

-Translation-

Enclosure 2

Details regarding the Additional Trust Unit Subscription Method for the 4<sup>th</sup> Capital Increase

Part 1 Information on the Allocation of the Additional Trust Unit Offering in the 4<sup>th</sup> Capital Increase of FTREIT

1. Date and number of the Board of Directors' Meeting which approved the allocation of the Additional Trust Units in the 4<sup>th</sup> capital increase of FTREIT

The Board of Directors' Meeting No. 9/2023 held on 30 August 2023.

2. Details of the allocation of the Additional Trust Units in the 4<sup>th</sup> capital increase of FTREIT

Type of trust unit : Trust certificate representing the rights of the holder as a beneficiary of a trust (trust unit)

Paid-up capital as of 30 September 2023 : 29,213,377,906 baht

The total value of the Additional Trust Units to be issued and offered (Capital to be paid) : Not exceeding 2,200,000,000 baht

Number of the Additional Trust Units to be issued and offered : Not exceeding 220,000,000 trust units

The maximum offering price : Not exceeding 10.00 baht per trust unit. In this regard, the final offering price shall be further announced by the REIT Manager by 8 December 2023 through the SET's website. The subscribers of trust units shall only make the subscription payment at the final offering price.

The minimum subscription of the trust units : At least 1 unit and increase by 1 unit each time.

Type of Offering (Allocation method) : Offering to existing trust unitholders proportionately to their respective unitholding, excluding those unitholders who will cause FTREIT to have duties under foreign regulations (Preferential Public Offering) (the "Existing Trust Unitholders") who are entitled to subscribe for the trust units whose names appeared in unitholder register book (Record Date) on 30 November 2023, whereby the REIT Manager may decline to offer or allocate the Additional Trust Units to any trust unitholder if doing so would violate the rules and regulations regarding the offering and allocation of trust units, or would impose obligation under foreign laws on FTREIT, including but not limited to laws of the following countries:

- |                                    |                     |
|------------------------------------|---------------------|
| 1. Austria                         | 11. China           |
| 2. Japan                           | 12. Australia       |
| 3. New Zealand                     | 13. India           |
| 4. France                          | 14. South Korea     |
| 5. Belgium                         | 15. Hong Kong       |
| 6. Malaysia                        | 16. The Netherlands |
| 7. Switzerland                     | 17. Germany         |
| 8. Sweden                          | 18. Taiwan          |
| 9. The United States of<br>America | 19. Canada          |
| 10. The United Kingdom             | 20. Denmark         |
|                                    | 21. Philippines     |

(referred to the information derived from the latest determination of the names of the trust unitholders on 30 September 2023).

The trust units shall be offered and allocated to each Existing Trust Unitholder proportionately to their respective unitholding in the ratio of 1 existing trust unit to 0.0718 newly issued Additional Trust Unit. If the trust units from the calculation have fractions that cannot be allotted as a full trust unit, such fractions shall be rounded down to the nearest whole number. In this regard, the Existing Trust Unitholders may declare their intention to subscribe for trust units based on their entitlement, or in excess of the amount they are entitled to, or less than the amount they are entitled to, or to waive their rights to subscribe for the Additional Trust Units.

In this regard, the REIT Manager reserves the right to amend and/or add a list of such countries which may have additional nationality of trust unitholders after the date of determination of the names of the Existing trust unitholders who are entitled to subscribe for the Additional Trust Units according to their proportion entitled to subscribe for the Additional Trust Units whose names are set out in the Unitholders Register Book (Record Date) as of 30 November 2023. The REIT Manager will further announce via the website of the Stock Exchange of Thailand (SET) prior to the subscription period of the issuance and offering of the Additional Trust Units accordingly. The underwriter reserves the right to decline the subscription from unitholders in accordance with such terms and conditions of the subscription accordingly.

3. The date to determine the names of the Existing Trust Unitholders entitled to subscribe for the Additional Trust Units in the 4<sup>th</sup> capital increase.

The date to determine the names of the Existing Trust Unitholders entitled to subscribe for the Additional Trust Units in the 4<sup>th</sup> capital increase is 30 November 2023.

4. Subscription Period and Method and Payment Method for the Additional Trust Units

4.1 Subscription period

For the Existing Trust Unitholders who are individuals and juristic persons

Subscribe via SCB EASY application (for individual only) from 16 December 2023 at 08.30 hrs. to 22 December 2023 at 15.30 hrs. and subscribe via Siam Commercial Bank Public Company Limited at all branches nationwide from 18 December 2023 on business days and hours of each branch to 22 December 2023 at 15.30 hrs.

For the Existing Trust Unitholders who are institutional investors

Subscribe via Siam Commercial Bank Public Company Limited (Head Office), Investment Operations and Settlement Team, No. 9, 17<sup>th</sup> Floor, Zone B, Ratchadaphisek Road, Chatuchak Sub-District, Chatuchak District, Bangkok, Tel 02-795-1225-7, 02-795-1241-2 and 02-795-1678 from 18 December 2023 to 22 December 2023 at 08.30 hrs. - 15.30 hrs. (business hours of Investment Operation and Settlement Team)

4.2 Subscription method for the Additional Trust Units

The Existing Trust Unitholders can subscribe for the Additional Trust Units via branches of Siam Commercial Bank Public Company Limited and via SCB EASY application. If the trust units from the calculation have fractions that cannot be allotted as a full trust unit, such fractions shall be rounded down to the nearest whole number. The Existing Trust Unitholders are entitled to subscribe for Additional Trust Units based on their entitlement, or in excess of the amount they are entitled to, or less than the amount they are entitled to, or to waive their rights to subscribe for the issuance and offering of the Additional Trust Units. In this regard, if any subscriber making subscription via branches of Siam Commercial Bank Public Company Limited has more than 1 trust unitholder registration numbers, such subscriber must separate the subscription form and supporting documents by preparing 1 subscription form together with supporting documents per 1 trust unitholder registration number. If the subscriber has only 1 trust unitholder registration number but subscribes for the trust units by using more than one subscription forms, the underwriter reserves the right to combine all the trust units subscribed in every subscription form for the Additional Trust Units altogether and proceed with allotment. Furthermore, the subscribers are not able to use co-names for subscription of the trust units. The subscribers shall make the subscription payment at the final offering price and shall pay the subscription payment in full amount according to the subscription to the underwriter on the date of subscription of the Additional Trust Units and fill out the Subscription Form for Additional Trust Units with accurate and completed details and submit the form together with the supporting documents as specified by the underwriter.

Subscribe via branches of Siam Commercial Bank Public Company Limited

The subscriber who wishes to make a subscription via branches of Siam Commercial Bank Public Company Limited shall be an individual and a juristic person. The subscription method are as follows:

Subscribe by fill out the details in the Subscription Form for the Additional Trust Units (Hard Copy):

The subscriber shall fill out the Subscription Form for the Additional Trust Units with the accurate and completed details and sign with the company's seal affixed (if any), and attach the following supporting documents (if the subscriber has more than 1 trust unitholder registration numbers, the subscriber must separate the subscription form and supporting documents by preparing 1 subscription form together with supporting documents per 1 trust unitholder registration number):

1. Certificate of Subscription for the securities (if any) issued by Thailand Securities Depository Co., Ltd.;
2. Proof of payment as specified in item 4.3;
3. Identification documents of the subscriber. Each type of subscriber is required to attach the documents as specified in item 4.6.

The subscriber shall submit the Subscription Form for the Additional Trust Units together with all supporting documents at the branches of Siam Commercial Bank Public Company Limited where the subscription is made within the business days and hours as determined by the underwriter.

**Subscription via SCB EASY application of Siam Commercial Bank Public Company Limited**

Subscription via the online system (Online) shall be in accordance with the methods determined by the underwriter. In the case of subscription via the online system (Online), the subscribers will be able to make the payment according to the methods and conditions set out by the underwriter. The subscribers who subscribe via the online system (Online) shall go through the Customer Due Diligence & Know Your Customer: CDD/KYC process and conduct Suitability Test with the underwriter whom the subscribers conduct transactions during a period not exceeding 2 years prior to the subscription or as specified by the underwriter. The underwriter must have effective and sufficient control over the online subscription system and the subscribers must confirm that they have studied the information regarding the offering of the trust units in the prospectus and/or the Executive Summary of Registration Statements (Fact Sheet), agree to be bound by the prospectus and/or Executive Summary of Registration Statements (Fact sheet), and certify that the subscribers understand and accept investment risks. The subscribers are not required to fill in the details and sign their names in the Subscription Form for the Additional Trust Units (Hard Copy) nor required to attach any supporting documents for the subscription. The underwriter will provide the prospectus and the Executive Summary of Registration Statements of FTREIT (Fact Sheet) on the underwriter's website. However, the subscribers may study further details in relation to the offering of the Additional Trust Units in the prospectus and the Executive Summary of Registration Statements (Fact Sheet) on the SEC's website ([www.sec.or.th](http://www.sec.or.th)).

In this regard, the methods of subscription shall be in accordance with the details or procedures that the underwriter will further set out for their customers.

The terms, conditions, and procedures for subscription of trust units via SCB EASY application ("SCB EASY app") shall comply with the terms, conditions, and procedures set out by the Siam Commercial Bank Public Company Limited's ("Siam Commercial Bank") and at the discretion of Siam Commercial Bank.

Subscribers who are individual persons who wish to subscribe for trust units via SCB EASY app of Siam Commercial Bank must be subscribers who has the following qualifications: (a) being an individual person of Thai nationality (b) aged 20 (twenty) years or above (c) having a savings account or current account in his or her name (which is not a joint account) and such account must be linked or specified for use in SCB EASY app (d) have an email address that has been verified with Siam Commercial Bank (verified email) (e) have mobile phone numbers that have been provided to Siam Commercial Bank

to receive OTP code (f) not being a person within the group of persons who are suspicious of online transactions and (g) not being or was a bankrupt, incompetent, or quasi incompetent person and (h) went through the process of Know Your Customer & Customer Due Diligence: KYC/CDD with Siam Commercial Bank in accordance with the details, terms, conditions, and procedures specified by Siam Commercial Bank.

In this regard, before subscribing for the trust units, the subscribers must register via SCB EASY app in order to prepare for the subscription of trust units via this application, the subscribers can register in advance before the subscription date between 08:30 hrs. to 22.00 hrs. In this regard, such registration is not considered as a subscription of the trust units. The subscribers will be able to subscribe for the trust units only during the offering period of the trust units. In addition, the subscribers must complete the Suitability Test according to the methods specified by the Siam Commercial Bank before making a subscription of the trust units. In the event that the results of the Suitability Test of the subscriber are not suitable for the subscription of trust units in this occasion, but the subscriber still wishes to subscribe for the trust units, the subscriber must confirm the intention to subscribe for the trust units and confirm, as the subscriber, that if there is any damage occurred from investment in the trust units in the future, the Issuer and/or Siam Commercial Bank shall have no responsibility whatsoever. In addition, the subscribers who wish to subscribe for the trust units via SCB EASY app must certify and confirm that:

- (1) The subscriber has studied and understood the information regarding the offering of the trust units in the fact sheet or the prospectus; and
- (2) The subscriber understands and accepts the investment risks and agrees to be bound by such fact sheet or the prospectus.

In order to subscribe and make payment for the subscription of the trust units via SCB EASY app, subscribers who wish to subscribe for the trust units via SCB EASY app must fill out the personal information during the registration process to prepare for the subscription of the trust units via SCB EASY app, complete the information of the trust unit subscription, and verify the accuracy and completeness of the information and confirm the subscription of trust units via SCB EASY app by him/herself. In this regard, subscribers do not need to fill out information and sign the Subscription Form for the Additional Trust Units (Hard Copy), and do not require to attach supporting documents and photos of the savings account for the subscriber's savings account opened with Siam Commercial Bank for payment or receipt of refund of the trust unit subscription fees (as the case may be). The subscription of the trust units via SCB EASY app, Siam Commercial Bank will specify the final offering price at which the trust units will be offered, minimum subscription amount, and multiples of the number of trust unit subscriptions. The number of trust unit subscriptions via SCB EASY app will be in accordance with the conditions set out by Siam Commercial Bank.

(3) The subscriber must pay the subscription fee by debiting the subscriber's savings account which linked to SCB EASY app. The payment conditions should comply with the terms set out by Siam Commercial Bank. In this regard, the transactions of trust unit subscription which are conducted after 15.30 hrs. onwards will be considered as the transactions of the next business day. In addition, when Siam Commercial Bank has received the payment of trust unit subscription, subscribers will receive a confirmation of their trust unit subscription via the email that the investor provided to Siam Commercial Bank while making the trust unit subscription transaction.

(4) Subscribers who wish to receive the allocated trust units as a trust certificate with the trust certificate issued in the name of the subscribers, the Trust Unit Registrar of FTREIT which is Thailand Securities Depository Co., Ltd will deliver the trust certificate according to the allocated amount to those who have been allocated by registered mail according to the name and address which appeared in the unit holder register book within 15 business days from the last day of the offering of the Additional Trust Units (not include the last day of the offering of the Additional Trust Units). In this regard, Siam Commercial Bank reserves the right not to be responsible for any damages resulting from the subscribers who requested for trust certificate and does not receive the trust certificate within the specified period or is unable to sell the allocated trust units within the first business day of the first trading day of the trust units.

(5) Subscribers who wish to receive the allocated trust units by depositing the trust units into a securities account (scripless), the subscribers must check the accuracy of the information before confirming the subscription. Siam Commercial Bank reserves the right not to be responsible for any damages resulting from subscribers specifying incorrect securities account information or any other information. In this regard, the method of receiving dividends and any other amounts from the trust units (if any) will be in accordance with the method agreed upon by the subscribers with the securities companies where the trust units are deposited.

(6) Subscribers who wish to deposit the allocated securities into the account of the securities issuer with membership number 600 (Issuer Account) for individual subscribers must complete the questionnaire to verify the FATCA and CRS status. In this regard, if the subscribers indicates that they may be a U.S. citizen under FATCA and/or have a tax residence in a treaty country under CRS criteria, Thailand Securities Depository Co., Ltd, reserves the right to not accept the deposit of trust units of the subscribers into the account of the securities issuer. Therefore, the subscribers must choose an alternative method for receiving the trust units.

(7) Siam Commercial Bank reserves the right to not accept the subscriptions of trust units via SCB EASY app from subscribers who have a limitation in communication or decision-making abilities, or those with health impairments, which is individuals with hearing impairments, visual impairments, or other health impairments. However, subscribers can proceed with the subscriptions of the trust units at the branches of Siam Commercial Bank which has investment advisors.

(8) Subscribers who subscribe for the trust units via SCB EASY app will not be able to modify or cancel their subscriptions of the trust units.

(9) Siam Commercial Bank reserves the right to establish additional criteria and conditions for subscribers who subscribe for the trust units via SCB EASY app, in accordance with the Notification of the Office of the SEC and the relevant Notification of Capital Market Supervisory Board.

(10) In the event of disruptions to SCB EASY app, computer systems, information systems, electrical systems, or communication systems of Siam Commercial Bank, or any other reasons beyond the control of Siam Commercial Bank, resulting in Siam Commercial Bank's inability to provide services at any time, causing subscribers to be unable to subscribe for the trust units, or have not been allocated with the trust units, the subscribers agree not to hold Siam Commercial Bank responsible for any claims arising from such disruptions in any manner whatsoever.

#### 4.3 Receipt of payment for the subscription for the Additional Trust Units

The subscribers shall make the subscription payment for the Additional Trust Units in full amount in single payment according to the number of the trust units subscribed and the subscriber shall follow the formality, rules and conditions prepared by the underwriter for each venue. The payment could be made by any methods as follows:

In the case of Subscription via branches and head office of Siam Commercial Bank Public Company Limited

1) Payment by cheque, cashier's cheque, or draft which can be collected from the same clearing house. The subscriber must specify the name, address and telephone number of the subscriber on the back of cheque, cashier's cheque, or draft for the purpose of convenience to contact and subscriber's benefits, whereby such payment can be made from 18 December 2023 to 21 December 2023 at 12.00 hrs. The subscriber must specify the date of the subscription not later than 21 December 2023 and cross with "Account Payee Only".

2) Payment in cash, via wire transfer or other methods accepted by the underwriter and make payment to the deposit account for the receipt of the subscription payment of additional trust units prepared by the underwriter, whereby such payment can be made from 18 December 2023 to 22 December 2023 at 15.30 hrs.

In this regard, the subscribers shall be responsible for all transfer fees or collection fees for cheque, cashier's cheque or draft (if any) and in the case that the subscribers subscribe via branch of Siam Commercial Bank Public Company Limited, the subscribers must submit the Subscription Form for the Additional trust units and Proof of payment showing that the subscription fee has been paid along with supporting documents for subscription at the branch of Siam Commercial Bank Public Company Limited where the subscription was made within the business days and hours specified by the underwriter.

In the case of Subscription via SCB EASY application of Siam Commercial Bank Public Company Limited

The subscriber must pay the subscription fee by debiting the subscriber's deposit account which linked to SCB EASY app. Siam Commercial Bank will debit the account immediately when the subscriber completes the subscription transaction. The payment conditions should comply with the terms of Siam Commercial Bank. In this regard, the transactions of trust unit subscription which conducted after 15.30 hrs. onwards will be considered as the transactions of the next business day. In addition, when Siam Commercial Bank has received the payment of trust unit subscription, subscribers will receive confirmation of their trust units subscription via the emails that the subscribers provided to Siam Commercial Bank while making the trust units subscription transaction.

In this regard, In the case where there are expenses or bank fees incurred from the subscription, the subscriber shall be responsible for such expenses or bank fees (if any) separately from the amount of the trust units subscription payment. Siam Commercial Bank shall receive the amount of trust units subscription payment in the amount equivalent to the subscription payment in full amount.

#### 4.4 Payment methods for the subscription

The subscriber shall make the payment for the subscription of the Additional Trust Units to the underwriter within the business days and hours. The subscribers must make single payment for the subscription in full amount that the subscribers intend to subscribe. In this regard, the underwriter reserves the right to exclude the subscription via post. The subscription payment methods, excluding subscription via SCB EASY app, are as follows:

- 1) In case of making the payment in cash or via wire transfer

The payment can be made from 18 December 2023 at 08.30 hrs. to 22 December 2023 at 15.30 hrs.

Account Name: Subscription Account for FTREIT

- 2) In case of making the payment by cheque, cashier's cheque, or draft which can be collected from the same clearing house.

The payment can be made from 18 December 2023 to 21 December 2023 at 12.00 hrs. The subscriber must specify the date of the subscription no later than 21 December 2023 with being crossed "A/C Payee Only".

Account Name: Subscription Account for FTREIT

#### 4.5 Additional terms and conditions for the subscription of the Additional Trust Units

- 1) After the underwriter received the Subscription Form for the Additional Trust Units and supporting documents for subscription of the Additional Trust Units and the subscription payment has been made, the underwriter will issue a copy of Subscription Form for the Additional Trust Units to the subscribers as evidence, except for the subscription of trust units via SCB EASY app.

- 2) In case where the subscribers make payment for the subscription of the Additional Trust Units by cheque, cashier's cheque or draft, but the payment cannot be collected on the date of subscription by any reasons, the underwriter reserves the right to consider that the subscriber subscribes for the Additional Trust Units on business day which the payment is able to be collected.

- 3) In case where the business day which the payment can be collected is the date and/or time after the subscription period, the underwriter reserves the right to cancel the subscription of the Additional Trust Units of such subscribers.

- 4) In case where such cheque, cashier's cheque or draft is rejected by subscriber's bank which the subscriber make payment, the underwriter reserves the right to cancel the subscription of the Additional Trust Units of such subscriber.

- 5) In order to make payment of the subscription of the Additional Trust Units, the subscriber must make single payment for the subscription of the Additional Trust Units in full amount according to the amount intended for subscription and will not be able to set-off with the underwriter.

- 6) The subscriber who has subscribed and fully paid for the subscription of the Additional Trust Units is not permitted to cancel his/her subscription and/or request for returning subscription payment of the subscription of the Additional Trust Units, except being granted with approval from the underwriter in a specific case.

- 7) All subscribers who have paid for the subscription of the Additional Trust Units on the date of subscription will not have rights to receive interest and/or compensation from the subscription payment from the Issuer of the Additional Trust Units and the underwriter (except the case provided in item 4.9 to be further stated).

- 8) In case where the Issuer informs the underwriter (within the business hours of the underwriter) that there is the event that the Issuer must restrain or suspend the issuance and offering of the Additional Trust Units, or it is unable to deliver the Additional Trust Units to the subscribers, the Issuer will procure the underwriter to return the subscription payment within 7 business days from the end of the offering period.



9) In the case that the subscribers for the Additional Trust Units have not been recorded as customers of the underwriter, such subscribers must fill out the information in the form of Know Your Customer (KYC) and Customer Due Diligence (CDD), which can be completed at the branches of the underwriter.

#### 4.6 Supporting documents for subscription in the case of subscription via branches of Siam Commercial Bank Public Company Limited (excluding the subscription of the trust units via SCB EASY app)

The subscriber is required to fill out the Subscription Form for the Additional Trust Units with the accurate, complete, and clear subscription details and sign with the company's seal affixed (if any). The supporting documents for subscription are as follows:

1) In case of Thai individual

(a) A certified true copy of a valid identification card or civil servant identification card with endorsed signature

(b) A certified true copy of the first page of a bank account opened in Thailand or a bank statement with endorsed signature for returning the subscription payment by transfer into the bank account opened in Thailand. In this regard, if such first page of the bank account opened Thailand or the bank statement is not provided, the underwriter reserves the right to return the subscription payment to the subscriber by cheque, cashier's cheque crossed payable to the name of the subscriber.

(c) In the case where the subscriber is a minor, the document that must be provided in addition to (a) is a consent of person exercising parental power (father/mother or legal representative) including the certified true copies of their valid identification cards and certified true copy of household registration where the minor resides by such person exercising parental power.

(d) In the case that the eligible subscriber has changed name/surname causing the name/surname unmatched with those appeared in the Unitholder Register Book or in the Certificate of Subscription Right for the trust units, such unitholder shall attach the evidence issued by government authority, such as a certified true copy of certificate of change of name/surname, a marriage certificate, a divorce certificate, etc.

In the case where a copy of the identification card is submitted to support the subscription. Owner of a copy of ID card, parent, or legal representative (as the case may be) shall cross out the sensitive personal data so that such data cannot be read and certify true copies before submitting a copy of such identification cards card to support the subscription.

2) In case of foreign individual (having residence in Thailand)

(a) A certified true copy of a valid passport with endorsed signature.

(b) A certified true copy of the first page of a bank account opened in Thailand or a bank statement with endorsed signature for returning the subscription payment by transfer into the bank account opened in Thailand. In this regard, if such first page of a bank account opened in Thailand or the bank statement is not provided, the underwriter reserves the right to return the subscription payment to the subscriber by cheque, cashier's cheque crossed payable to the name of the subscriber.

(c) In the case where the subscriber is a minor, the document that must be provided in addition to (a) is a consent of person exercising parental power (father/mother or legal representative) including certified true copies of their

valid passports and certified true copy of household registration where the minor resides by such person exercising parental power.

(d) In case of change of name/surname that causes the name/surname unmatched with those appeared in the trust unit holder register book or in the Certificate of Subscription Right to the trust units, the subscriber shall attach copies of documents issued by government agencies, such as a certified true copy of certificate of surname change registration, marriage certificate, divorce certificate, etc.

3) In case of Thai-registered Juristic Person

(a) A certified copy of the Affidavit issued by the Ministry of Commerce not more than 6 months prior to the date of the submission of the Subscription Form for the Additional Trust Units, certified by authorized person and affixed with the Company's seal (if any)

(b) A certified true copy of valid identification card or a passport of authorized person of the juristic person.

(c) Power of attorney in case of authorization together with a certified true copies of valid identification card or a passport of the authorized person of the juristic person and the attorney. If the power of attorney is a copy, such copy must be certified by the grantor. In this regard, such power of attorney must be affixed with stamp duty in accordance with the law.

(d) A certified true copy of the first page of a bank account opened in Thailand or the bank statement with endorsed signature for returning the subscription payment by transfer into the bank account opened in Thailand. In this regard, if such first page of a bank account opened in Thailand or the bank statement is not provided, the underwriter reserves the right to return the subscription payment to the subscriber by cheque, cashier's cheque crossed payable to the name of the subscriber.

In the case where a copy of the identification card is submitted to support the subscription. Owner of a copy of ID card or a legal representative (as the case may be) shall cross out the sensitive personal data so that such data cannot be read and certify true copies before submitting a copy of such identification card to support the subscription.

4) In case of Foreign-registered Juristic Person

(a) A copy of documents evidencing its incorporation (such as Certificate of Incumbency/Business Profile) or a copy of Affidavit issued by competent authority in countries where such juristic person is located not more than 6 months prior to the date of the submission of the Subscription Form for the Additional Trust Units certified true copies by the authorized person of the juristic person and affixed with the company's seal (if any).

(b) A certified true copy of a valid passport of the authorized person that is not expired.

(c) Power of attorney in case of authorization of an attorney to act on his/her behalf and a certified true copy of valid identification card or a passport of authorized person of the juristic person that is not expired and of the attorney. If the power of attorney is a copy, such copy must be certified with by the grantor.

(d) A certified true copy of the first page of a bank account opened in Thailand or the bank statement for returning of subscription payment by transfer into the bank account opened in Thailand. In this regard, if such first page of a bank account opened in Thailand or the bank statement is not provided, the underwriter reserves the right to return the subscription payment to the subscriber by cheque, cashier's cheque crossed payable to the name of the subscriber.

In the case where a copy of the identification card is submitted to support the subscription. Owner of a copy of ID card or a legal representative (as the case may be) shall cross out the sensitive personal data so that such data cannot be read and certify true copies before submitting a copy of such identification card to support the subscription.

Remarks:

- In the case the documents are sent from foreign countries, they must be certified by the authorized person of the juristic person. In this regard, the signatures of persons who signed on the copies of such documents or of the persons certified correctness of such documents must be notarized by a Notary Public and legalized by the officer of the Thai Embassy or Thai Consular located in the country where the documents are prepared, the certification of all documents must be done for not more than 6 months until the date of the submission of the Subscription Form for the Additional Trust Units.
- All investors must certify that he/she agrees to be bound by the terms and conditions under this document and/or notifications, orders, rules issued by the SEC, the Capital Market Supervisory Board, and the Office of the SEC which are currently applicable, or which will be amended in the future.
- The underwriter reserves the right to consider the completeness of documents or request for additional or substitute documents in accordance with the law, notification, orders, rules announced by the SEC, the Capital Market Supervisory Board, the Office of the SEC, or the rules of the underwriter.

#### 4.7 Method of Allocation of the Additional Trust Units

Allocation of the Additional Trust Units to the Existing Trust Unitholders whose names appeared in the Unitholder Register Book on the Record Date on 30 November 2023 set out to determine the right to subscribe for the Additional Trust Units proportionately to their respective unitholding. In this regard, the REIT Manager reserves the right to exercise its discretion to decline offering or allocation of the Additional Trust Units to any unitholder, if doing so would violate the rules and regulations regarding the issuance and offering and allocation of trust units, or would impose obligation under foreign laws to FTREIT, including but not limited to laws of the countries which may not be entitled for allocation. In this regard, the Existing Trust Unitholders may declare their intention to subscribe for the Additional Trust Units based on their entitlement, or in excess of the amount they are entitled to, or less than the amount they are entitled to, or to waive their rights to subscribe for the Additional Trust Units.

After the issuance and offering of the Additional Trust Units to the Existing Trust Unitholders in the first round, the REIT Manager may allot the Additional Trust Units remaining from the subscription to the Existing Trust Unitholders who declared their intention to subscription for the Additional Trust Units in excess of the amount they are entitled to in proportion to their unitholding for at least one round or until the Additional Trust Units are fully subscribed. If the allotment of the Additional Trust Units as specified above to the Existing Trust Unitholders results in fractions which cannot be allotted as a full trust unit, such fractions shall be rounded down to the nearest whole number. The REIT Manager shall allot the Additional Trust Units and fractions of the trust units from the round down to the Existing Trust Unitholders who are entitled for allotment in excess of their entitlement until there is no Additional Trust Units remaining from the allotment.

#### 4.8 Conditions on the Offering of the Additional Trust Units

The underwriter reserves the right to decline and/or suspend all or parts of the subscription of the Additional Trust Units in one of the following cases:

- 1) In case where the subscription results in the number of trust units of FTREIT exceeding the number of the Additional Trust Units this time.
- 2) In case any person or group of persons intends to subscribe for the Additional Trust Units in the number which may cause such person or group of persons holding the trust units in an aggregate amount of more than 50 percent of the total number of the issued trust units.

3) In case where documents or information which the underwriter receives from the subscribers are inaccurate or incomplete.

4) In case where the underwriter suspects that the subscription of the Additional Trust Units of the subscribers is not transparent, such as it may involve with money laundering, etc.

5) The underwriter reserves the right to decline the subscription of the Additional Trust Units in some cases which the underwriter considers appropriate. For example, in case where the underwriter considers that it would be beneficial to FTREIT or to trust unitholders, or in case where the subscription of the Additional Trust Units may violate the rules and regulations regarding the offering and allocation of trust units, or would impose obligation under foreign laws to FTREIT, including but not limited to laws of the countries which may not be entitled to allocation. The REIT Manager reserves the right to amend and/or add such list of countries which may have additional nationalities of trust unitholders from the latest date of determination of the names of the unitholders after the Record Date of the Existing Trust Unitholders on 30 November 2023, where the REIT Manager will further announce via the SET's website prior to the subscription period of the trust units accordingly. This is for the protection of benefits, reputation or legal liabilities of FTREIT, the trust unitholders, the underwriter and the REIT Manager, as well as for the success in the offering of the trust units in this occasion.

6) The subscriber who has residence in foreign countries must be responsible for burden of the rules, regulations and taxes relating with the investment in the Additional Trust Units of FTREIT.

In this regard, it is assumed by the underwriter that the subscribers and/or trust unitholders have studied and understood and been willing to comply or agreed to be bound with the terms, regulations, agreements or conditions bound by FTREIT in accordance with the laws specified in the Trust Deed and/or Registration Statement of offering of trust units and/or in accordance with the notification, orders, rules issued by the Securities and Exchange Commission, the Office of the SEC and/or competent authorities which are already existed or will be further amended.

#### 4.9 Process and methods of returning subscription payment of the issuance and offering of Additional Trust Units

1) In case the subscriber is not allotted or is allotted for the issuance and offering of Additional Trust Units at the number, which is less than their subscribed number, or in the case the underwriter exercises its right to decline all or some part of the allotment.

In case the subscribers are not allotted with the Additional Trust Units or allotted with the Additional Trust Units less than the number of Additional Trust Units for which they intended to subscribe, or in the case that the underwriter exercises its right to decline all or parts of the allotment of the Additional Trust Units, the underwriter will return the subscription payment of the Additional Trust Units in the portion which are not allotted, or the portion which are not allotted in the number less than the amount intended for subscription, or the portion which have been declined by the underwriter without interest and/or compensation to the subscribers within 7 business days from the end of subscription period by transfer to saving account specified in the Subscription Form for the Additional Trust Units by the underwriter, and in case where the underwriter cannot return the subscription payment by transfer for whatsoever reasons, the underwriter shall return subscription payment by cheque, cashier's cheque or draft to the subscribers by delivery via registered mail to the contact address as specified in the Subscription Form for the Additional Trust Units within 10 business days from the end of the subscription period. In this regard, in the case that the subscription payment cannot be returned to the subscribers within 7 or 10 business days from the end of the subscription period (as the case may be) due to the underwriter's faults, such

subscribers shall have right to receive interest at the rate of 7.50 (seven point five) percent per annum calculated based on the amount of subscription payment which must be returned to the subscribers, commencing from the date after such 7 or 10 business days until (but not including) the day the subscription payment is returned. However, in any circumstance, if the subscription payment of the unallotted trust units is returned by cheque delivered via registered mail to the contact address specified in the Subscription Form for the Additional Trust Units or by transfer to bank account of the subscribers, it shall be deemed that the subscribers have received the returned subscription payment and the subscribers shall no longer be entitled to request for any interest and/or compensation. The return of the subscription payment must comply with the period and method as specified by Association of Thai Securities Companies.

**2) In case the Issuer restrains or suspends the offering of the Additional Trust Units or is unable to deliver the Additional Trust Units.**

In case that the Issuer restrains or suspends the issuance and offering of the Additional Trust Units or is unable to deliver the Additional Trust Units, the Issuer will procure the underwriter to return the subscription payment within 7 business days from the end of the offering period by transfer to the bank account specified in the Subscription Form for the Additional Trust Units by subscribers, or in case where the underwriter cannot transfer the subscription payment to the bank account of the subscribers, the underwriter shall return subscription payment by cheque, cashier's cheque or draft to the subscribers by delivery via registered mail to the contact address as specified in the Subscription Form for the Additional Trust Units within 10 business days from the end of the offering period. In this regard, in the case that the subscription payment cannot be returned to the subscribers within 7 or 10 business days from the end of the period for cancellation of the subscription (as the case may be) due to the underwriter's faults, such subscribers has right to receive interest at the rate of 7.50 percent per annum calculated based on the subscription payment which must be returned to the subscribers commencing from the date after such 7 or 10 business days until (but not including) the day the subscription payment is returned. However, in any circumstance, if the subscription payment of the unallotted trust units is returned by cheque delivered via registered mail to the contact address specified in the Subscription Form for the Additional Trust Units or by transfer to bank account of the subscribers, it shall be deemed that the subscribers have received the returned subscription payment and the subscribers shall no longer be entitled to request for any interest and/or compensation. The return of the subscription payment must comply with the period and method as specified by Association of Thai Securities Companies.

**3) In case of cancellation of the subscription the Additional Trust Units.**

The underwriter has the right to cancel the subscription of the subscribers who does not correctly or completely comply with the details as specified in item 4 (Date and Subscription and Payment Method for the Additional Trust Units) and/or in case the underwriter does not receive the full payment from the subscribers at the time for subscription of the Additional Trust Units. In case of making payment by cash or wire transfer, or in case of making payment with cheque, cashier's cheque, or draft but the underwriter is unable to collect the payment from the same clearing house with such venue of subscription.

**4) In case of cancellation of the issuance and offering of the Additional Trust Units.**

When the issuance and offering of the Additional Trust Units ends, if any of following cases occurs, the underwriter must cancel the whole or parts of the issuance and offering of the Additional Trust Units (as the case may be)

and return the payment to the subscribers in accordance with Notification of Capital Market Supervisory Board TorJor. 49/2555 re: Issuance and Offer for Sale regarding Units of Real Estate Investment Trust (as amended):

- 1) In the case that trust units are allocated to any person, group of persons, settlor, trustee, REIT Manager or foreign investors, which makes their holding of trust units combined with the existing number of units holding (if any) not comply with the rate or criteria specified in TorJor. 49/2555, the offering of the portion in excess of the prescribed rate or criteria in TorJor. 49/2555 shall be cancelled;
- 2) In case of inability to transfer the proceeds receipt from the offering of trust units to the Trustee as assets of FTREIT within 15 business days from the closing date of the offering of the trust units;
- 3) In case of force majeure, significant changes in law, finance, economy, stock market conditions, or political both domestically and abroad, or there are significant changes which have effect on the capital increase of FTREIT;
- 4) In case there is an event that causes the Office of the SEC or government agencies to order restraint or suspension of the offering of trust units or causes inability to deliver the Additional Trust Units; or
- 5) Any other events in accordance with the conditions on termination as specified in the underwriter appointment agreement.

In the above cases, the underwriter shall return the subscription payment within 7 business days from the end of the subscription period by transfer to bank account as specified in the Subscription Form for the Additional Trust Units by subscribers, or in case where the underwriter cannot return the subscription payment by transfer to the bank account of the subscribers, the underwriter shall return the subscription payment by cheque, cashier's cheque or draft to the subscribers by delivery via registered mail to the contact address as specified in the Certificate of Subscription Right of the Additional Trust Units within 10 business days from the end of the subscription period. In this regard, the return of the subscription payment must comply with method specified by the Association of Thai Securities Companies. Furthermore, when there is a cancellation of the issuance and offering of the Additional Trust Units for whatsoever reasons, the Issuer will inform the Office of the SEC within 15 days from the date that such event has occurred.

If the underwriter is unable to return the subscription payment within such period due to the underwriter's fault, the underwriter shall pay interest at the rate of not less than 7.50 percent per annum from the date after the end of such 10 business days until (not including) the date on which the underwriter return the subscription payment in full.

#### **4.10 Delivery of the Additional Trust Units**

The REIT Manager has appointed Thailand Securities Depository as the trust unit registrar of FTREIT and to provide services in relation to the depository of trust certificates in this issuance and offering of the Additional Trust Units. In this regard, the subscribers can use the services of Thailand Securities Depository and enter the Scripless System promptly. This would enable the subscribers to sell the Additional Trust Units in the Stock Exchange of Thailand promptly upon approval of the Stock Exchange of Thailand for the trust units of FTREIT to be traded in the Stock Exchange of Thailand is obtained, which is different from the case where the subscribers request for trust certificate as the subscribers would not be able to sell the trust units in the Stock Exchange of Thailand until the subscribers receive the trust certificates and transfer such trust certificates to the trading account of the subscribers. Therefore, in this offering of the Additional Trust Units, the subscribers may select one of these 3 cases as follows:

1) If the subscribers of the Additional Trust Units wish to receive a trust certificate under their names, the Thailand Securities Depository, as the trust unit registrar of FTREIT, will deliver the trust certificates in accordance with the allotted trust units to the subscribers via a registered mail under their names and addresses as appeared in the unitholder register book, within the period of 15 business days from the last date of the subscription period (not including the last date of the offering of the Additional Trust Units). In this case, the subscribers will not be able to sell the allotted trust units on the Stock Exchange of Thailand until receive the trust certificates and complete the transfer of such trust certificates to the trading account of the subscribers. This trust certificates may be received by the subscribers after FTREIT has obtained approval for the Additional Trust Units to be traded on the Stock Exchange of Thailand.

2) If the subscribers wish to use the service of Thailand Securities Depository by depositing the Additional Trust Units into the trading accounts which the subscribers opened with securities companies, the trust unit registrar of FTREIT, which is Thailand Securities Depository, will issue trust certificates in name of the "Thailand Securities Depository Company Limited for Depositors". In this regard, Thailand Securities Depository will record the number of trust units deposited by the securities companies and issue evidence of deposit to the subscribers within 7 business days from the end of the subscription period. In the meantime, the securities companies will also record the number of trust units deposited by the subscribers. In such case, the subscribers may promptly sell the allotted trust units in the Stock Exchange of Thailand upon approval of the Stock Exchange of Thailand for the Additional Trust Units to be traded in the Stock Exchange of Thailand is obtained.

In the case that the subscribers request the underwriter to proceed with item 4.10 2), the name of subscribers specified in the Subscription Form for the Additional Trust Units must correspond to the securities account names which the subscribers intend to deposit the Additional Trust Units into the accounts of the securities companies, otherwise the REIT Manager reserves the right to issue trust certificates to subscribers in accordance with the details and method pursuant to item 4.10 1) instead.

3) In the case that the subscribers does not wish to receive trust certificates but wishes to deposit the Additional Trust Units in the issuer account no. 600, the Issuer shall arrange for allotted trust units to be deposited with the Thailand Securities Depository, and Thailand Securities Depository will record the number of allotted the Additional Trust Units deposited in the issuer account no. 600 and will issue the depository evidence to the subscribers. In this regard, the subscribers must be fully complied with all relevant regulations, rules, or law, including the law of foreign states, e.g., Foreign Account Tax Compliance (FATCA) of the United States of America and comply with CRS Self-Certification of tax resident of a contracting country. In addition, the persons who are allotted with the trust units can sell such allotted trust units in the Stock Exchange of Thailand. To deposit the Additional Trust Units in the issuer account No. 600, the subscribers must provide details in "the supporting documents for the subscription of the Additional Trust Units for subscribers who wish to deposit the allocated Additional Trust Units into the account of the securities issuer (Issuer Account) only", including provide details in FATCA/CRS Self-Certification Form for Entity/Juristic Person for juristic person in order to submit to the Thailand Securities Depository. In the case that such documents are not fully prepared in accordance with the aforementioned details, or if there is any indication states that the subscriber might be U.S. citizen or have a tax residence in a treaty country, the Issuer reserves the right to issue a trust certificate, and shall deliver such trust certificate via mail under the name and address as specified in the Existing Trust Unitholders' database who are entitled to subscribe for the Additional Trust Units



according to book closing date which the Issuer received from the TSD (“trust unitholders’ database”). In the case that the subscribers would like to withdraw the Additional Trust Units from the issuer account no. 600, the subscribers may contact the Thailand Securities Depository and a withdrawal fee will be applicable as per the rate indicated by the Thailand Securities Depository.

In case the subscribers do not select any method in the Subscription Form for the Additional Trust Units, the REIT Manager reserves the right to arrange for issuing the trust certificates in the names of the subscribers as specified in item 4.10 1).

## **5 Objectives of the capital increase and use of proceeds**

To utilize the proceeds received from the issuance and offering of the Additional Trust Units to repay the borrowings utilized as necessity for the investment in the Additional Investment Assets prior to obtaining the proceeds from the capital increase to make such investment and repayment of Loan for Redemption of Matured Debenture, including payment of expenses related to the issuance and offering of Additional Trust Units which is in accordance with the resolution of the 2023 Annual General Meeting of Trust Unitholders of FTREIT on 27 January 2023 approving the capital increase of FTREIT by means of a General Mandate.

## **6 Benefits which FTREIT will obtain from the capital increase and allocation of the Additional Trust Units**

The capital increase and allocation of the Additional Trust Units are the significant sources of funds of FTREIT for debt repayment, which will help managing the capital structure and maintaining the interest bearing debt ratio to the total assets value of FTREIT at the appropriate rate, as well as to increase flexibility and competitiveness of FTREIT to invest in potential assets, whereby FTREIT is able to procure loans to make such investment in additional assets in advance and increase its capital through the issuance and offering of new trust units to repay such loans later.

## **7 Distribution payment policy and restrictions**

7.1 FTREIT has a distribution payment policy which sets out that the distribution shall be paid to the trust unitholders at least twice a year. However, in the case that the REIT manager deems it appropriate, the REIT manager may consider making distribution to the trust unitholders more than twice a year.

7.2 The REIT Manager shall pay distribution to the trust unitholders at the rate not less than 90 percent of the adjusted distributable income of the fiscal year within 90 days from the end of the accounting year or the accounting period in which the distribution is to be paid, as the case may be, or any other rate specified by the Office of the SEC.

The adjusted distributable income as mentioned in the first paragraph means the adjusted distributable income with the following items:

Unrealized gain on revaluation or valuation review of the properties of FTREIT including the adjustment with other items according to the guidelines of the Office of the SEC to be consistent with the status of the cash flow of FTREIT.

7.3 In the event that FTREIT still has accumulated losses, the REIT Manager shall not pay distribution to the trust unitholders.

## **8 Other details necessary for the trust unitholders to take into consideration for the investment in the Additional Trust Units**

-None-



Part 2 Primary Information of FTREIT

1. Name and address of FTREIT

<b>Name of the REIT (Thai)</b>	ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์และสิทธิการเช่าอสังหาริมทรัพย์เพื่ออุตสาหกรรม เฟรเซอร์ส พร็อพเพอร์ตี้
<b>Name of the REIT (English)</b>	Frasers Property Thailand Industrial Freehold & Leasehold REIT
<b>Address</b>	175 Sathorn City Tower, 7 <sup>th</sup> Floor, 21 <sup>st</sup> Floor, and 26 <sup>th</sup> Floor, South Sathorn Road, Tungmahamek Sub-District, Sathorn District, Bangkok, 10120
<b>Telephone</b>	(66) 0 2674 6488

2. Type of business and business operation

Frasers Property Industrial REIT Management (Thailand) Company Limited (FIRM) (formerly known as TICON Management Company Limited) operates as a REIT Manager, has a policy to procure benefits from the assets invested by FTREIT, as follows:

- Freehold and/or Leasehold right in land and warehouse buildings
- Freehold and/or Leasehold right in land and factory buildings

The REIT Manager has appointed Frasers Property Industrial (Thailand) Company Limited (“FPIT”) as a property manager as it has experiences in management of the lease of industrial areas which are in factory buildings and warehouses for more than 17 years. Thus, it has knowledge and understandings in business of factory buildings and warehouses, including having the marketing expertise in obtaining new tenants, building and maintaining the relationship with the existing tenants, as well as income and expense management.

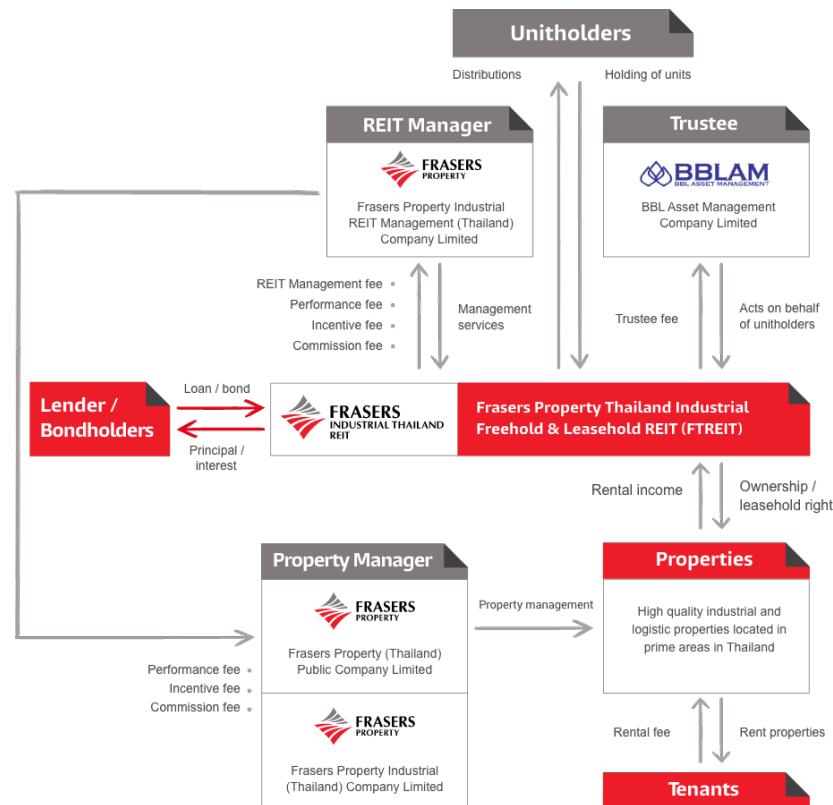
In addition, FPIT has experienced personnel working in construction team, consisting of architects, engineers, and project managers who directly control the construction work. There are also staff to assist customers in applying for permits and providing various utilities according to customer needs, including providing services for work permits application for foreigners that will enhance effectiveness of the management of such assets, which are real estate with unique characteristics, as well as create the highest returns for FTREIT.

Whereas the Property Manager will search for potential tenants to lease the Main Assets of FTREIT and be responsible for the marketing by making direct contact with the potential clients or via any agents, including any marketing promotion, arranging site visit for the potential clients in the area of such assets, negotiating with the potential clients, as well as monitoring the revenue collection for FTREIT. In this regard, the REIT Manager shall pay remuneration for property management to the Property Manager at the rate based on the operating result of the properties which FTREIT invests, which is included in the fees that FTREIT shall pay to the REIT Manager.

Income and cash flow which FTREIT receives from the investment in such properties are rental income, service income from the lease of warehouses and factory buildings. Most of such lease agreements are standard agreements which have similar terms and conditions.

In addition, the REIT Manager also appointed Sahathai Property & Development Company Limited to be a Free Zone Manager which is a part of the Main Assets of FTREIT that additionally invested in Frasers Property Logistics Park (Laemchabang 3) without managing in procurement of benefits from the assets of FTREIT.

### Structure of FTREIT



### 3. Information of REIT Manager, Trustee, Property Manager and Top 10 Major Trust Unitholders

#### 3.1 REIT Manager

Name of Company	Fraser Property Industrial REIT Management (Thailand) Company Limited
Head Office's Address	944 Mitrtown Office Tower, Floor 22-23, Rama 4 Road, Wangmai Sub-district, Pathumwan District, Bangkok, 10330
Registration Number	0105556080444
Telephone	(66) 0 2483 0000
Website	www.ftreit.co.th
Email	Investor Relation of ftreit.ir@frasersproperty.com
Business Hours	8.30 hrs. to 17.30 hrs.
Type of Business	Real Estate Investment Trust Manager
Registered Capital	10,000,000 baht
Paid – up Capital	10,000,000 baht
Par Value	10 baht per share

#### 3.2 Trustee

Name of Company	BBL Asset Management Company Limited
Address	175 Sathorn City Tower, Floor 7, 21, and 26, South Sathorn Road, Tungmahamek Sub-district, Sathorn District, Bangkok, 10120

Telephone (66) 0 2674 6488

Website www.bblam.co.th

### 3.3 Property Manager

Name of Company Frasers Property Industrial (Thailand) Company Limited

Company's Address 944 Mitrtown Office Tower, Floor 22-23, Rama 4 Road, Wangmai Sub-district,  
Pathumwan District, Bangkok, 10330

Telephone (66) 0 2483 0000

Website www.frasersproperty.co.th

### 3.4 List of top 10 trust unitholders as of 30 September 2023

Name of the trust unitholders	Number of Units	Unit Holding Ratio (Approximate Percentage)
Frasers Property Thailand (International) PTE.LTD. and Frasers Property (Thailand) Public Company Limited	815,428,298	26.6
Social Security Office	352,253,773	26.6
Bangkok Life Assurance Public Company Limited	352,253,773	11.5
Bangkok Bank Public Company Limited	167,265,556	4.0
K Property Infra Flexible	99,750,582	3.3
TMB Eastspring Property and Infrastructure Income Plus Flexible Fund	82,613,405	2.7
PRINCIPAL PROPERTY INCOME FUND	61,448,324	2.0
MUANG THAI LIFE ASSURANCE PUBLIC COMPANY LIMITED	52,427,442	1.7
mitsui & CO. (ASIA PACIFIC) PTE. LTD.	48,800,000	1.6
SCB Property and Infrastructure Flexible Fund	47,078,456	1.5
Others	1,212,785,234	39.6
<b>Total</b>	<b>1,582,672,651</b>	<b>56.08</b>

## 4. Capital Increase and Distribution Payment History

### 4.1 History of capital increase

- FTREIT had increased its capital for the first additional investment in 2015 as specified in the Registration Statement of trust units offering effective on 20 November 2015.

- FTREIT had increased its capital to reserve for the conversion of TICON Property Fund (TFUND), TPARK Logistics Property Fund (TLOGIS), and TICON Industrial Growth Leasehold Property Fund (TGROWTH) whereby FTREIT (formerly known as TICON Freehold and Leasehold Real Estate Investment Trust (TREIT)) was the REIT that supported the conversion in 2017, as specified in the Registration Statement of trust units offering effective on 13 December 2017.

- FTREIT had increased its capital for the second time in 2020 as specified in the Registration Statement of trust units offering effective on 26 December 2019.

- FTREIT had increased its capital for the third time in 2021, as specified in the Registration Statement of trust units offering effective on 8 December 2020.

#### 4.2 Historical Distribution

During the operating period from 12 December 2014 to 30 September 2023, FTREIT has paid distributions from operating results as follows:

No.	Operation Period	The Date of Distribution	Distribution (Baht : Unit)	Type of Distribution
1	12 Dec 2014– 31 Mar 2015	12 June 2015	0.2175	Dividend
2	1 Apr 2015 – 30 June 2015	4 Sep 2015	0.1934	Capital reduction
3	1 July 2015 – 30 Sep 2015	30 Nov 2015	0.0370	Dividend
4	1 July 2015 – 30 Sep 2015	30 Nov 2015	0.1743	Capital reduction
5	1 Oct 2015 – 30 Oct 2015	30 Nov 2015	0.0637	Dividend
6	1 Nov 2015 – 31 Dec 2015	22 Mar 2559	0.0940	Dividend
7	1 Jan 2016 – 31 Mar 2016	7 June 2016	0.1800	Dividend
8	1 Apr 2016 – 30 June 2016	5 Sep 2016	0.1702	Dividend
9	1 July 2016 – 30 Sep 2016	6 Dec 2016	0.1600	Dividend
10	1 Oct 2016 – 31 Dec 2016	20 Mar 2017	0.1600	Dividend
11	1 Jan 2017 – 31 Mar 2017	8 June 2017	0.1600	Dividend
12	1 Apr 2017 – 30 June 2017	6 Sep 2017	0.1600	Dividend
13	1 July 2017 – 31 Oct 2017	7 Dec 2017	0.2028	Dividend
14	1 Nov 2017 – 31 Dec 2017	22 Mar 2018	0.0171	Dividend
15	1 Nov 2017 – 31 Dec 2017	22 Mar 2018	0.0929	Capital reduction
16	1 Jan 2561 – 31 Mar 2561	11 June 2018	0.1600	Dividend
17	1 Apr 2018 – 30 June 2018	11 Sep 2018	0.1569	Dividend
18	1 Apr 2018 – 30 June 2018	11 Sep 2018	0.0031	Capital reduction
19	1 July 2018 – 30 Sep 2018	18 Dec 2018	0.1600	Dividend
20	1 Oct 2018 – 31 Dec 2018	14 Mar 2019	0.1670	Dividend
21	1 Jan 2019 – 31 Mar 2019	7 June 2019	0.1670	Dividend
22	1 Apr 2019 – 30 June 2019	12 Sep 2019	0.1670	Dividend
23	1 July 2019 – 30 Sep 2019	11 Dec 2019	0.1670	Dividend
24	1 Oct 2019 – 31 Dec 2019	11 Mar 2020	0.1670	Dividend
25	1 Jan 2020 – 31 Mar 2020	8 Jun 2020	0.1670	Dividend
26	1 Apr 2020 – 30 June 2020	3 Sep 2020	0.1670	Dividend
27	1 July 2020 – 30 Sep 2020	2 Dec 2020	0.1680	Dividend
28	1 Oct 2020 – 31 Dec 2020	3 Mar 2020	0.1680	Dividend
29	1 Jan 2021 – 31 Mar 2021	2 Jun 2021	0.1680	Dividend
30	1 Apr 2021 – 30 June 2021	1 Sep 2021	0.1690	Dividend

No.	Operation Period	The Date of Distribution	Distribution (Baht : Unit)	Type of Distribution
31	1 July 2021 – 30 Sep 2021	2 Dec 2021	0.1690	Dividend
32	1 Oct 2021 – 31 Dec 2021	3 Mar 2021	0.1700	Dividend
33	1 Jan 2022 – 31 Mar 2022	1 Jun 2022	0.1750	Dividend
34	1 Apr 2022 – 30 June 2022	1 Sep 2022	0.1750	Dividend
35	1 July 2022 – 30 Sep 2022	2 Dec 2022	0.1870	Dividend
36	1 Oct 2022 – 31 Dec 2022	3 Mar 2022	0.1870	Dividend
37	1 Jan 2023 – 31 Mar 2023	1 Jun 2023	0.1870	Dividend
38	1 Apr 2023 – 30 June 2023	31 Aug 2023	0.1870	Dividend
39	1 July 2023– 30 Sep 2023	30 Nov 2023	0.1870	Dividend

5. Information of Affiliates, Subsidiaries and Joint Ventures

- None-

**Part 3 Financial Information for the Past 3 Years**

The details on the FTREIT's financial statements audited by KPMG Phoomchai Holdings Co., Ltd. for the financial years ended 30 September 2021 – 2023. The summary of details are as follows:

Financial Statement (Unit : Thousand baht)	As of 30 September		
	2021 Audited (Restate)	2022 Audited	2023 Audited
<b>Assets</b>			
Investment measured at fair value through profit or loss	300,000	-	-
Investments in freehold and leasehold properties at fair value	44,758,330	46,319,379	49,824,799
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 company receivables <sup>1</sup>	-	-	29,433
Other receivables	3,899	1,633	1,913
Deferred expenses	15,175	2,728	-
Other assets	56,952	87,456	113,724
<b>Total Assets</b>	<b>46,066,028</b>	<b>46,891,359</b>	<b>50,400,312</b>
<b>Liabilities</b>			
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 loans	1,737,644	-	-
Debentures	9,034,419	10,331,788	11,332,132
Other liabilities	29,539	40,331	35,374
<b>Total Liabilities</b>	<b>13,155,096</b>	<b>13,683,875</b>	<b>16,632,205</b>
<b>Net Assets</b>			
Trust registered capital	29,213,378	29,213,378	29,213,378
Capital from trust unitholders	31,118,590	31,118,590	31,118,590
Retained earnings	1,792,342	2,088,894	2,649,517
<b>Net assets</b>	<b>32,910,932</b>	<b>33,207,484</b>	<b>33,768,107</b>
Net asset value per unit (Baht)	10.7433	10.8401	11.0231
Number of trust units issued at the end of year (units)	3,063,387,048	3,063,387,048	3,063,387,048

Remark: Insurance company receivables for year 2023 are compensation to be received from insurance claims in the event of building damage. Please see additional details in notes to financial statement for the year ended 30 September 2023, Note No. 19.

Statement of Income (Unit : Thousand baht)	For the year ended 30 September		
	2021 Audited (Restate)	2022 Audited	2023 Audited
<b>Income</b>			
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	28,523
<b>Total Income</b>	<b>3,416,659</b>	<b>3,644,998</b>	<b>3,779,134</b>
<b>Expenses</b>			
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
Administrative Expense	22,226	22,081	9,146
Amortization of deferred expenses	14,025	12,447	2,728
Finance Cost	370,666	361,103	399,988
<b>Total Expense</b>	<b>1,045,674</b>	<b>1,126,101</b>	<b>1,285,611</b>
<b>Net Profit on Investment</b>	<b>2,370,985</b>	<b>2,518,897</b>	<b>2,493,523</b>
Net gains on sale of investments in properties	-	4,602	3,661
Net gains (losses) on changes in fair value of investments in properties	(218,699)	(116,273)	354,853
<b>Total net gains (losses) on investments</b>	<b>(218,699)</b>	<b>(116,273)</b>	<b>354,853</b>
<b>Increase in net assets resulting from operations</b>	<b>2,152,286</b>	<b>2,407,226</b>	<b>2,852,037</b>

Statement of cash flows (Unit : Thousand baht)	For the year end as of 30 September		
	2021 Audited (Restate)	2022 Audited	2023 Audited
<b>Cash Flows from Operating Activities</b>			
Net increase in net assets from operations	2,152,286	2,407,226	2,852,037
Adjustment to reconcile net increase in net assets from operations to net cash from (used in) operating activities:			
Net loss on changes in the fair value of investments in properties	218,699	116,273	(354,853)
Acquisition of investments in securities	(300,000)	-	-
Proceed from sale of investments in securities	926,022	300,000	-
Acquisition of investments in properties and renovated properties	(3,644,300)	(1,731,280)	(3,257,722)
Net proceeds from sale of investments in properties	-	55,802	78,661
Net gains on sale of investments in properties	-	(4,602)	(3,661)
Profit from fire incident	-	-	(157,662)
Compensation received and income from sale of debris from fire incident	-	-	10,080
Deferred expense amortization	14,025	12,447	2,728
Decrease (increase) in rental and service receivables	40,850	(12,401)	5,731
Decrease (increase) in other receivables	(2,038)	(6,193)	1,851
Increase (decrease) in other assets	(22,562)	(30,503)	(26,268)
Increase (decrease) in accrued expenses	(19,795)	23,428	38,315
Decrease in withholding taxes payable	(3,476)	(675)	(25,828)
Increase (decrease) in deposits from rental and services	129,905	(5,611)	124,859
Increase (decrease) in other liabilities	(119,570)	10,791	(4,957)
Interest income	(4,579)	(2,810)	(2,795)
Interest received	4,654	3,379	2,155
(Reversal) Expected credit loss	7,929	3,026	(8,939)
Finance Cost	370,666	361,103	399,988
<b>Net cash from (used in) operating activities</b>	<b>(251,286)</b>	<b>1,499,398</b>	<b>(168,776)</b>
<b>Cash Flows from Financing Activities</b>			
Proceeds from short-term loans	2,943,132	4,002,010	3,782,800
Repayment of short-term loans	(5,001,122)	(3,050,000)	(1,985,110)
Proceeds from long-term loans	2,436,325	-	-
Repayment of long-term loans	(700,000)	(1,742,700)	-
Repayment of lease liabilities	(8,902)	(9,292)	(9,683)
Proceeds from debentures	2,495,705	2,595,591	1,497,592
Repayment of debentures	(2,100,000)	(1,300,000)	(500,000)



Statement of cash flows (Unit : Thousand baht)	For the year end as of 30 September		
	2021 Audited (Restate)	2022 Audited	2023 Audited
Proceeds from issue trust units	2,805,168	-	-
Interest paid	(352,011)	(353,109)	(377,026)
Distributions to trust unitholders	(2,021,171)	(2,110,674)	(2,291,414)
<b>Net cash from (used in) financing activities</b>	<b>497,123</b>	<b>(1,968,173)</b>	<b>117,160</b>
Net increase (decrease) in cash and cash equivalents	245,838	(468,775)	(51,616)
Cash and cash equivalents at 1 October	554,219	800,057	331,282
<b>Cash and cash equivalents at 30 September</b>	<b>800,057</b>	<b>331,282</b>	<b>279,665</b>