period ended 30th September 2023

Background and Rationale

The financial statement of FTREIT was prepared in accordance with accounting standard and audited by certified independent auditors, details of which are as appeared in the Annual Report of the Year 2023 in the Enclosure 1 which is delivered to the trust unitholders together with this invitation letter.

REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

-None-

Voting Required

-None-

Agenda 3 To acknowledge the appointment of an auditor from KPMG Phoomchai Audit Limited as the auditor of FTREIT and their remunerations for the fiscal year 2024

Background and Rationale

The Board of Directors' Meeting of the REIT Manager No. 1/2024 held on 3rd November 2023 has considered and are of the view that the auditors from KPMG Phoomchai Audit Limited has proper and accepted qualifications and experiences with high standard of work as well as has been approved by the Office of the Securities and Exchange Commission (the "Office of the SEC"). KPMG Phoomchai Audit Limited also has the high experiences in auditing a Real Estate Investment Trust. In addition, the Board of Directors of the Company also

opined that the proposed remuneration for the auditors is suitable based on the scope of auditing. Therefore, the Board of Directors of the Company approved the following;

- (1) Appointment of the following auditors from KPMG Phoomchai Audit Limited to be the auditor of FTREIT for the fiscal year 2024. In this regard, FTREIT does not have any subsidiaries. Whereby, the list of the auditors are as follows:

<u>Name – Surname</u>	<u>Number of year(s) being an auditor</u>	<u>License</u>
- Mr. Ekkasit Chuthamsatid	-	License no. 4195 or
- Ms. Yuwanuch Thepsongvaj	2 (2022, 2023)	License no. 5371 or
- Ms. Sukanya Rodkroh	-	License no. 12089 or
- Ms. Kanokon Phooriphanyawanit	1 (2018)	License no. 10512 or
- Ms. Nittaya Chetchotiros	2 (2018, 2019)	License no. 4439

The above-named auditors and KPMG Phoomchai Audit Limited have no relationship or interest or transaction which may result in a conflict of interest with the REIT Manager or Trustee or the major trust unitholder any persons connected with the persons above. In addition, KPMG Phoomchai Audit Limited has been appointed to be the auditor of FTREIT for 6 years (since the fiscal year 2018 - 2023).

- (2) Determination of the remuneration for the auditors for the fiscal year 2024 in the amount of Baht 1,940,000 (Out-of-pocket Expenses are not included in such remuneration) and there are no other non-audit fee. Detail of the remuneration for the year 2023 comparing to the year 2024 is as follows:

Remuneration	Year 2023	Year 2024	Change
	Baht 1,845,000	Baht 1,940,000	95,000

REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

Pursuant to Clause 26.2 of the Trust Deed which stipulates that the Trustee and the REIT manager shall prepare the financial statement of FTREIT in accordance with financial reporting standards and other relevant law

and notifications, and Clause 11 and Clause 18 of The Notification of Capital Market Supervisory Board No. TorChor. 20/2561 Re: Rules, Conditions and Procedures for Disclosure of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trust (as amended), the financial statements of REIT shall be audited by an auditor who has obtained an approval from the Office of the SEC and the auditor shall be rotated in accordance with conditions provided in such regulation. In this regard, KPMG Phoomchai Audit Limited is an auditor who has obtained an approval from the Office of the SEC, having the name list of the auditors from KPMG Phoomchai Audit Limited per the abovementioned details. Therefore, the appointment of an auditor from KPMG Phoomchai Audit Limited as the auditor of FTREIT is in accordance with FTREIT's Trust Deed and related laws.

Voting Required

-None-

Agenda 4 To acknowledge the distribution payment from the operating results of fiscal year 2023

Background and Rationale

FTREIT has a policy to make a distribution payment at least twice a year and to make a distribution payment to the trust unitholders at not less than 90 percent of its adjusted profits of each fiscal year, which is in accordance with Clause 17 of the Trust Deed. Whereby FTREIT has made distribution payment from the operating results of year 2023 to the trust unitholders, in a total number of 4 times, totalling Baht 0.7480 per trust unit, or total amount of Baht 2,291.41 million which increased by 5.8 percent from year 2022. In fiscal year 2022, FTREIT has made distribution payment in a total number of 4 times, totalling Baht 0.7070 per trust unit, or total amount of Baht 2,165.81 million. The announcements of distribution payment for the fiscal year 2023 ending 30th September 2023, is accounting for 80.3 percent of its adjusted net profit of the fiscal year 2023, pursuant to the criteria for the adjustment of net profit of the Office of the SEC. In this regard, such adjusted net profit included the net gain (loss) on changes in fair value of investments in properties, totalling Baht 354.85 million, which is not consistent with the cash status of FTREIT.

However, for the distribution payment to the trust unitholders, FTREIT has considered the necessity of maintaining cash. Therefore, FTREIT had additionally adjusted the adjusted net profit aforementioned, according to the guideline of the Office of the SEC¹, to be consistent with the cash maintenance status of FTREIT. The items which FTREIT included in additional adjustment are (1) Net gain on changes in fair value of investments

¹ Referring to the circular letter of the Office of the SEC No. JorTor-3. (Wor) 2/2564 Re: Delivery of notifications regarding Property Fund, Infrastructure Fund, Real Estate Investment Trust and Infrastructure Trust and rehearsal the understanding of the guideline.

in properties (2) The difference between the rental income recognized in the statement of comprehensive income and actual income received according to the agreement (3) The difference between the paid expenses/fees recognized in the statement of comprehensive income and paid expenses/fees according to the agreement (4) Amortization of deferred expenses (expenses related to establishment/increase of capital of FTREIT) (5) The difference between the recorded right-of-use asset and liabilities under lease agreements. Hence, the distribution payment that FTREIT distributed to the trust unitholders in the fiscal year 2023, totaling not less than 90 percent of the additional adjusted net profit pursuant to such cash maintenance status, which in accordance with the policy for the distribution payment of FTREIT. Details of the distribution payment from the operating results of year 2023 are as follows:

Performance period	Date of Distribution Payment	Distribution (Baht per trust unit)
1 October 2022 – 31 December 2022	2 March 2023	0.1870
1 January 2023 – 31 March 2023	1 June 2023	0.1870
1 April 2023 – 30 June 2023	31 August 2023	0.1870
1 July 2023 – 30 September 2023	30 November 2023	0.1870
Total		0.7480

REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

The Trustee acknowledged the distribution payment as proposed by the REIT Manager.

Voting Required

-None-

Agenda 5 and Agenda 6 are related and conditional upon each other in relation to the capital increase of the FTREIT by means of a general mandate.

If Agenda 5 has not been approved by the 2024 Annual General Meeting of Trust Unitholders, then Agenda 6 will not be proposed to the 2024 Annual General Meeting of Trust Unitholders for consideration.

However, If Agenda 5 has been approved by the 2024 Annual General Meeting of Trust Unitholders, but Agenda 6 has not been approved by the 2024 Annual General Meeting of Trust Unitholders, then Agenda 5 which has been previously approved by the 2024 Annual General Meeting of Trust Unitholders shall be deemed to be canceled.

Agenda 5 To consider and approve the capital increase of FTREIT by means of a general mandate by issuing a total of not exceeding 919,016,114 trust units

Background and Rationale

The REIT Manager has considered and deemed it appropriate to propose the trust unitholders' meeting to consider and approve the capital increase of FTREIT by means of a general mandate by issuing a total of not exceeding 919,016,114 additional trust units, equivalent to 30 percent of the paid-up capital of FTREIT as at 3 November 2023, the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate, for the purposes of: 1) investment in the additional assets of FTREIT in the future; and/or 2) repayment of borrowings which will be incurred in relation to the investment in the additional assets of FTREIT; and/or 3) repayment of borrowings utilized as necessity for investment in the additional assets of FTREIT prior to obtaining the proceeds from the capital increase to make such investment and it was initially intended to utilize the investment from capital increase to invest in such asset; and/or 4) repayment of loans which will be due in the future and/or debentures of FTREIT which will be matured in the future. The number of additional trust units and offering price of the additional trust units will be determined from the investment value of the additional assets to be invested, which can be referenced to the appraised value by the independent appraisers in the lists approved by the Office of the SEC, and by taking into account other relevant factors; including 1) conditions of the financial market and capital market at the time of issuance of trust units; 2) the reasonable rate of return which investors will receive; 3) commercial potential of the assets; 4) domestic and foreign interest rates; 5) rate of return on investment in equity instruments, debt instruments, as well as other alternative investment options; and 6) Book building.

In this regard, the additional trust units of FTREIT to be issued and offered for sale by means of a general mandate will be offered to the existing unitholders proportionately to their respective unitholding (Rights Offering) and/or offered to the existing unitholders proportionately to their respective unitholding excluding those unitholders who will cause FTREIT to have duties under foreign regulations (Preferential Public Offering) and/or offered to the general public (Public Offering) and/or offered to the persons in the Private Placement. The details of which are set out in Enclosure 2.

In this regard, the REIT Manager proposes the trust unitholders consider approving the capital increase of FTREIT by means of a general mandate by issuing a total of not exceeding 919,016,114 trust units. In addition, the REIT Manager have considered and deemed it appropriate to propose to the trust unitholders' meeting to consider and approve the authorization of the REIT Manager to perform the following activities:

- (1) determine the types of capital increase of FTREIT by issuing and offering additional trust units, including determining the method, number, and price for those additional trust units, provided that such determination must be consistent with the guidelines set out above;
- (2) communicate with the Office of the SEC, Stock Exchange of Thailand, governmental organizations, state agencies, or any other persons for the purpose of the capital increase of FTREIT by issuing and offering additional trust units; and
- (3) perform any other activities which is necessary for or relevant to the abovementioned activities in order to ensure that the said activities are achieved.

The resolution of the trust unitholders in this agenda will be valid for 1 year from the date on which the resolution is passed as proposed.

After obtaining the approval from the trust unitholders regarding the capital increase by means of a general mandate and the allocation of Additional Trust Units from such capital increase, if FTREIT desires to proceed with the capital increase, the REIT Manager will further seek approval from the Office of the SEC to issue and offer for sale of the additional trust units by filing the Registration Statement for Offer for Sale of Trust Units and the draft prospectus accordingly.

REIT Manager's Opinion

The trust unitholders should consider approving the capital increase of FTREIT by means of a general mandate and should consider approving the authorization of the REIT Manager to have the power to perform the activities as proposed above. This capital increase by means of a general mandate is outlined mainly for funding, whereby the process of capital increase is still uncertain and would not be conducted immediately after obtaining trust unitholders' approval. Moreover, the capital increase by means of a general mandate will provide FTREIT with more flexibility for its investment. When the good investment opportunities from seller come along rapidly with high competition on bidding, the ability to increase FTREIT's capital by means of a general mandate will help reduce FTREIT's time constraint in getting approval from the trust unitholders (if any) and boost its flexibility as well as competitive advantage. However, the consideration whether to increase the capital during the year depends on the opportunities for new investment and level of interest-bearing debts to total assets of FTREIT. The capital increase is an alternative source of fund to be potentially packed with the borrowings to retain the portion of interest-bearing debts to total assets of FTREIT in appropriate level and primarily taking into account the benefits of the trust unitholders for instance, the impact on the returns of the trust unitholders, etc.

The resolution of the trust unitholders in this agenda will be valid for 1 year from the date on which the resolution is passed. After obtaining the approval from the trust unitholders regarding the capital increase by means of a general mandate and the allocation of Additional Trust Units, if FTREIT desires to proceed with the capital increase and issue and offer for sale of the additional trust units, the REIT Manager will further seek approval from the Office of the SEC to issue and offer for sale of the trust units by filing the Registration Statement for Offer for Sale of the additional Trust Units and the draft prospectus accordingly.

Trustee's Opinion

The capital increase of FTREIT by means of a general mandate and the authorization of the REIT Manager to have the power to undertake the proposed actions can be achieved, whereby the allocation of the additional trust units shall be in accordance with the proportion and criteria set out under the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Rules, Conditions and Procedures Governing the Disclosure of Information in respect of Capital Increase of Listed Companies B.E. 2563 mutatis mutandis, and in accordance with the detailed guidelines set out by the Office of the SEC for clarity in practice (if any). The capital increase of FTREIT by means of a general mandate must be completed within 1 year from the date on which the resolution of the trust unitholders is passed. Also, this matter shall be obtained an affirmative vote from the trust unitholders' meeting of not less than three-quarters of the total number of the trust units of the trust unitholders attending the meeting and being entitled to vote, in accordance with FTREIT's Trust Deed and under the permitted law.

Voting Required

This agenda shall obtain an affirmative vote from the trust unitholders' meeting of not less than three-quarters of the total number of the trust units of the trust unitholders attending the meeting and being entitled to vote. There is no trust unitholder who has special interest in this agenda.

Conditions for entering into the transaction

In case the transaction in this agenda has been approved by the 2024 Annual General Meeting of Trust Unitholders, the Company shall be able to enter into the transaction in this agenda only if Agenda 6 which is related to the capital increase of the FTREIT by means of a general mandate has been approved by the 2024 Annual General Meeting of Trust Unitholders.

Agenda 6 To consider and approve the offering for sale and allocation of the additional trust units to be issued and offered for sale by means of a general mandate

Background and Rationale

The REIT Manager has considered and deemed it appropriate to offer and allocate the additional trust units to be issued and offered by means of a general mandate (the “Additional Trust Units”) amounting to not exceeding 919,016,114 units, in accordance with the following details:

1st Method To allocate the Additional Trust Units to the existing unitholders whose names are set out in the Unitholders Register Book proportionately to their respective unitholding (Rights Offering) in the number of not exceeding 30 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate. In this regard, the existing unitholders may declare their intention to purchase the Additional Trust Units in accordance with their subscription right, or in excess of their subscription right, or less than their subscription right, or waive their right to subscribe for the Additional Trust Units, and/or

2nd Method To allocate the Additional Trust Units to the existing trust unitholders proportionately to their respective unitholding excluding those unitholders who will cause FTREIT to have duties under foreign regulations (Preferential Public Offering) in the number of not exceeding 20 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate. In this regard, the existing unitholders may declare their intention to purchase the Additional Trust Units in accordance with their subscription right, or in excess of their subscription right, or less than their subscription right, or waive their right to subscribe for the Additional Trust Units, and/or

3rd Method To allocate the Additional Trust Units to the general public (Public Offering) in the number of not exceeding 20 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate, and/or

4th Method To allocate the Additional Trust Units to the persons in the Private Placement in the number of not exceeding 10 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate.

In this regard, with respect to the allocations of the Additional Trust Units in accordance with the 1st, and/or the 2nd, and/or the 3rd, and/or the 4th Method, by one, or many of the Methods, or the four Methods altogether, the increased part of the paid-up capital of FTREIT shall not exceed 30 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a

general mandate. In addition, the allocations of the Additional Trust Units by means of either the 3rd or the 4th Method, or the two Methods altogether, the increased part of the paid-up capital of FTREIT shall not exceed 20 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate. Furthermore, the allocations of the additional trust units by means of the 3rd and the 4th Methods shall not fall under the scope of the offer of newly-issued trust units at a low price in accordance with the criteria set out by relevant Notifications of the Office of the SEC.

In addition, the allocation of the trust units must not cause any trust unitholder or the group of persons holding the trust units of FTREIT of exceeding 50 percent of the total number of issued trust units of FTREIT. The definition of “the group of persons” shall be as prescribed under the Notification of the Capital Market Supervisory Board No. TorChor. 49/2555 Re: Issuance and Offer for Sale regarding Units of Real Estate Investment Trust (including any amendment thereto).

After obtaining the approval from the trust unitholders regarding the capital increase by means of a general mandate and the allocation of Additional Trust Units, if FTREIT desires to proceed with the capital increase, the REIT Manager will further seek approval from the Office of the SEC to issue and offer for sale of the additional trust units by filing the Registration Statement for Offer for Sale of Trust Units and the draft prospectus accordingly.

In order to be in line with the capital increase by means of a general mandate and the allocation of additional trust units, according to the details prescribed in Agenda 5 and Agenda 6 which will be proposed to trust unitholders for consideration and approval in 2024 Annual General Meeting of Trust Unitholders of FTREIT at this time. The REIT Manager has considered and deemed it appropriate to amend the Trust Deed of FTREIT by amend and/or add details regarding the number of Additional Trust Units, including information and details in the Trust Deed to be in line with the capital increase by means of a general mandate, whereby the REIT Manager and the Trustee will proceed to amend and/or add details in the Trust Deed upon the capital increase by means of a general mandate and the allocation of the additional trust units from the capital increase. As the said amendment does not cause conflict of interest or significantly cause further responsibilities to trust unitholders and does not incur any unreasonable expenses to FTREIT and does not incur obligations to pay any additional amount for trust units or incur additional burden to trust unitholders. In addition, the said amendment to the Trust Deed is not an amendment to material terms that affects any right of trust unitholders. Therefore, the amendment of the said Trust Deed does not require the resolution of the trust unitholders’ meeting.

In this regard, the REIT Manager proposes that the trust unitholders consider approving the offering for sale and allocation of the Additional Trust Units to be issued and offered by means of a general mandate. Furthermore, the REIT Manager has considered and deemed it appropriate to propose the trust unitholders’ meeting

to consider and approve the authorization of the Trustee and/or the REIT Manager to have the power to perform the following activities:

- (1) Consider the offering for sale and the allocation of the Additional Trust Units whether for the trust units to be offered in a single or multiple offerings, provided that the allocations of the Additional Trust Units by means of 1st, and/or the 2nd, and/or the 3rd, and/or the 4th Method, by one, or many of the Methods, or the four Methods altogether, the increased part of the paid-up capital of FTREIT shall not exceed 30 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate and the allocations of the Additional Trust Units by means of either the 3rd or the 4th Method, or the two Methods altogether, the increased part of the paid-up capital of FTREIT shall not exceed 20 percent of the paid-up capital of FTREIT as at the date on which the Board of Directors of the Company resolved to approve the capital increase by means of a general mandate.
- (2) Determine any other details and conditions relating to the offering and allocation of the Additional Trust Units, which include but not limited to: the objectives, date and time of the offering, offering price, the period of offering, the methods of allocations and offerings, the number of offered trust units, structure of final offering, subscription period, ratio of subscription right, offering proportions, conditions and methods for subscription, persons who are entitled to the allocations of Additional Trust Units, the date on which the names of the trust unitholders who are entitled to subscribe for the Additional Trust Units will be determined (Record Date), as well as conditions and other details relating to the offering and allocation of the Additional Trust Units, and to have its discretion to consider denying the offering for sale or denying the allotment of the Additional Trust Units to any trust unitholders, or any investors, if the issuance and offering or the allotment of the Additional Trust Units does not comply with the Notification of the Capital Market Supervisory Board No. TorThor. 27/2559 Re: Procedures, Conditions and Methods of Securities Allotment (as amended) and other related notifications, and to have its discretion to consider denying the offering for sale or denying the allotment of the Additional Trust Units to trust unitholders who are American, Canadian, Japanese or any nationality other than Thai if such offering or allotment of the additional trust units does not comply with the regulation related to offering and allotment of trust unit enforced in Thailand or country of the trust unitholder's nationality, or causing unreasonable burden and operation expenses to FTREIT;

- (3) Negotiate, enter into, prepare, amend, agree and sign any agreements and documents relating to the offering and allocation of the Additional Trust Units, including to appoint financial advisor, lead underwriter, and underwriter to perform the abovementioned activities, including to negotiate, contact and/or submit the applications, waivers and other supporting documents to the Office of the SEC, the Stock Exchange of Thailand, relevant authorities and/or authorize person for the said acts, together with the listing of the Additional Trust Units as listed securities on the Stock Exchange of Thailand and perform any other acts necessary and appropriate in order to carry out the actions as mentioned above until its completion; and
- (4) Perform any other acts necessary for or related to the above purposes in all respects to ensure a success in the aforementioned acts.

The resolution of the trust unitholders in this agenda will be valid for 1 year from the date on which the resolution is passed as proposed.

REIT Manager's Opinion

Trust unitholders should consider approving the offering and allocation of the Additional Trust Units by means of a general mandate. In addition, trust unitholders should consider approving the authorization of the Trustee and/or the REIT Manager to have the power to perform the abovementioned activities. The resolution of the meeting of the trust unitholders in this agenda will be valid for 1 year from the date on which the resolution is passed as proposed.

Trustee's Opinion

The criteria, conditions and procedures for the allocation of the Additional Trust Units to be issued and offered by means of a general mandate and the authorization of the Trustee and/or the REIT Manager to have the power to perform the proposed actions can be achieved provided that this matter shall obtain a majority vote of the trust unitholders attending the meeting and being entitled to vote. However, since the 4th Method includes the offering of trust units to specific persons whom may be some of the trust unitholders; therefore, there must be no trust unitholders, holding an aggregate amount exceeding 10 percent of the total votes of the trust unitholders attending the meeting and having the right to cast opposing votes, in accordance with FTREIT's Trust Deed and the permitted law. In this regard, after the Office of the SEC approves the Registration Statement for Offering of Additional Trust Units, there must be further determination on criteria, conditions, and procedures for allocating trust units in various matters as required by law.

Voting Required

This agenda shall obtain a majority vote of the unitholders attending the meeting and being entitled to vote. There is no trust unitholder who has interest in this agenda.

In the case that the trust unitholders pass a resolution on this agenda by a majority vote of the trust unitholders attending the meeting and being entitled to vote, yet the opposing votes are in aggregate of exceeding 10 percent of the total votes of the trust unitholders attending the meeting and being entitled to vote, the REIT Manager would proceed with the 1st Method and/or the 2nd Method and/or the 3rd Method and/or the 4th Method, by one, or many of the Methods, or the four Methods altogether as proposed above, but for the 4th Method that is the specific allocation of the Additional Trust Units, the allocation to some specific trust unitholders would not be conducted.

Conditions for entering into the transaction

In case the transaction in this agenda has been approved by the 2024 Annual General Meeting of Trust Unitholders, the Company shall be able to enter into the transaction in this agenda only if Agenda 5 which is related to the capital increase of the FTREIT by means of a general mandate has been approved by the 2024 Annual General Meeting of Trust Unitholders.

Agenda 7 To consider and approve the issuance of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million

Background and Rationale

The REIT Manager has considered and deemed it appropriate to propose to the trust unitholders' meeting to consider and approve the issuance and offering of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million for the purposes of: 1) investment in the additional assets of FTREIT in the future; and/or 2) repayment of loans in relation to FTREIT's investment in assets including repayment of loans for FTREIT's investment in the additional assets, whereby FTREIT is of necessity to utilize such loans to make the investment but initially intends to use the proceeds from issuance and offering of trust units and/or debentures to make the investment; and/or 3) repayment of loans and/or debentures of FTREIT which will be matured in the future.

The amount of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million proposed to the trust unitholders' meeting for consideration at this time, are the amount in aggregate with the amount of debentures with the maximum outstanding amount at any time totalling not more than Baht 14,000

million which are approved by the 2020 Annual General Meeting of Trust Unitholders of FTREIT on 27th January 2020 (at present, FTREIT had outstanding amount of debentures of Baht 11,340 million²)

In this regard, upon combining the amount of debentures to be issued and offered with the borrowings under FTREIT's existing loan agreements and in the future (if any), including the existing debentures, FTREIT's gearing ratio shall not exceed the ratio in accordance with the relevant regulations where FTREIT may procure a borrowing in the amount of not exceeding 35 percent of the total asset value of FTREIT or not exceeding 60 percent of the total asset value in case the FTREIT has the latest rating level in the investment grade (from the latest rating on 31 May 2023 by TRIS Rating Co., Ltd. which is a credit rating agency as approved by the Office of the SEC, FTREIT has a rating level in the investment grade). The providing of collateral in relation to the issuance of debentures by FTREIT shall be in accordance with the terms and conditions of the debenture issuer and debenture holders. The details of the issuance and offering debentures are as follows:

Purposes	<ol style="list-style-type: none"> 1) Investment in the additional assets of FTREIT in the future; and/or 2) Repayment of loans in relation to FTREIT's investment in assets including repayment of loans for FTREIT's investment in the additional assets, whereby FTREIT is of necessity to utilize such loans to make the investment but initially intends to use the proceeds from issuance and offering of trust units and/or debentures to make the investment; and/or 3) Repayment of loans and/or debentures of FTREIT which will be matured in the future.
Maximum Outstanding Amount	<p>Maximum outstanding amount at any time totalling not more than Baht 17,000 million (Revolving Basis)</p> <p>(In aggregate with the outstanding amount at any time totalling not more than Baht 14,000 million which are approved by the 2020 Annual General Meeting of Trust Unitholders of FTREIT on 27th January 2020, shall have the outstanding amount at any time totalling not more than Baht 17,000 million)</p>
Repayment	Bullet payment and/or amortization
Early Redemption	Debenture holders and/or FTREIT may or may not hold the right to redeem the debentures prior to maturity depending upon the conditions of each issuance of the debentures.
Coupon Rate and	Subject to the prevailing market conditions and negotiation at the time of issuance and

² Referring to the audited financial statements ending 30th September 2023.

Tenor	offering of debentures.
Type	Debentures (including Callable or Puttable Structured Debentures determining fixed return or at the rate varied by interest rate of financial institutions or other interest rate and no determination of condition of return payment which referred to other factors) may be registered or unregistered, subordinated or unsubordinated, amortization or bullet payment, secured or unsecured, with or without debenture holder's representative, in accordance with the characteristics as specified by relevant regulations and subject to the prevailing market conditions at the time of issuing and offering.
Offering	Offered domestically and/or outside Thailand to the public and/or institutional investors and/or high net worth investors and/or investors in special characteristic in one or several tranches and occasions. Debentures may be offered to the existing unitholders whose debentures will soon become mature or redeemable before the maturity date. However, each offering must comply with applicable laws, rules, notifications and requirements imposed by the relevant government agencies and authorities, including the requirements to acquire permits, approvals and consents.
Other conditions	To authorize the REIT Manager to determine all relevant details and conditions regarding the issuance and offering of each issue of the debentures.

In this regard, the REIT Manager deemed it appropriate to propose the trust unitholders to consider and approve the issuance and offering of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million. Moreover, the REIT Manager deemed it appropriate to propose the trust unitholders to authorize the REIT Manager to:

- (1) Determine terms, details and other conditions relating to the issuance and offering of debentures, including but not limited to purposes, date and time of offering coupon rate, offering price, offering period, terms and conditions, pursuant to the guideline set forth above;
- (2) Negotiate, enter into, prepare, amend, agree and sign any or all documents and agreements relating to the issuance and offering of debentures, including appointing of financial advisor, lead underwriter and underwriter to perform the abovementioned activities, including negotiating, preparing and filing all issuance applications, waiver application and other necessary documents to the Office of the SEC, the Thai Bond Market Association, other related authorities and/or sub-authorize any person for such activities and registering the debentures with the Thai Bond

Market Association or any secondary market, and perform any other acts necessary and appropriate in order to carry out the actions as mentioned above until its complete; and

- (3) Perform any other acts necessary for or related to the above purposes in all respects to ensure success in the aforementioned acts, including to appoint and/or remove sub-attorneys from engaging in any of such activity in order to ensure that the abovementioned performance is achieved.

REIT Manager's Opinion

The trust unitholders should consider approving the issuance and offering of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million for the purposes of: 1) investment in the additional assets of FTREIT in the future; and/or 2) repayment of loans in relation to FTREIT's investment in assets including repayment of loans for FTREIT's investment in the additional assets, whereby FTREIT is of necessity to utilize such loans to make the investment but initially intends to use the proceeds from issuance and offering of trust units and/or debentures to make the investment; and/or 3) repayment of loans and/or debentures of FTREIT which will be matured in the future which the details are mentioned above, including the authorization of the REIT Manager to have the power to perform the action related to the issuance and offering of debentures as mentioned above.

Trustee's Opinion

The issuance and offering of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million for the purposes of: 1) investment in the additional assets of FTREIT in the future; and/or 2) repayment of loans in relation to FTREIT's investment in assets including repayment of loans for FTREIT's investment in the additional assets, whereby FTREIT is of necessity to utilize such loans to make the investment but initially intends to use the proceeds from issuance and offering of trust units and/or debentures to make the investment; and/or 3) repayment of loans and/or debentures of FTREIT which will be matured in the future which the details are mentioned above, the proposed actions can be achieved, whereby issuance and offering of debentures which proposed to the trust unitholders' meeting at this time, upon combining the amount of debentures to be issued and offered with the borrowings under FTREIT's existing loan agreements and in the future (if any), including existing debentures, FTREIT's gearing ratio shall not exceed than 60 percent of the total asset value of FTREIT after borrowing in accordance with the criteria of relevant laws. In the case that FTREIT has the latest rating level in the investment grade which has been rated by a credit rating agency as approved by the Office of the SEC not more than 1 year before the borrowing date. In this regard, the issuance and offering of debentures is not

against FTREIT's Trust Deed and the related laws. This resolution shall obtain a majority vote of the trust unitholders attending the meeting and being entitled to vote.

Voting Required

This agenda shall obtain a majority vote of the unitholders attending the meeting and being entitled to vote.

However, in case this agenda does not receive the approved resolution from the trust unitholders' meeting by a majority vote of the trust unitholders attending the meeting and being entitled to vote, FTREIT shall not be able to issue and offer debentures of FTREIT with the maximum outstanding amount at any time totalling not more than Baht 17,000 million, but FTREIT shall still be able to issue and offer debentures of FTREIT with the maximum outstanding amount at any time totalling not more than Baht 14,000 million which was approved by the 2020 Annual General Meeting of Trust Unitholders of FTREIT on 27th January 2020.

Agenda 8 is the entering transaction into the transaction with the possibility of conflict of interest between FTREIT and Trustee for the offering and allocation of the Additional Trust Units by means of a general mandate as proposed in Agenda 5 and Agenda 6 and/or for the issuance and offering of debentures as proposed in Agenda 7 to the 2024 Annual General Meeting of Trust Unitholders for consideration.

If Agenda 5 or Agenda 6 any of such agenda and Agenda 7 has not been approved by the 2024 Annual General Meeting of Trust Unitholders, then Agenda 8 will not be proposed to the 2024 Annual General Meeting of Trust Unitholders for consideration.

However, If Agenda 5 and Agenda 6 has been approved by the 2024 Annual General Meeting of Trust Unitholders but Agenda 7 has not been approved by the 2024 Annual General Meeting of Trust Unitholders, Agenda 8 will be proposed to the 2024 Annual General Meeting of Trust Unitholders for further consideration to approve the entering transaction which is a conflict of interest between FTREIT and Trustee for the appointment of financial advisor, lead underwriter, and/or underwriter for the offering and allocation of the Additional Trust Units by means of a general mandate of FTREIT or.

If Agenda 5 or Agenda 6 has not been approved by the 2024 Annual General Meeting of Trust Unitholders but Agenda 7 has been approved by the 2024 Annual General Meeting of Trust Unitholders, Agenda 8 will be proposed to the 2024 Annual General Meeting of Trust Unitholders for further consideration to approve the entering transaction which is a conflict of interest between FTREIT and Trustee for the appointment of financial advisor, lead underwriter, and/or underwriter for the issuance and offering of debentures.

Agenda 8 To consider and approve the entering into the transaction which is a conflict of interest between FTREIT and the Trustee

Background and Rationale

The REIT Manager has considered and deemed it appropriate to propose to the trust unitholders' meeting to consider and approve the entering into the transaction which is a conflict of interest between FTREIT and the Trustee, as the appointment of financial advisor, lead underwriter, and/or underwriter for the offering and allocation of the Additional Trust Units by means of a general mandate of FTREIT, at each time, at any moment, according to the details prescribed in Agenda 5 and Agenda 6 and/or for the issuance and offering of debentures at each time or at each series, at any moment that FTREIT will do accordance to the details prescribed in Agenda 7, which will be proposed to the trust unitholders for consideration and approval in 2024 Annual General Meeting of Trust Unitholders of FTREIT at this time, might be the persons related to the Trustee of FTREIT;

In this regard, the persons related to the Trustee includes Bangkok Bank Public Company Limited which is the major shareholder of BBL Asset Management Company Limited, the Trustee of FTREIT. Therefore, the entering into the abovementioned transaction may be deemed as a conflict of interest of FTREIT pursuant to the notification of the Office of the SEC No. SorRor. 27/2557 re: Regulations relating to Conflict of Interest with Real Estate Investment Trust. The details of the Information Memorandum on the Transaction with the Possibility of Conflict of Interest between FTREIT and the Trustee are provided in Enclosure 3.

REIT Manager's Opinion

The REIT Manager has considered and viewed that the fact that FTREIT may appoint persons related to the Trustee as financial advisor, lead underwriter and/or underwriter for the offering and allocation of the Additional Trust Units by means of a general mandate at each time, at any moment and/or for the issuance and offering of debentures at each time or at each series at any moment as proposed above will not prejudice the interest of FTREIT since the terms and conditions in the agreements related to the appointment of financial advisor, lead underwriter and/or underwriter will be reasonable and made on an arm's length basis. Moreover, the REIT Manager compares the considerations for the appointment of persons related to the Trustee as the financial advisor, lead underwriter and/or underwriter for the offering and allocation of the Additional Trust Units by means of a general mandate at each time, at any moment and/or for the issuance and offering of debentures at each time or at each series, at any moment which collected from FTREIT in order to obtain the best offer and those of which is most beneficial to the trust unitholders.

Trustee's Opinion

Trustee would like to inform that the matter proposed to the trust unitholders for resolution in this agenda may be deemed as a conflict of interest between FTREIT and the Trustee, as the REIT Manager may appoint persons related to Trustee as financial advisor, lead underwriter and/or underwriter for the offering and allocation of the Additional Trust Units by means of a general mandate at each time, at any moment and/or for the issuance and offering of debentures at each time or at each series, at any moment. In this regard, the Trustee opined that the transaction between FTREIT and the persons related to the Trustee as proposed by the REIT Manager for the trust unitholders' approval in this agenda are considered as normal processes in conducting such transactions and similar to those being conducted with general customers of the persons related to the Trustee. Also, it is not against FTREIT's Trust Deed and the related laws. In this regard, the entering into such transactions requires approval from the trust unitholders' meeting with a vote of not less than majority vote, which is more than one-half of all trust units of the trust unitholders attending the meeting and being entitled to vote, and the persons with special interests shall not be entitled to vote. Such resolution of the trust unitholders' meeting shall not have dissenting votes of more than one-fourth of all trust units sold.

Voting Required

This agenda requires approval from the trust unitholders' meeting by a vote of not less than majority vote of trust unitholders attending the meeting and being entitled to vote, and the resolution of the trust unitholders' meeting must not have the dissenting votes of more than one-fourth of all trust units sold.

In counting of such votes of all trust unitholders being entitled to vote, the Company will not include the votes from trust unitholders with special interests.

The trust unitholders who have special interests in this matter does not vote in this agenda (as of the date of determination of the list of trust unitholders eligible to attend the 2024 Annual General Meeting of Trust Unitholders (Record Date) on 14th December 2023) are specified in the List of Trust Unitholders as provided in the Enclosure 4.

However, in case the resolution of the trust unitholders' meeting in this agenda has the dissenting votes of more than one-fourth of all trust units sold, FTREIT shall not be able to enter into the transaction which is a conflict of interest between FTREIT and the Trustee, namely appointing Bangkok Bank Public Company Limited who is the persons related to the Trustee of FTREIT to be the financial advisor, lead underwriter, and/or underwriter for the sale of additional trust units for the capital increase by means of general mandate of FTREIT, at each time, at any moment and/or the issuance and offering of debentures at each time or at each series, at any moment as proposed to the trust unitholders for consideration and approval at this time. However, FTREIT shall still be able to appoint persons

which are not the persons related to the Trustee to be financial advisor, lead underwriter, and/or underwriter for Additional Trust Units as proposed above from other persons which are not the persons related to the Trustee.

For the purpose of clarification, FTREIT shall still be able to appoint the persons related to Trustee as financial advisor, lead underwriter and/or underwriter for the issuance and offering of debentures at each time or at each series, at any moment with the outstanding amount at any time totalling not more than Baht 14,000 million which are approved by the 2020 Annual General Meeting of Trust Unitholders on 27th January 2020 and in conjunction with the resolution of the entering into the transaction which is a conflict of interest between FTREIT and the Trustee from the 2022 Annual General Meeting of Trust Unitholders on 27th January 2022.

Conditions for entering into the transaction

In case the transaction in this agenda has been approved by the 2024 Annual General Meeting of Trust Unitholders, the Company shall be able to enter into the transaction in this agenda only if Agenda 5 and Agenda 6 which is related to the capital increase of the FTREIT by means of a general mandate and/or Agenda 7 which is related to the issuance and offering of debentures has been approved by the 2024 Annual General Meeting of Trust Unitholders.

Agenda 9 To consider other matters (if any)

- if any-

The trust unitholders of FTREIT are cordially invited to attend the meeting at the date, time and method as specified in this invitation letter. In this regard, the Company will start the meeting through Electronic Media at 14.00 hrs. onwards. If the trust unitholders intend to attend the meeting through Electronic Media, the trust unitholders or proxies shall send the registration form for attending the AGM through Electronic Media (E-AGM), details of which are provided in the Enclosure 6 of this letter, and identification documents as per the details provided in the Enclosure 5 of this letter to the Company within 23rd January 2024 to Email: ftreit.comsec@frasersproperty.com or via registered mail to the Company's address as specified in Enclosure 5. Once the Company has verified the name of the trust unitholders at the record date on 14th December 2023, the Company shall send the "Username" and "Password" to be used for accessing into the meeting control system for the E-AGM, to the trust unitholders via the e-mail address that the trust unitholder will provide to the Company. In case a trust unitholder is unable to attend the meeting in person and wish to authorize a person to attend the meeting and cast the vote on your behalf at this meeting, please complete and sign the Proxy Form attached to this invitation letter as appeared in Enclosure 8 and duly affix the stamp duty of Baht 20. In this connection, any trust unitholder may appoint the independent director

of the REIT Manager as his or her proxy to attend the meeting and vote on his or her behalf at this meeting as per the details appeared in the Enclosure 7 of this letter.

For the trust unitholders' benefit, please study Guidelines for attending the AGM through Electronic Media (E-AGM) as per the details appeared in the Enclosure 5 which is delivered to the trust unitholders together with this invitation letter. If any trust unitholder has any questions or inquiries relating to AGM through Electronic Media (E-AGM) or the proxies, please contact, Frasers Property Industrial REIT Management (Thailand) Company Limited, Tel. 02-483-0000 ext. 0525 or 0524 during office hours and business days.

Sincerely Yours,

Frasers Property Thailand Industrial Freehold & Leasehold REIT
by Frasers Property Industrial REIT Management (Thailand) Company Limited
as the REIT Manager

(Mr. Thanarat Boonyakosol)
Managing Director

Annual Report of the Year 2023
Fraser's Property Thailand Industrial Freehold & Leasehold REIT
(FTREIT)

Please download from the QR code provided below



(F 53-4)

Capital Increase Report Form
 Frasers Property Thailand Industrial Freehold & Leasehold REIT (FTREIT)
 3rd November 2023

We, Frasers Property Industrial REIT Management (Thailand) Company Limited (the “Company” or the “REIT Manager”), as the REIT Manager of Frasers Property Thailand Industrial Freehold & Leasehold REIT (“FTREIT”) would like to report the details with respect to the capital increase and the allocation of the trust units of FTREIT as follows:

1. Capital increase

The Meeting of Board of Directors resolved to approve the capital increase by means of a general mandate, by issuing and offering for sale of the additional trust units in the number of not exceeding 919,016,114 trust units. In this regard, after the accumulation of the increased number of trust units with the existing number of 3,063,387,048 trust units, the total number of trust units of FTREIT will not exceed 3,982,403,162 trust units.

2. Allocation of the trust units

Allocate to	Number of Trust Units	Percentage of Paid-up Capital of FTREIT ¹	Remark
The existing unitholders, proportionately to their respective unitholding (Rights Offering)	Not exceeding 919,016,114	Not exceeding 30 percent	Please consider additional information in the Remark below
The existing unitholders proportionately to their respective unitholding excluding those unitholders who will cause FTREIT to have duties under foreign regulations (Preferential Public Offering)	Not exceeding 612,677,409	Not exceeding 20 percent	Please consider additional information in the Remark below
Public Offering	Not exceeding 612,677,409	Not exceeding 20 percent	Please consider additional information in the Remark below

Allocate to	Number of Trust Units	Percentage of Paid-up Capital of FTREIT ¹	Remark
Private Placement	Not exceeding 306,338,704	Not exceeding 10 percent	Please consider additional information in the Remark below

¹Percentage of the paid-up capital of FTREIT, as at the date on which the REIT Manager resolves to approve the capital increase by means of a general mandate.

Remark:

- (1) The allocation of the additional trust units issued and offered in the Public Offering and in the Private Placement shall not fall under the scope of the offer of newly-issued trust units at a low price in accordance with the criteria set out by relevant Notifications of the Office of the Securities and Exchange Commission (“**Office of the SEC**”), but the offering price of the additional trust units will be determined by referencing to the appraised value by the independent appraisers in the lists approved by the Office of the SEC, and by taking into account other relevant factors; including (1) conditions of the financial market and capital market at the time of issuance of trust units; (2) the reasonable rate of return which investors will receive; (3) commercial potential of the assets; (4) domestic and foreign interest rates; (5) rate of return investment in equity instruments, debt instruments, as well as other alternative investment options; and (6) Bookbuilding.
 - (2) The allocation of the additional trust units must not cause any unitholder or the group of persons holding the trust units of FTREIT to exceed 50 percent of the total number of issued trust units of FTREIT. The definition of “the group of persons” shall be as prescribed under the Notification of the Capital Market Supervisory Board No. TorChor. 49/2555 Re: Issuance and Offer for Sale regarding Units of Real Estate Investment Trust (including any amendment thereto).
3. **Schedule for the trust unitholders’ meeting to seek approval for the capital increase and the allocation of the trust units**

The Meeting of the Board of Directors of the Company scheduled the date of the 2024 Annual General Meeting of Trust Unitholders of FTREIT on 29th January 2024, and the date for determination of trust unitholders’ entitlement to attend the 2024 Annual General Meeting of Trust Unitholders of FTREIT (Record Date) is 14th December 2023.

4. **Application to the relevant government agency for approval of the capital increase and the allocation of the trust units, and the conditions on the approval (if any)**

After the approval on the capital increase by means of general mandate and the allocation of the trust units has been granted from the trust unitholders, if FTREIT desires to proceed with the capital increase, the REIT

Manager will further seek approval from the Office of the SEC to issue and offer for sale of the additional trust units by filing the Registration Statement for Offer for Sale of Trust Units and the draft prospectus accordingly. The capital increase shall be completed within 1 year from the date on which the trust unitholders' meeting resolves to approve.

5. Objectives of the capital increase and plans for utilizing proceeds derived from the capital increase

For the purposes of investment in the additional assets of FTREIT in the future and/or repayment of borrowings which will be incurred in relation to the investment in the additional assets of FTREIT and/or repayment of borrowings utilized as necessity for investment in the additional assets of FTREIT prior to obtaining the proceeds from the capital increase to make such investment and/or repayment of loans which will be due in the future and/or debentures of FTREIT which will be matured in the future.

6. Benefits which FTREIT will receive from the capital increase and the allocation of the trust units

FTREIT has the source of funding to invest in the additional assets of FTREIT in the future and/or has sufficient funds for repayment of borrowings which will be incurred in relation to the investment in the additional assets of FTREIT and/or makes repayment of loans which will be due in the future and/or debentures of FTREIT which will be matured in the future, including to enhance FTREIT's flexibility and the ability to compete in investing in potential assets.

7. Benefits which the trust unitholders will receive from the capital increase and the allocation of the trust units

In case there is the future investment in the additional assets of FTREIT which is necessary to obtain the proceeds from the capital increase. It will provide FTREIT an opportunity to obtain benefits from the new assets which will ultimately result in the benefits to the trust unitholders.

8. Other details necessary for the trust unitholders to consider in support of their decision to approve the capital increase and the allocation of the trust units

-None-

9. Schedule of the capital increase and the allocation of the trust units

9.1 The date to determine the names of the trust unitholders who are entitled to attend the 2024 Annual General Meeting of Trust Unitholders of FTREIT is 14th December 2023 (Record date).

9.2 The date of the 2024 Annual General Meeting of Trust Unitholders of FTREIT is 29th January 2024 through electronic media (E-AGM), in order to resolve the matters regarding the capital increase of FTREIT by means of general mandate, the allocation of the additional trust units, and other relevant matters.

The Company hereby certifies that the information contained in this report is true and complete in all respects.

Sincerely yours,

Frasers Property Thailand Industrial Freehold & Leasehold REIT

by Frasers Property Industrial REIT Management

(Thailand) Company Limited

the REIT Manager

(Mr. Thanarat Boonyakosol)

Managing Director

Information Memorandum on Transaction with the Possibility of Conflict of Interest
between FTREIT and the Trustee

1. Transaction Date : After obtaining the approval from the trust unitholders' meeting of Frasers Property Thailand Industrial Freehold & Leasehold REIT ("FTREIT") in the related matter and without the dissenting votes of more than one-fourth of all trust units sold and approved from the Office of the Securities and Exchange Commission (the "Office of the SEC") in the related matters.

2. Counterparty and relationship with FTREIT : Persons related to Trustee, which may be securities companies, commercial banks, financial institutions and/or juristic persons who is a person related to Trustee pursuant to the relevant laws and regulations. Whereby the said persons related to the Trustee for such case may be Bangkok Bank Public Company Limited who is the major shareholder of BBL Asset Management Company Limited, the Trustee of FTREIT.

3. Characteristics of Interest of Persons Related to the Trustee : Persons Related to the Trustee have interest in the transaction as the following:
 - (1) The persons whom FTREIT might appoint as financial advisor, lead underwriter, and/or underwriter for the offering and allocation of the additional trust units by means of a general mandate of FTREIT, at each time, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration and approval at this time; and
 - (2) The persons whom FTREIT might appoint as financial advisor, lead underwriter, and/or underwriter for the issuance and offering of debentures of FTREIT, at each time or each series, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.

4. General characteristics of the transaction : (1) FTREIT may appoint persons related to the Trustee to be financial advisor, lead underwriter, and/or underwriter for the offering and allocation of the additional trust units by means of a general mandate of FTREIT, at each time, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time; and
- (2) FTREIT may appoint persons related to the Trustee to be financial advisor, lead underwriter, and/or underwriter for the issuance and offering of debentures of FTREIT with the outstanding amount at any time totalling not more than Baht 17,000 million, at each time or at each series, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.
5. Size of the transaction and consideration : The considerations for financial advisor, lead underwriter, and/or underwriter for the action as follows;
- (1) The offering and allocation of the additional trust units by means of a general mandate of FTREIT, at each time, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time; and
- (2) Issuance and offering of debentures of FTREIT, at each time, at each series, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.
- shall be in the amount to be further agreed between FTREIT and the financial advisor, lead underwriter and/or underwriter.

6. **Criteria for determining the value of the consideration** : The considerations for financial advisor, lead underwriter, and/or underwriter for the action as follows:

- (1) The offering and allocation of the additional trust units by means of a general mandate of FTREIT, at each time, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time; and
- (2) The issuance and offering of debentures of FTREIT, at each times or at each series, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.

will be reasonable and will not prejudice the interest of FTREIT. The terms and conditions specified in the related agreements will be made on an arm's length basis, and the transaction costs imposed on FTREIT will be fair and reasonable, in comparison to consideration paid by FTREIT in the past. Parties with a specific interest in the transaction shall not be involved in the decision to enter into such transaction. The entry into such transaction will significantly take into account the utmost benefits of FTREIT and the trust unitholders.

7. **Benefits** : (1) The offering and allocation of additional trust units by means of a general mandate will enhance FTREIT's flexibility and the ability to compete in investing in potential assets. As a result, this will create an opportunity to generate appropriate and sustainable return to trust unitholders of FTREIT in the long term and to increase the sources of income, which will ultimately result in the benefits to the trust unitholders.

(2) The issuance and offering of debentures of FTREIT will provide the operational flexibility to FTREIT and help FTREIT to appropriately manage its financial costs as the financial cost from issuance of debenture is fixed and, in some cases, may be lower than the financial cost upon borrowing. Therefore, if FTREIT's financial costs decrease, FTREIT's performance will improve. Furthermore,

the issuance of debenture is a mechanism for raising funds from a new source in which it will expand FTREIT's current investor base towards debt securities investors.

8. **Approval of the transaction** : The transaction is required to obtain approval from the trust unitholders' meeting by a vote of not less than the majority vote which is more than one-half of the all votes of the trust unitholders attending the meeting and having the right to vote where the trust unitholders' meeting shall not resolve with the dissenting votes of more than one-fourth of all trust units sold. However, in case the resolution of the trust unitholders' meeting for this agenda has the dissenting votes of more than one-fourth of all trust units sold, FTREIT shall not be able to enter into transaction which is a conflict of interest between FTREIT and the Trustee, such as:
- (1) Appointing Bangkok Bank Public Company Limited who is the person related to the Trustee of FTREIT to be the financial advisor as well as the lead underwriter, and/or underwriter for the sale of additional trust units for the capital increase by means of general mandate of FTREIT, at each time, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.
 - (2) Appointing Bangkok Bank Public Company Limited who is the person related to the Trustee of FTREIT to be the financial advisor as well as the lead underwriter, and/or underwriter for the issuance and offering of debentures of FTREIT, at each time or at each series, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.

However, FTREIT shall still be able to appoint financial advisor, lead underwriter, and/or underwriter for additional trust units as proposed above from other persons which are not the persons related to the Trustee.

In this regard, the counting of such votes of all trust unitholders having the right to vote, the REIT Manager will not include the votes from the

trust unitholders with special interest with the Trustee. The details of the trust unitholders having conflict of interests in the proposed agenda for resolution, the details as specified in Enclosure 4

9. Opinion the REIT Manager's Board of Directors regarding the entering into the transaction and the comparison of reasonableness between entering into the transaction with the related party and the third party

: The Company views that the transaction which FTREIT will appoint the persons related to the Trustee of FTREIT to be the financial advisor, lead underwriter, and/or underwriter for action as follows:

- (1) The offering and allocation of the additional trust units by means of a general mandate of FTREIT, at each time, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.
- (2) The issuance and offering of debentures of FTREIT, at each time or at each series, at any moment, according to the agenda to be proposed to 2024 Annual General Meeting of Trust Unitholders of FTREIT for consideration at this time.

is reasonable and will not prejudice the interest of FTREIT. The terms and conditions specified in the related agreements will be made on an arm's length basis, and the transaction costs imposed on FTREIT will be fair and reasonable, also comparable to the transaction entering into with third party. In addition, the parties with a specific interest in the transaction shall not be involved in the decision to enter into such transaction.

10. Dissenting opinion of the director of the REIT Manager which is different from the opinion of the Board of Directors of the REIT Manager in item 9.

: None

11. Related Party Transaction : FTREIT used letter of guarantee provided by Bangkok Bank Public
(During the past year and Company Limited. Trustee makes the payments of service fee to the
the present year until the Bank on behalf of FTREIT.
latest quarter)
(January 1st, 2022 –
present)

Attachment

Summary of Financial Status of FTREIT

The following report is the summary of financial statement audited by the auditors.

Statement of Financial Position (Unit : Thousand Baht)	As of 30 September		
	2021 Audited (Revised)	2022 Audited	2023 Audited
Assets			
Investments in freehold and leasehold properties at fair value	44,758,330	46,319,379	49,824,979
Investments measured at fair value through profit or loss	300,000	-	-
Cash and cash equivalents	800,057	331,282	279,665
Rental and service receivables	130,695	148,529	149,605
Interest receivables	920	352	993
Insurance receivable	-	-	29,433
Other receivables	3,899	1,633	1,913
Deferred expenses	15,175	2,728	-
Other assets	15,175	87,456	113,724
Total Assets	46,066,028	46,891,359	50,400,312
Liabilities			
Short-term loans	800,000	1,752,010	3,549,700
Accrued expenses	79,871	100,541	146,236
Accrued interest expenses	99,314	94,706	109,272
Withholding taxes payable	27,141	26,466	638
Deposits from rental and services	1,163,241	1,157,629	1,282,488
Lease Liabilities	183,927	180,404	176,365
Long-term loan	1,737,644	-	-
Debentures	9,034,419	10,331,788	11,332,132
Other liabilities	29,539	40,331	35,374
Total liabilities	13,155,096	13,683,875	16,632,205
Net assets			
Trust registered capital	29,213,378	29,213,378	29,213,378
Capital from unitholders	31,118,590	31,118,590	31,118,590
Retained earnings	1,792,342	2,088,894	2,649,517
Net assets	32,910,932	33,207,484	33,768,107
Liabilities and Net assets	46,066,028	46,891,359	50,400,312
Net asset value per unit	10.7433	10.8401	11.0231
Number of trust units issued at the end of year (unit)	3,063,387,048	3,063,387,048	3,063,387,048

Statement of comprehensive income (Unit : Thousand Baht)	For the year ended 30 September		
	2021 Audited (Revised)	2022 Audited	2023 Audited
Income			
Rental and service income	3,239,355	3,594,487	3,725,205
Interest income	4,579	2,810	2,795
Income from rental guarantees	111,479	4,696	12,620
Income from forfeiture of rental and service deposits	15,214	20,933	9,990
Other income	46,032	22,072	28,524
Total Income	3,416,659	3,644,998	3,779,134
Expenses			
Cost of rental and services	214,402	284,461	409,621
Trust management fee	395,474	418,313	435,302
Trustee fee	21,047	21,264	21,840
Registrar fee	5,876	4,577	5,123
Professional fees	1,957	1,855	1,863
Amortisation of deferred expenses	14,025	12,447	2,728
Administrative expenses	22,226	22,081	9,146
Finance cost	370,666	361,103	399,988
Total expenses	1,045,674	1,126,101	1,285,611
Net profit on investments	2,370,985	2,518,897	2,493,523
Net gains on sales of investments in properties	-	4,602	3,661
Net gain (loss) on changes in fair value of investments in properties	(218,699)	(116,273)	354,853
Increase in net assets from operations	2,152,286	2,407,226	2,852,037

Statement of cash flows (Unit : Thousand Baht)	For the year ended 30 September		
	2021 Audited (Revised)	2022 Audited	2023 Audited
Net cash from (used in) operating activities	(251,285)	1,499,398	(168,776)
Net cash from (used in) financing activities	497,123	(1,968,173)	(117,160)
Net increase (decrease) in cash and cash equivalents	245,838	(468,775)	(51,616)
Cash and cash equivalents at the beginning of year	554,219	800,057	331,282
Cash and cash equivalents at the end of year	800,057	331,282	279,666

List of Unitholders

 1. Trust unitholders having special interests

Trust unitholders having special interests (as at 14th December 2023, which is the date for determination of trust unitholders' entitlement to attend the 2024 Annual General Meeting of Trust Unitholders (Record date)), who are not entitled to cast the vote in Agenda 8, are as follows:

Name	Number of Units held	Percentage
Bangkok Bank Public Company Limited	123,535,978	4.03
Total	123,535,978	4.03

 2. List of the First 10 Trust Unitholders

List of the first 10 trust unitholders as at 14th December 2023, which is the date for determination of trust unitholders' entitlement to attend the 2024 Annual General Meeting of Trust Unitholders (Record date) are as follows:

Name	Number of Units held	Percentage
1. FRASERS PROPERTY THAILAND (INTERNATIONAL) PTE.LTD. and Frasers Property (Thailand) Public Company Limited	815,428,298	26.62
2. Social Security Office	363,373,073	11.86
3. Bangkok Life Assurance Public Company Limited	164,255,156	5.36
4. Bangkok Bank Public Company Limited	123,535,978	4.03
5. K Property Infrastructure Flexible Fund	95,450,582	3.11
6. TMB EASTSPRING Property and Infrastructure Income Plus Flexible	82,613,405	2.70
7. Muang Thai Life Assurance Public Company Limited	59,997,742	1.96
8. PRINCIPAL PROPERTY INCOME FUND	54,216,524	1.77
9. MITSUI & CO. (ASIA PACIFIC) PTE. LTD.	48,800,000	1.59
10. SCB Property and Infrastructure Flexible Fund	47,078,456	1.54
Total	1,854,649,314	60.54

Guidelines for attending the AGM through Electronic Media (E-AGM)
and the Appointment of Proxy

1. In case the trust unitholders desires to attend the E-AGM by themselves

1.1 Please fill the registration form for the AGM through Electronic Media (E-AGM) as provided in Enclosure 6. Please clearly specify your e-mail and cell-phone number to be used for the meeting registration and attach the following identification documents to confirm your right to attend the E-AGM:

- In the event that the trust unitholder is a natural person – a valid, certified true copy of ID card or passport or other official documents issued by government authority.
- In the event that the trust unitholders is a juristic person – please attach an executed version of the power of attorney or a proxy form and supporting documents as per the detail in item “Supporting documents for the appointment of proxy” (as specified below).

Please submit the registration form for the AGM through Electronic Media (E-AGM) and identification documents as aforementioned to the Company within 23 January 2024 via the following channels:

- E-mail: freit.comsec@frasersproperty.com or

- Registered Mail:

Frasers Property Industrial REIT Management (Thailand) Company Limited
MitrTown Office Tower, 23rd Floor, No. 944, Rama 4 Road,
Wangmai Sub-District, Pathumwan District, Bangkok 10330

1.2 When the Company receives the document as per item 1.1 from you, the Company will proceed to verify such documents to confirm your right to attend the Meeting. Once the verification is completed, the Company will send the Username and Password, together with WebLink for accessing to the meeting control system for the E-AGM to you. Please kindly refrain from giving your Username and Password to other person. In the case your Username and Password are lost or you have not received it within 26 January 2024, please immediately contact the Company.

1.3 The Company will send the details of the Username and Password to you together with the manual for accessing meeting control system for the E-AGM system at the same time. Please kindly read the manual which will be provided in the email that the Company will send to you thoroughly. The system

will be opened 60 minutes prior to the start of the Meeting so that the trust unitholders can register to attend the meeting in advance. However, the live broadcast will begin at 14.00 hrs.

1.4 For casting the vote during the E-AGM, the trust unitholders may cast his or her vote in each agenda to either approve, disapprove, or abstain from voting. For the trust unitholders who do not vote in any agenda, the system will automatically count your vote as “approve”.

2. In case the trust unitholders appoint a proxy to attend the E-AGM

In case that a trust unitholder is unable to attend the Meeting, he/she may authorize another person or the following independent director of the Company, to attend and vote on his/her behalf:

- **Mr. Threekwan Bunnag**, Chairman of the Board and Independent Director, 66 years
Address: Frasers Property Industrial REIT Management (Thailand) Company Limited
23rd Floor, Mitrtown Office Tower, No. 944 Rama 4 Road,
Wangmai Sub-district, Pathumwan District, Bangkok 10330

The independent director of the Company has no special interest in every agenda. Please fill-in the information and sign the proxy form, as appeared in Enclosure 8 in the invitation letter, and send the proxy form together with supporting documents for the appointment of proxy (as specified below) to the Company within 23 January 2024 via the following channels:

- E-mail: ftreit.comsec@frasersproperty.com or
- Registered Mail:
Frasers Property Industrial REIT Management (Thailand) Company Limited
Mitrtown Office Tower, 23rd Floor, No. 944 Rama 4 Road,
Wangmai Sub-District, Pathumwan District, Bangkok 10330.

Supporting documents for the appointment of proxy

In case of a natural person

1. A Proxy Form which is completely filled and signed by the proxy grantor and the proxy; **and**
2. A copy of valid ID card or passport certified true copy by the proxy grantor; **and**
3. A copy of valid ID card or passport certified true copy by the proxy.

In case of a juristic person

1. A Proxy Form which is completely filled and signed by such juristic person's authorized person and have such juristic person's company seal affixed (if any) of the proxy grantor and signed by the proxy; **and**
2. If the trust unitholder is a juristic person registered in Thailand, please submit a copy of a certified true copy of the Affidavit of the proxy grantor, which is issued in the period of not exceeding 6 months prior the trust unitholders' meeting, certified true and correct by the authorized person(s) and affixed with the company's seal (if any) or if the trust unitholder is a juristic person registered in a foreign country, please submit a copy of the affidavit certifying the status of a juristic person of proxy grantor, issued in the period of not exceeding 1 year prior the trust unitholders' meeting by the competent authority in a particular country where the juristic person is located, and those shall be certified true and correct by the authorized person(s) and affixed with the company's seal (if any); **and**
3. A copy of valid ID card or passport certified true copy by the authorized person of such juristic person (proxy grantor); **and**
4. A copy of valid ID card or passport certified true copy by the proxy.

For the person who is not a Thai citizen or is registered as a foreign juristic person

If the documents or evidence as aforementioned is not in Thai or in English, the trust unitholders must present an English translation of those documents which is certified true translation by such trust unitholder or the authorized person of such juristic person and affixed with the company's seal (if any) (in the case of juristic person).

3. Channel for trust unitholders to send comment or questions related to business, industry and business operation of FTREIT or any relevant agenda to be considered in this E-AGM are as follows:

3.1 During the E-AGM meeting, the trust unitholders attending the Meeting can submit comments or questions via the E-AGM system.

3.2 The trust unitholders can submit comments or questions in advance to the Company prior to the date of the Meeting via the following channels:

- E-mail: ftreit.comsec@frasersproperty.com or

- Registered Mail:

Fraser's Property Industrial REIT Management (Thailand) Company Limited

Mitrtown Office Tower, 23rd Floor, No. 944 Rama 4 Road,

Wangmai Sub-District, Pathumwan District, Bangkok 10330

Registration form for attending the AGM through Electronic Media (E-AGM)

Written at _____

Date ___ Month _____ Year _____

I/We _____ Nationality _____

Address No. _____ Road _____ Sub-district _____ District _____

_____ Province _____ Postal code _____

E-mail _____ Tel _____

as a trust unitholder of Frasers Property Thailand Industrial Freehold & Leasehold REIT, holding a total number of _____ trust units,

I hereby confirm to attend the meeting and cast the votes in the 2024 Annual General Meeting of Trust Unitholders on 29th January 2024, at 14.00 hrs. through Electronic Media (E-AGM). Please send a WebLink for attending the E-AGM, Username and Password to my/our email as follows:

E-mail _____

Sign _____ Trust Unitholder

()

Sign _____ Trust Unitholder

()

Important Remark : Kindly send this registration form for attending the AGM through Electronic Media (E-AGM) which is completely filled and attached identification document for verification of the right to attend the E-AGM to the Company within 23 January 2024 via the following channels:

- E-mail: ftreit.comsec@frasersproperty.com or
- Registered Mail:

Frasers Property Industrial REIT Management (Thailand) Company Limited

Mitrtown Office Tower, 23rd Floor, No. 944 Rama 4 Road,

Wangmai Sub-District, Pathumwan District, Bangkok 10330

**Information of the Independent Director
of Frasers Property Industrial REIT Management (Thailand) Company Limited
Appointed as Proxy of Trust Unitholder who are unable to attend the Meeting**



Name : Mr. Threekwan Bunnag

Position in the Company : Chairman of the Board and Independent Director

Age : 66 years

Address : Frasers Property Industrial REIT Management
(Thailand) Company Limited
No. 944 Mitrtown Office Tower, 23rd Floor, Rama IV
Road, Wangmai Subdistrict, Pathumwan District,
Bangkok 10330

Conflict of interest in this : None
meeting

Education :

Master of Business Administration, University of North Texas, USA

Training:
Thai Institute of Directors Association (IOD)

Year 2023 Ethical Leadership Program (ELP) 31/2566
The Board's Role in Mergers & Acquisitions (BMA) 6/2566

Year 2017 Advance Audit Committee Program (AACP) 27/2017

Year 2006 Director Accreditation Program (DAP) 58/2006

Year 2001 Director Certification Program (DCP) 12/2001

Summary of the previous 5-year work experiences:

- Chairman of the Board and Independent Director Frasers Property Industrial REIT Management (Thailand) Co., Ltd.
- Vice Chairman of the Board, Independent Director and Chairman of Audit Committee Beryl 8 Plus Public Co., Ltd.
- Independent Director and Chairman of Audit Committee SVI Public Co., Ltd.
Siam Agro-food Industry Public Co., Ltd.
- Director Emerald Bay Resort Co., Ltd.
Emerald Bay Villa Co., Ltd.
Gold Master Public Co., Ltd.

หนังสือมอบฉันทะ

(ปิดอากรแสตมป์ 20 บาท)

(Duty Stamp Baht 20)

PROXY

(สำหรับผู้ถือหน่วยทรัสต์ทั่วไป)

(For general trust unitholders)

 แบบ ก.
 Form A.

เขียนที่

Written at

 วันที่ เดือน พ.ศ.
 Date Month Year

 (1) ข้าพเจ้า สัญชาติ
 I/We Nationality

 อยู่บ้านเลขที่ ถนน ตำบล/แขวง
 Reside at Road Tambol/Khwaeng
 อำเภอ/เขต จังหวัด รหัสไปรษณีย์ โทรศัพท์
 Amphur/Khet Province Postal Code Tel

 (2) เป็นผู้ถือหน่วยทรัสต์ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์และสิทธิการเช่าอสังหาริมทรัพย์เพื่ออุตสาหกรรม เฟรเซอร์ส พร็อพเพอร์ตี้
 being a trust unitholder of Frasers Property Thailand Industrial Freehold & Leasehold REIT
 โดยถือหน่วยทรัสต์จำนวนทั้งสิ้นรวม หน่วย และออกเสียงลงคะแนนได้เท่ากับ เสียง ดังนี้
 holding the total amount of unit, and having the right to vote equal to votes as follows:

 (3) ขอมอบฉันทะให้
 Hereby appoint

 (3.1) อายุ ปี อยู่บ้านเลขที่
 age years, reside at
 ถนน ตำบล/แขวง อำเภอ/เขต
 Road Tambol/Khwaeng Amphur/Khet
 จังหวัด รหัสไปรษณีย์
 Province Postal Code

 หรือ กรรมการอิสระ
 or Independent Director, namely

 (3.2) นายตรีขวัญ บุญนาค อายุ 66 ปี อยู่บ้านเลขที่ 18/109 ซอย สมคิด
 Mr. Threekwan Bunnag age 66 years, resides at 18/109 Soi Somkid
 ถนน ตำบล/แขวง ลุมพินี อำเภอ/เขต ปทุมวัน
 Road Tambol/Khwaeng Lumphini Amphur/Khet Pathumwan
 จังหวัด กรุงเทพมหานคร รหัสไปรษณีย์ 10330
 Province Bangkok Postal Code 10330

 คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหน่วยทรัสต์ ประจำปี 2567 ในวันที่
 29 มกราคม 2567 เวลา 14.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึง
 เลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

 any one of them to be my/our proxy to attend and vote on my/our behalf at the 2024 Annual General Meeting of Trust Unitholders of Frasers
 Property Thailand Industrial Freehold & Leasehold REIT on 29th January 2024, at 14.00 hrs., through electronic media (E-AGM) in accordance
 with criteria specified in the laws on electronic meeting or any adjournment at any date, time and place thereof.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

- (4.1) วาระที่ 1 รับทราบผลการดำเนินงานของกองทรัสต์ รอบระยะเวลาบัญชีระหว่างวันที่ 1 ตุลาคม 2565 ถึงวันที่ 30 กันยายน 2566
Agenda No. 1 To acknowledge the operating results of FTREIT for the fiscal year starting from 1st October 2022 to 30th September 2023.

หมายเหตุ: วาระที่ 1 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 1 is for acknowledgement. Therefore, no voting is required.

- (4.2) วาระที่ 2 รับทราบงบการเงินที่ตรวจสอบแล้วของกองทรัสต์ สิ้นสุด วันที่ 30 กันยายน 2566
Agenda No. 2 To acknowledge the Audited Financial Statements of FTREIT for the period ended 30th September 2023.

หมายเหตุ: วาระที่ 2 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 2 is for acknowledgement. Therefore, no voting is required.

- (4.3) วาระที่ 3 รับทราบการแต่งตั้งผู้สอบบัญชีจากบริษัท เคพีเอ็มจี ภูมิไชย สอบบัญชี จำกัด เป็นผู้สอบบัญชีของกองทรัสต์ และค่าตอบแทนของผู้สอบบัญชี ประจำปี 2567

Agenda No. 3 To acknowledge the appointment of an auditor from KPMG Phoomchai Audit Limited as the auditor of FTREIT and their remunerations for the fiscal year 2024.

หมายเหตุ: วาระที่ 3 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 3 is for acknowledgement Therefore., no voting is required.

- (4.4) วาระที่ 4 รับทราบการจ่ายผลประโยชน์ตอบแทนจากการดำเนินงานปี 2566
Agenda No. 4 To acknowledge the distribution payment from the operating results for fiscal year 2023.

หมายเหตุ: วาระที่ 4 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 4 is for acknowledgement Therefore., no voting is required.

- (4.5) วาระที่ 5 พิจารณานอุมัติการเพิ่มทุนแบบมอบอำนาจทั่วไป (General Mandate) ของกองทรัสต์ โดยการออกหน่วยทรัสต์ จำนวนไม่เกิน 919,016,114 หน่วย

Agenda No. 5 To consider and approve the capital increase of FTREIT by means of a general mandate by issuing a total of not exceeding 919,016,114 trust units.

(ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

(ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote at my/our desire as follows:

เห็นด้วย ไม่เห็นด้วย งดออกเสียง
 Approve Disapprove Abstain

- (4.6) วาระที่ 6 พิจารณานุมัติการเสนอขายและจัดสรรหน่วยทรัสต์ที่ออกและเสนอขายเพิ่มเติมจากการเพิ่มทุนแบบมอบอำนาจทั่วไป (General Mandate)

Agenda No. 6 To consider and approve the offering for sale and allocation of the additional trust units to be issued and offered for sale by means of a general mandate.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain

- (4.7) วาระที่ 7 พิจารณานุมัติการออกและเสนอขายหุ้นกู้ของกองทรัสต์ FTREIT โดยมียอดคงค้างของหุ้นกู้ ณ ขณะใดขณะหนึ่งรวมกันไม่เกิน 17,000 ล้านบาท

Agenda No. 7 To consider and approve the issuance of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain

- (4.8) วาระที่ 8 พิจารณานุมัติการเข้าทำธุรกรรมที่เป็นการขัดแย้งทางผลประโยชน์ระหว่างกองทรัสต์กับทรัสต์

Agenda No. 7 To consider and approve the entering into the transaction which is a conflict of interest between FTREIT and the Trustee.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain

- (4.9) วาระที่ 9 พิจารณาเรื่องอื่น ๆ (ถ้ามี)

Agenda No. 9 To consider other matters (if any)

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain

(5) ในกรณีที่ผู้ถือหน่วยทรัสต์มอบอำนาจให้กรรมการอิสระเข้าประชุมและออกเสียงลงคะแนนแทนตน ขอความกรุณาให้ผู้ถือหน่วยทรัสต์ระบุเสียงลงคะแนน โดยเฉพาะจะจงว่า เห็นด้วย ไม่เห็นด้วย หรืองดออกเสียง

In case a trust unitholder authorizes the Independent Director to attend and vote on your behalf, please specify your vote whether the trust unitholder desires for approval, disapproval or abstention.

(6) การลงคะแนนเสียงของผู้รับมอบอำนาจในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบอำนาจนี้ให้ถือว่า การลงคะแนนเสียงนั้น ไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหน่วยทรัสต์

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and shall not be my/our voting as a trust unitholder.

(7) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบอำนาจมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have not specified my/our voting intention(s) in any agenda or my/our voting intention(s) is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition of any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบอำนาจได้กระทำไปในการประชุม เว้นแต่กรณีที่ได้รับมอบอำนาจไม่ออกเสียงลงคะแนนตามที่ข้าพเจ้าระบุในหนังสือมอบอำนาจ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signedผู้มอบอำนาจ/Grantor
(.....)

ลงชื่อ/Signed.....ผู้รับมอบอำนาจ/Proxy
(.....)

หมายเหตุ

ผู้ถือหน่วยทรัสต์ที่มอบอำนาจจะต้องมอบอำนาจให้ผู้รับมอบอำนาจเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบอำนาจหลายคนเพื่อแยกการลงคะแนนเสียงได้

The trust unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of units to several proxies for splitting votes.

หนังสือมอบฉันทะ
PROXY

(ปิดอากรแสตมป์ 20 บาท)
(Duty Stamp Baht 20)

(สำหรับผู้ถือหน่วยทรัสต์ที่ปรากฏในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้ Custodian ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยทรัสต์)
(For foreign trust unitholders who have custodians in Thailand only)

แบบ ข.
Form B.

เขียนที่

Written at
วันที่

(1) ข้าพเจ้า สัญชาติ

I/We Nationality

อยู่บ้านเลขที่ ถนน ตำบล/แขวง

Reside at Road Tambol/Khwaeng

อำเภอ/เขต จังหวัด รหัสไปรษณีย์

Amphur/Khet Province Postal Code

ในฐานะผู้ประกอบธุรกิจเป็นผู้รับฝากและดูแลหน่วยทรัสต์ (Custodian) ให้กับ

as a Custodian for

ซึ่งเป็นผู้ถือหน่วยทรัสต์ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์และสิทธิการเช่าอสังหาริมทรัพย์เพื่ออุตสาหกรรม เฟรเซอร์ส พร็อพเพอร์ตี้

being a trust unitholder of Frasers Property Thailand Industrial Freehold & Leasehold REIT

โดยถือหน่วยทรัสต์จำนวนทั้งสิ้นรวม หน่วย และออกเสียงลงคะแนนได้เท่ากับ เสียง ดังนี้

holding the total amount of unit, and having the right to vote equal to votes as follows:

(2) ขอมอบฉันทะให้
Hereby appoint

(2.1) อายุ ปี อยู่บ้านเลขที่

age years, reside at

ถนน ตำบล/แขวง อำเภอ/เขต

Road Tambol/Khwaeng Amphur/Khet

จังหวัด รหัสไปรษณีย์

Province Postal Code

หรือ กรรมการอิสระ
or Independent Director, namely

(2.2) นายตรีขวัญ บุญนาค อายุ 66 ปี อยู่บ้านเลขที่ 18/109 ซอย สมคิด

Mr. Threekwan Bunnag age 66 years, resides at 18/109 Soi Somkid

ถนน ตำบล/แขวง ลุมพินี อำเภอ/เขต ปทุมวัน

Road Tambol/Khwaeng Lumphini Amphur/Khet Pathumwan

จังหวัด กรุงเทพมหานคร รหัสไปรษณีย์ 10330

Province Bangkok Postal Code 10330

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหน่วยทรัสต์ ประจำปี 2567

any one of them to be my/our proxy to attend and vote on my/our behalf at the 2024 Annual General Meeting of Trust Unitholders of Frasers Property Thailand Industrial Freehold & Leasehold REIT on 29th January 2024 at 14.00 hrs., through electronic media (E-AGM) in accordance with criteria specified in the laws on electronic meeting or any adjournment at any date, time and place thereof.

ในวันที 29 มกราคม 2567 เวลา 14.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่

จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

(3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะเข้าร่วมประชุมและออกเสียงลงคะแนนในครั้งนี ดังนี้

I/We hereby authorize the proxy to attend and vote on my/our behalf at this meeting as follows:

- มอบฉันทะตามจำนวนหน่วยทรัสต์ทั้งหมดที่ถือและมีสิทธิออกเสียงลงคะแนนได้

To grant the total amount of unit trust holding and having the right to vote

- มอบฉันทะบางส่วน คือ

To grant the partial units as follows:

- หน่วยทรัสต์.....หน่วย และมีสิทธิออกเสียงลงคะแนนได้.....เสียง
 Unit trustunits, and having the right to vote equal tovotes,
 รวมสิทธิออกเสียงลงคะแนนได้ทั้งหมด.....เสียง
 Total amount of voting rightsvotes.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

- (4.1) วาระที่ 1 รับทราบผลการดำเนินงานของกองทรัสต์ รอบระยะเวลาบัญชีระหว่างวันที่ 1 ตุลาคม 2565 ถึงวันที่ 30 กันยายน 2566
Agenda No. 1 To acknowledge the operating results of FTREIT for the fiscal year starting from 1st October 2022 to 30th September 2023.

หมายเหตุ: วาระที่ 1 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 1 is for acknowledgement. Therefore, no voting is required.

- (4.2) วาระที่ 2 รับทราบงบการเงินที่ตรวจสอบแล้วของกองทรัสต์ สิ้นสุด วันที่ 30 กันยายน 2566
Agenda No. 2 To acknowledge the Audited Financial Statements of FTREIT for the period ended 30th September 2023.

หมายเหตุ: วาระที่ 2 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 2 is for acknowledgement. Therefore, no voting is required.

- (4.3) วาระที่ 3 รับทราบการแต่งตั้งผู้สอบบัญชีจากบริษัท เคพีเอ็มจี ภูมิไชย สอบบัญชี จำกัด เป็นผู้สอบบัญชีของกองทรัสต์ และ
 ค่าตอบแทนของผู้สอบบัญชี ประจำปี 2567
Agenda No. 3 To acknowledge the appointment of an auditor from KPMG Phoomchai Audit Limited as the auditor of FTREIT and their remunerations for the fiscal year 2024.

หมายเหตุ: วาระที่ 3 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 3 is for acknowledgement. Therefore, no voting is required.

- (4.4) วาระที่ 4 รับทราบการจ่ายผลประโยชน์ตอบแทนจากการดำเนินงานปี 2566
Agenda No. 4 To acknowledge the distribution payment from the operating results of fiscal year 2023.

หมายเหตุ: วาระที่ 4 เป็นวาระแจ้งเพื่อทราบ จึงไม่มีการลงมติในวาระนี้

Remark: Agenda No. 4 is for acknowledgement. Therefore, no voting is required.

- (4.5) วาระที่ 5 พิจารณานุมัติการเพิ่มทุนแบบมอบอำนาจทั่วไป (General Mandate) ของกองทรัสต์ โดยการออกหน่วยทรัสต์ จำนวนไม่เกิน 919,016,114 หน่วย

Agenda No. 5 To consider and approve the capital increase of FTREIT by means of a general mandate by issuing a total of not exceeding 919,016,114 trust units.

- (ก) ให้ผู้รับมอบอำนาจมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบอำนาจออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย _____ เสียง ไม่เห็นด้วย _____ เสียง งดออกเสียง _____ เสียง
- Approve _____ votes Disapprove _____ votes Abstain _____ votes

- (4.6) วาระที่ 6 พิจารณานุมัติการเสนอขายและจัดสรรหน่วยทรัสต์ที่ออกและเสนอขายเพิ่มเติมจากการเพิ่มทุนแบบมอบอำนาจทั่วไป (General Mandate)

Agenda No. 6 To consider and approve the offering for sale and allocation of the additional trust units to be issued and offered for sale by means of a general mandate.

- (ก) ให้ผู้รับมอบอำนาจมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบอำนาจออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย _____ เสียง ไม่เห็นด้วย _____ เสียง งดออกเสียง _____ เสียง
- Approve _____ votes Disapprove _____ votes Abstain _____ votes

- (4.7) วาระที่ 7 พิจารณานุมัติการออกและเสนอขายหุ้นกู้ของกองทรัสต์ FTREIT โดยมียอดคงค้างของหุ้นกู้ ณ ขณะใดขณะหนึ่ง รวมกันไม่เกิน 17,000 ล้านบาท

Agenda No. 7 To consider and approve the issuance of debentures with the maximum outstanding amount at any time totalling not more than Baht 17,000 million.

- (ก) ให้ผู้รับมอบอำนาจมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบอำนาจออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย _____ เสียง ไม่เห็นด้วย _____ เสียง งดออกเสียง _____ เสียง
- Approve _____ votes Disapprove _____ votes Abstain _____ votes

(4.8) วาระที่ 8 พิจารณานุมัติการเข้าทำธุรกรรมที่เป็นการขัดแย้งทางผลประโยชน์ระหว่างกองทรัสต์กับทรัสต์

Agenda No. 8 To consider and approve the entering into the transaction which is a conflict of interest between FTREIT and the Trustee.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย _____ เสียง ไม่เห็นด้วย _____ เสียง งดออกเสียง _____ เสียง
- Approve _____ votes Disapprove _____ votes Abstain _____ votes

(4.8) วาระที่ 9 พิจารณาเรื่องอื่น ๆ (ถ้ามี)

Agenda No. 9 To consider other matters (if any)

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) To grant my/our proxy to vote at my/our desire as follows:
- เห็นด้วย _____ เสียง ไม่เห็นด้วย _____ เสียง งดออกเสียง _____ เสียง
- Approve _____ votes Disapprove _____ votes Abstain _____ votes

(5) ในกรณีที่ผู้ถือหน่วยทรัสต์มอบฉันทะให้กรรมการอิสระเข้าประชุมและออกเสียงลงคะแนนแทนตน ขอความกรุณาให้ผู้ถือหน่วยระบุเสียงลงคะแนน โดยเฉพาะเจาะจงว่า เห็นด้วย ไม่เห็นด้วย หรืองดออกเสียง

In case a trust unitholder authorizes the Independent Director to attend and vote on your behalf, please specify your vote whether the trust unitholder desires for approval, disapproval or abstention.

(6) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหน่วยทรัสต์

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and shall not be my/our voting as a trust unitholder.

(7) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have not specified my/our voting intention(s) in any agenda or my/our voting intention(s) is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition of any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงลงคะแนนตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor

(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy

(.....)

หมายเหตุ

1. หนังสือมอบฉันทะแบบ ข. นี้ ใช้เฉพาะกรณีกับผู้ถือหน่วยทรัสต์ที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้กัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยทรัสต์ให้เท่านั้น

Only foreign trust unitholders whose names appear in the registration and have appointed a Custodian in Thailand can use the Proxy Form B.

2. หลักฐานที่ต้องแนบพร้อมหนังสือมอบฉันทะ คือ

Evidence to be attached with this Proxy Form are:

(1) หนังสือมอบอำนาจจากผู้ถือหน่วยทรัสต์ให้กัสโตเดียน (Custodian) เป็นผู้ดำเนินการลงนามในหนังสือมอบฉันทะแทน

Power of Attorney from the trust unitholder authorizing a Custodian to sign the Proxy Form on behalf of the trust unitholder.

(2) หนังสือยืนยันว่าผู้ลงนามในหนังสือมอบฉันทะแทนได้รับอนุญาตประกอบธุรกิจ กัสโตเดียน (Custodian)

Letter of certification to certify that a person executing the Proxy Form has obtained a permit to act as a Custodian.

3. ผู้ถือหน่วยทรัสต์ที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบฉันทะหลายคน เพื่อแยกการลงคะแนนเสียงได้

The trust unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of units to several proxies for splitting votes.

Notification Form for Personal Data Processing for the Trust Unitholders Meeting

Frasers Property Industrial REIT Management (Thailand) Company Limited (the “Company” or “REIT Manager”), the REIT Manager of Frasers Property Thailand Industrial Freehold & Leasehold REIT (the “REIT” or “FTREIT”), values the importance of personal data protection and therefore, establishes and notifies you the notice regarding personal data processing for FTREIT’s trust unitholders meeting to describe the purposes and practice on how we treat your personal data pursuant to the Personal Data Protection Act B.E. 2562 (2019) (Personal Data Protection Act or PDPA) as follows:

Personal Data to be collected, used, disclosed and/or stored

The Company will collect, use, disclose and/or store (“Process”) your general personal data, including your proxy holder’s (if any), namely name-surname, date of birth, identification number/passport number, trust unitholder ID, address, telephone number, email (if any) photo including video recording on the meeting through electronic platform.

Remark : *Any identification documents submitted to the Company, such as copy of ID card or other official documents may contain sensitive personal data e.g., race, blood type, religion which are not required for the purpose of holding the Trust Unitholders Meeting. You may blanken out those sensitive personal data prior to submitting those documents to the Company. In case the Company receives documents containing sensitive personal data, the Company reserves the right to blanken out those sensitive personal data for you and, in such case, the Company shall be deemed not having collected such sensitive personal data from the submitted documents.*

Source of Personal Data

The Company may collect your personal data from the following sources:

1. Personal data directly collected from you as appeared in the registration documents and proxy (if any)
2. Personal data collected from the FTREIT trust unitholder list as of the record date of the 2024 Annual General Meeting of Trust Unitholders which the Company received from Thailand Securities Depository Company Limited (TSD) as the registrar.
3. Personal data collected in form of photo and video which are recorded throughout the 2024 Annual General Meeting of Trust Unitholders via electronic platform.

Purpose and Necessity of Personal Data Processing

The Company is required to collect your personal data for the following purposes:

1. Identification of the Trust Unitholder's right to attend the 2024 Annual General Meeting of Trust Unitholders of FTREIT, convening the Trust Unitholder Meeting, registration to attend Trust Unitholders Meeting, calculation of the meeting quorum and vote.
2. Preparation of concerned system including recording of audio and video on the meeting.
3. Recording your name-surname in the meeting minutes (in case you express suggestion and/or raise questions during the meeting). In addition, the meeting minutes will be disclosed through FTREIT website as well as submitted to the Stock Exchange of Thailand (SET) and relevant regulatory agencies as legally required.

Period of Personal Data Retention

The Company will retain your personal data for entire period necessary to be used for purposes as specified in this document and as required duration in order to comply with objective to hold the 2024 Annual General Meeting of Trust Unitholders via electronic platform. After such period, the Company may also retain your personal data as backup information in case of necessity for 10 years from the date of receipt of your personal data except as otherwise allowed by law.

Data Subject Right

The data subjects are entitled to withdraw consent given for personal data processing, however; the withdrawal of consent shall not affect the collection, use, or disclosure of personal data to which the data subject has already given consent. In addition, the data subjects are also entitled to request for accessing and obtaining a copy of their personal data including request for correction of their personal data, request for deletion or anonymization of their personal data, request for cessation of the use of personal data, request for personal data relocation and sending or transfer of any personal data to other data controller, including the right to object to data processing of their personal data and the right to lodge complaint against the Company's act to the Personal Data Protection Committee.

If you desire to exercise the aforementioned rights by submitting your request to the Company through the following channels.

- 1) Postal Delivery : Attention to "Investor Relations and Operations Support Department"
Fraser's Property Industrial REIT Management (Thailand) Company Limited
944 Mitrtown Office Tower, 23rd Floor, Rama 4 Road, Wangmai Subdistrict, Pathumwan District,
Bangkok 10330
- 2) Email : FTREIT.COMSEC@frasersproperty.com

For additional information regarding personal data protection, please see our privacy policy as indicated in attached QR code below:

