

25<sup>th</sup> March 2022

Subject: Invitation to the 2022 Annual General Meeting of Trust Unitholders

Attention: Trust Unitholders of Sub Sri Thai Real Estate Investment Trust (SSTRT)

Enclosures:

1. Documents related to the Annual General Meeting 2021 of Trust Unitholders of Sub Sri Thai Real Estate Investment in lieu of the general meeting of unitholders
2. Annual Report of the year 2021 (QR Code)
3. Profiles, experience, and work experience of the auditors of SSTRT year 2022
4. Trust Deed in respect of the meeting of unitholders and vote casting
5. Documentation and evidence required to be presented before attending the meeting, procedures for the appointment of a proxy, registration, and voting at the meeting of Unitholders
6. Proxy Form
7. Registration form for attending the E-AGM through Electronics Meeting Platform
8. Business Reply Mail envelope



Annual Report 2021 (EN)

Regarding to the Board of Director of SST REIT Management Company Limited, as the REIT Manager of Sub Sri Thai Real Estate Investment Trust (“SSTRT” or “REIT”), resolution to convene the 2022 Annual General Meeting of Unitholders on Tuesday 19<sup>th</sup> April 2022 at 10.00 a.m. by Electronic meeting (E-AGM) following Emergency Decree on Electronic Meeting B.E.2563 and other related laws and regulation.

In this regard, REIT gave the unitholders an opportunity to exercise their right to propose the agenda item for the consideration of the 2022 Annual General Meeting of unitholders in advance from 28 January 2022 to 18 February 2022, and the appears that no unitholder has proposed matters to be included as meeting agendas. Therefore, the REIT Manager would like to invite trust unitholders to attend the meeting as per date, time and method thereof, in order for the unitholders to consider the matters in accordance with the following agenda items:

**Agenda 1 To Acknowledge the report on operation performance instead of scheduling the 2021 Annual General Meeting of Trust Unitholders**

Objective and Rationale: The Announcement of the Office of the Securities and Exchange Commission No. SorRor.7/25 64 (2021) Re: Actions for Holding Annual General Meeting and the Relaxing Conditions in Trust Deed of Real Estate Investment Trust for the Year 2021 due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19) on January 24, 2021. If holding the Annual General Unitholders’ Meeting to report the trust unitholders for acknowledgment without seeking approval, the REIT Manager may proceed with other method in lieu of holding the annual general meeting.

The REIT Manager has prepared and sent the documents relating to the 2021 Annual General Meeting of Trust Unitholders to report the agendas of the Unitholders' Meeting to the trust unitholders instead of holding the Annual

General Meeting which has an agenda to report on REIT management Future REIT management guidelines Financial status and operating results of the REIT in the fiscal year 2020 Appointment of the REIT's auditors and audit expenses. The documents related to the 2021 Annual General Meeting of Trust Unitholders are published on the Company's website as well as published questions and answers from additional inquiries of unitholders through the website of the Stock Exchange of Thailand and the company's website (www.sstrm.co.th) on May 28, 2021 for the trust unitholders to acknowledge (None of the unitholders asked for further information). The REIT has attached a copy of the aforementioned documents together with the invitation letter for this meeting for the unitholders to acknowledge, details as in Enclosure No. 1.

Opinion of the REIT Manager: Documents relating to the 2021 Annual General Meeting of Trust Unitholders to report on the performance of Sub Sri Thai Real Estate Investment for the year 2021 ending on December 31, 2020 instead of holding a regular meeting of unitholders Year 2021, including published questions and answers from additional inquiries of unitholders with the method of delivering documents instead of organizing the annual general meeting through the website of the Stock Exchange of Thailand And the company's website has been prepared accurately and completely in accordance with the relevant regulations. Therefore, appropriate to propose to the Annual General Meeting of Trust Unitholders for the year 2022 for consideration and acknowledgment.

Vote for Resolution: This agenda item is for acknowledgment only; therefore, voting is not required.

#### Agenda 2 To acknowledge the performance for the year 2021

Objective and Rationale: To comply with the Trust Deed, REIT is required to report the operation results for the year ending 31<sup>st</sup> December 2021 which show the performance of the REIT in the preceding year, as detailed in the Annual Report for the fiscal year ending 31 December 2021 (QR CODE Format) (Enclosure 2). The related details to the operating result are summarized as follows:

#### Operation results for the period from 1 January - 31 December 2021

(Unit : THB)

	1 January - 31 December 2021	1 January - 31 December 2020
Rental and services income	117,974,883.90	118,298,102.76
Interest income	16,685.66	21,608.82
Other income	114,155.63	93,150.33
<b>Total income</b>	<b>118,105,725.19</b>	<b>118,412,861.91</b>
Fees	11,941,548.43	11,985,975.73
Deferred expense	7,315,756.53	12,396,134.57
Operating expenses	668,556.09	662,590.99
Finance costs	9,067,626.55	10,146,442.39
<b>Total expenses</b>	<b>28,993,487.60</b>	<b>35,151,143.68</b>
<b>Net income from investment</b>	<b>89,112,237.59</b>	<b>83,261,718.23</b>
Net realized gain on invests	27,686.39	-
Net loss from change in fair value of investments	(6,831,430.02)	(3,306,133.82)
<b>Total Net Gain (Loss) from Investments</b>	<b>(6,803,743.63)</b>	<b>(3,306,133.82)</b>
<b>Net increase in net assets resulting from operations</b>	<b>82,308,493.96</b>	<b>79,955,584.41</b>

Opinion of the REIT Manager: The report on the operation result for the year 2021 as set out in Annual Report for the year ending 31 December 2021 was accurately prepared and in accordance with the terms of the Trust Deed. The REIT Manager, therefore, deemed it appropriate to propose the report to the 2022 Annual General Meeting of Unitholders for acknowledgment.

Vote for Resolution: This agenda item is for acknowledgment only; therefore, voting is not required.

### **Agenda 3 To acknowledge the financial statement for the year 2021**

Objective and Rationale: The financial statement and the profit and loss statement for the year ending 31 December 2021 have been audited and certified by auditor of SP Audit Company Limited. The company's Board of Director has reviewed and approved the financial statement and the profit and loss statement on 28 February 2021, therefore, The financial statement and the profit and loss statement are set out in the Annual Report 2021 (Enclosure 2) are as follows:

	(Unit: Baht)	
Statement of financial position	2021	2020
Assets		
Investments in properties at fair value	1,423,606,637.95	1,430,439,660.57
Investments in securities at fair value through profit or loss	17,852,012.38	825,733.39
Cash and cash equivalents	2,521,240.28	6,347,014.67
Accounts receivable from rental	68,764,249.18	66,832,979.33
Deferred expenses	7,353,516.36	14,669,272.89
Deposit at bank with commitment	33,521,046.18	33,504,293.03
Other assets	964,173.03	573,454.22
<b>Total Assets</b>	<b>1,554,585,875.36</b>	<b>1,553,192,408.10</b>
Liabilities		
Accrued expenses	9,569,477.75	10,534,273.47
Deposits from rental	33,500,000.00	33,500,000.00
Borrowing from financial institution	238,836,768.01	238,502,498.65
Other liabilities	233,719.89	49,469.87
<b>Total Liabilities</b>	<b>282,139,965.65</b>	<b>282,586,241.99</b>
<b>Net Assets</b>	<b>1,272,445,909.71</b>	<b>1,270,606,166.11</b>
<b>Net asset value per unit</b>	<b>8.1436</b>	<b>8.1318</b>
<b>Income statement</b>		
Total Income	118,105,725.19	118,412,861.91
Total Expenses	28,993,487.60	35,151,143.68
Net investment gain	89,112,237.59	83,261,718.23
Total Net Loss from Investments	(6,803,743.63)	(3,306,133.82)
<b>Increase in Net Assets from Operations</b>	<b>82,308,493.96</b>	<b>79,955,584.41</b>
Earnings per unit trust	0.5268	0.5117

Opinion of the REIT Manager: The financial statement and the profit and loss statement for the fiscal year ending 31 December 2021 were accurately prepared and were audited and certified by a certified public accountant. The REIT Manager, therefore, The financial statements were approved on February 28, 2022 and deemed it appropriate to propose the same to the 2022 Annual General Meeting of Unitholders for acknowledgment.

Vote for Resolution: This agenda item is for acknowledgment only; therefore, voting is not required.

#### **Agenda 4 To acknowledge the distribution payment for the year 2021**

Objective and Rationale: The REIT Manager has policy is to distribute returns to trust unitholders not less than 90% (ninety) of net profit after adjustment for the performance outcome of the period.

The REIT has announced the distribute dividends to the unitholder from the year 2021 in total 2 times, totaling at the rate of 0.4000 baht per unit, equivalent to 62,500,000 Baht by paying from the adjusted net profit of the operating fiscal year 2021 amounting to 60,952,803.99 which has set aside money to reserve for repayment of debt from financial institutions in the amount of 34 million baht\* and retained earnings 1,547,196.01 baht, totaling 62,500,000.- baht which is not less than 90 percent of the adjusted net profit of the fiscal year 2021. Details of the payment of compensation from operations for the year 2021 can be summarized as follows:

No.	Operating Result Period	Date of payment	Distribution payment	Amount of payment per unit
1.	1 Jan. – 30 June 2021	10 Sep. 2021	31,250,000.00	0.2000
2.	1 July – 31 Dec 2021	30 Mar. 2022	31,250,000.00	0.2000
	<b>Total</b>		<b>62,500,0000.00</b>	<b>0.4000</b>

*\*Note: In 2021 the REIT began setting money to reserve for the first loan repayment of 17 million baht in July 2021, which comes from the income of the operating period of 1 Jan. – 30 Jun. 2021. The 2<sup>nd</sup> time, amounting to 17 million baht, which comes from the income of the operating period July 1 - December 31, 2021, which the REIT will receive in January of 2022, therefore, in 2021, the REIT will not Able to set aside reserve for loan repayment in 2021 according to the amount specified in the annual registration statement (Form 56-REIT1)*

Opinion of the REIT Manager: The payment of dividends to the unitholders for the fiscal year ending December 31, 2021 was in accordance with the dividend payment policy prescribed in the Trust Deed. The REIT Manager, therefore, deemed it appropriate to report to the 2022 Annual General Meeting of Unitholders for acknowledgment.

Vote for Resolution: This agenda item is for acknowledgment only; therefore, voting is not required.

#### **Agenda 5 To acknowledge the appointment of the auditor and the remuneration for the year 2022**

Objective and Rationale: REIT Manager have considered and proposed the SP Audit Company Limited be appointed as the auditors of the REIT for the year 2022 with the detail below:

Name	Certified Public Accountant No.	
- Miss Susan Eiamvanicha	4306	and/or
- Mr. Suchart Panicharoen	4475	and/or
- Miss Chuenta Chommern	7570	and/or
- Miss Wandee Eiamvanicha	8210	and/or
- Mr. Kiatisak Vanithanont	9922	

In this regards, one of the aforementioned auditors shall audit and render opinions on the financial statements of REIT. In the event that any one of these auditors are unable to perform his or her duties, SP Audit Company Limited will procure one of its other certified public accountant to perform the audit and render opinions on the financial statements of the REIT. Accordingly, detail of profiles, experience, and work experience of the auditors listed above are set out in Enclosure 3.

Opinion of the REIT Manager: SP Audit Company Limited have performed their duties appropriately and possess the required knowledge and expertise to audit the REIT, and neither have relationships with nor interests in the REIT, and thus show independence in performing their auditing duties, therefore, appropriate to appoint SP Audit Company Limited, which is the auditor for the REIT for the year 2022 and to propose the appointment of auditors and audit fee 320,000 baht to compare to the year 2021. (Remuneration of auditor excluded. Expenses incurred from the expense of travel to audit the accounts at the REIT manager and counting the securities at the securities keeper Registration and postage fees for account balance confirmation and other expenses. SP Audit Company Limited will reimburse the amount actually paid by practicing the same as the general auditing firm) and appropriate to notify the trust unitholders to acknowledgment the appointment of the auditor and the remuneration for the year 2022

#### Audit Fees

	2022	2021
Audit Fee	365,000 Baht	365,000 Baht
Non Audit Fee	-	-

Vote for Resolution: This agenda item is for acknowledgment only; therefore, voting is not required.

#### Agenda 6 Other subject (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 10.00 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 7. of this letter, and identification documents as per the details provided in the Enclosure 5. of this letter to the company by (1) packing in a business envelope in Enclosure 8. or (2) scan the document and submit it via the website [www.sstrm.co.th](http://www.sstrm.co.th) or send to Email: [info@sstrm.co.th](mailto:info@sstrm.co.th) of this letter to the Company within 12<sup>th</sup> April 2022. Once the Company has verified the name of the trust unitholders at the record date on 17<sup>th</sup> March 2022, 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 7** and duly affix the stamp duty of Baht 20. In this connection, any trust unitholder may appoint the trustee “One Asset Management Company Limited” of Trustee as his or her proxy to attend the meeting and vote on his or her behalf at this meeting

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. 02-318-5514-5 ext. 115 during office hours and business days.

SST REIT MANAGEMENT COMPANY LIMITED  
2044/25-27 New Phetchaburi Rd.,  
Bangkapi, Huai Khawng,  
Bangkok 10310

Please be cordially invited to attend the meeting on the aforementioned dated, at the aforementioned time and venue.

Sincerely yours,

SST REIT Management Company Limited



(Mr. Supasith Sukhanindr)  
Chairman of the Board Director

31<sup>st</sup> March 2021

**Subject:** The documents related to the 2021 Annual General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust (SSTRT)

**To:** Trust Unitholder of Sub Sri Thai Real Estate Investment Trust

**Enclosures:**

1. Questions and Answers for trust unitholders of Information Instead of the 2020 Annual General Meeting of SSTRT
2. Annual Report 2020 of Sub Sri Thai Real Estate Investment TRUST in QR-Code format
3. Profiles of the auditors of SSTRT for the year 2021
4. Criteria of submitting an inquiry and/or suggestions for the 2021 Annual General Meeting
5. Inquiry and/or suggestion form for the 2021 Annual General Meeting
6. Business Reply Mail envelope



Annual Report 2020 on the Company's Website

According to The office of the Securities and Exchange Commission issued the Notification No. SorRor. 7/2564 regarding Actions for Holding Annual General Meeting and the Relaxing Conditions in Trust Deed of trust Unitholders of Real Estate Investment Trust for the year 2021 due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19) on January 21, 2021, effective on January 29, 2021, if holding the Annual General Unitholders' Meeting for the year 2021 of the REIT is a meeting to report to the unitholders only without seeking a resolution from the unitholders.

SST REIT Management Company Limited as the REIT Manager ("REIT Manager") of the Sub Sri Thai Real Estate Investment Trust (SSTRT) ("REIT") considered that the agenda for the Annual General Unitholders' Meeting for the year 2021 has only agenda to report to the unitholders for acknowledgement on the management of the REIT in the Future, Financial position and operating performance of the REIT in the past fiscal year, the appointment of the REIT's auditor and audit fee.

The Board of Directors' Meeting No. 2/2021 on March 3, 2021 has passed the resolution to use a method of delivery documents related to the 2021 Annual General Meeting of Trust REIT in lieu of holding the 2021 Annual General Meeting of Trust Unitholders in accordance with the announcement of the Office of the SEC as mentioned above.

REIT Manager has prepared and will deliver this letter including the documents related to the 2021 Annual General Meeting of SSTRT to the trust unitholders whose names appeared on the trust unitholders registration book at date to determine the trust unitholders eligible to receive information about the Annual General Meeting of the Trust Unitholders on March 17, 2021 (Record Date), including providing a communication channels for the trust unitholders to ask for more information from the REIT Manager. . After the expiration of the period for receiving inquiries and / or suggestions from the unitholders, REIT Manager will summarize the key important matters in the form of questions and answers for the trust unitholders for acknowledgement, as well as disclose the information via the SET's disclosure system and the Company's website.

In the 2021 Annual General Meeting of Trust Unitholders of SSTRT, there is an agenda for the Meeting as follows:

**Agenda 1** To acknowledgment of questions and answers from inquiries of unitholders by delivery document instead of holding the 2020 Annual General Meeting of REIT

Objective and Rationale: The Announcement of the Office of the Securities and Exchange Commission No. SorRor.27/2563 (2020) Re: Actions for Holding Annual General Meeting and the Relaxing Conditions in Trust Deed of trust Unitholders of Real Estate Investment Trust for the year 2021 due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19) to determine guidelines for arranging the Annual General Unitholders' Meeting for the year 2021 of the REIT. REIT's the Annual General Unitholders' Meeting for the year 2021 is a meeting to report to the unitholders only without seeking a resolution from the unitholders, REIT Manager may proceed with other method in lieu of holding the annual general meeting.

The REIT Manager has prepared and sent the documents relating to the 2021 Annual General Meeting of Trust Unitholders in order to report the agendas of the Annual General Meeting of Trust Unitholders and the documents related to the 2021 Annual General Meeting of Trust Unitholders are published on the Company's website also published questions and answers from additional inquiries of unitholders with the method of delivering documents instead of organizing the annual general meeting through the website of the Stock Exchange of Thailand and the company's website ([www.sstrm.co.th](http://www.sstrm.co.th)) on May 15, 2020 for the unitholders to acknowledge. The details appear as **Enclosure 1**

Opinion of the REIT Manager: The REIT Manager appropriate to notify the trust unitholders to acknowledgment

**Agenda 2** To acknowledge the operating result of the REIT in year 2020

Objective and Rationale: In order for the trust unitholders to acknowledge the performance of the REIT in the past year, the REIT Manager has summarized the operating result of the REIT and the significant events that occurred in the year 2020, details are shown in the 2020 Annual Report. (**Enclosure 2**)

Opinion of the REIT Manager: The REIT Manager appropriate to notify the trust unitholders to acknowledge the operating result of the REIT for the year 2020. In summary details are as follows:

Currently, the REIT has invested in 2 freehold projects located in the same area, No. 115 and 115 / 7-9, Moo 6, Sukawat road, Bangchack sub-district, Prapadaeng district, Samutprakarn 10130 which are the property under the Sub Sri Thai Smart Storage Project and the assets under the Sub Sri Thai Project. (Main assets that the REIT invested in the 1<sup>st</sup> capital increase), that the REIT received the asset and liabilities transfer from Sub Sri Thai Property Fund (SSTPF) on December 26, 2019 with Sub Sri Thai Public Company Limited as the leaseholder for all of 2 projects are chartered to operate the document storage business.



Investment Assets	Detail of assets	Rent For the year 2020	Remaining lease term
Sub Sri Thai Smart Storage Project	5 - 3 - 52.4 rai of land and 5 document storage warehouses in total area of 9,277 sq.m., as well as utilities systems, materials, equipment and other related properties that essential for operating the business on land and building	18.30 million baht (Recorded according to accounting standards which using the straight-line basis over the period of the lease agreement, so there is the difference in amount of 1.94 million baht)	7 years 1 month (From 2021 until the end of the lease agreement on January 31, 2028)
Sub Sri Thai Project	Land with total size of 9 Rai, 2 Ngan, 65 square wah and constructions, which are document storage, 9 buildings with total area of 15,340 square meter and other constructions, including component parts, public utility system, tools, equipment and other relevant assets that are related and necessary of the utilization of such land and buildings.		

The operating results of the REIT for the year 2020

#### Investment income

In 2020, REIT had a total investment income of 118.41 million baht. The total investment income comprised rental and service income of 118.30 million baht or 99.90 percent of the total investment income. The rental and service income were recorded according to the average value throughout the property lease term in line with straight-line accounting standards (Details appear in the 2020 Annual Report, [Enclosure 2](#), section: "Financial Statements and the Independent Auditor's Report, Note of financial statements Clause 16), including interest income and other incomes of 0.11 million baht, or 0.10 percent of total investment income.

#### Expenses

In 2020, REIT had total expenses of 35.15 million baht. Expenses comprised of amortization of deferred expenses in amount of 12.40 million baht, or 35.27 percent of total expenses. The deferred amortized expenses were recorded by using the straight-line method for a period of 3 years (Details appear in the 2020 Annual Report, [Enclosure 2](#), section: "Financial Statements and the Independent Auditor's Report, Note of financial statements Clause 9). And there was the financial costs in amount of 10.15 million baht, or 28.87 percent of total expenses.

In 2020, Sub Sri Thai Public Company Limited ("Sub Sri Thai") as the lessee of both projects of the REIT to operate the document storage business has paid the rent according to the lease agreement even in the previous year, there was a situation of Outbreak of Coronavirus Disease 2019 (COVID-19), due to the Sub Sri Thai's customers had continuously use its document storage service. Therefore, Sub Sri Thai still maintains income and pays for the rent to the REIT according to the rental agreement.

As of 31 December, 2020, the REIT has Loans of 240 million baht from Siam Commercial Bank Public Company Limited which represented approximately 15.45 percent of the total asset value. There is a 4-year principal repayment grace period and the first payment due in January 2022.

The loan with Sub Sri Thai Public Company Limited in amounting of 11 million baht for acquire assets from the 1<sup>st</sup> capital increase of the REIT, the REIT has paid the interest and fully repaid the principal of a loan on August 14, 2020.

The distribute returns to trust unitholders of the REIT has been consistent over the past 3 years. In 2020, the REIT has already paid distribute returns to trust unitholders 1 time and has declared distribute returns to trust unitholders second time at rate 0.2192 and 0.315 baht per unit respectively,

the total distribute from the operation of the REIT in the year 2020 was at the rate of 0.5342 baht per unit (The details appear in the 2020 Annual Report: [Enclosure 2](#)).

### **Agenda 3 To acknowledge SSTRT's financial statements for the year ended 31 December 2020**

**Objective and Rationale:** To comply with trust deed, The REIT Manager has prepared the financial statements for the year ended 31 December 2020, which has been audited and certified by an auditor which accordance with the accounting standard by the auditor of SP Audit Company Limited. The details of the financial statements appear in the “Financial Statements” section of the Annual Report. ([Enclosure 2](#))

**Opinion of the REIT Manager:** The REIT Manager appropriate to notify the trust unitholders to acknowledge the financial statements for the year ended 31 December 2020, which has been audited and certified by an auditor, the details are shown in the “Financial Statements” section of the 2020 Annual Report.

The details appear in the “Financial Statement” in the Annual Report 2019, details are as follows:

	(Unit: Baht)	
Statement of Financial Position	2020	2019
<b>Assets</b>		
Investments in properties at fair value	1,430,439,660.57	1,433,749,900.00
Investments in securities at fair value through profit or loss	825,733.39	821,627.78
Cash and cash equivalents	6,347,014.67	8,952,117.29
Deposit at bank with commitment	33,504,293.03	32,530,844.81
Accounts receivable	66,832,979.33	38,988,712.87
Deferred expenses	14,669,272.89	27,065,407.46
Other assets	573,454.22	3,181,950.33
<b>Total Assets</b>	<b>1,553,192,408.10</b>	<b>1,545,290,560.54</b>
<b>Liabilities</b>		
Accrued expenses	10,534,273.47	28,243,212.93
Deposits from rental	33,500,000.00	32,500,000.00
Distributions payable to unitholders	-	21,355,075.48
Borrowing from financial institution	238,502,498.65	238,193,977.62
Other liabilities	49,469.87	97,712.76
<b>Total Liabilities</b>	<b>282,586,241.99</b>	<b>320,389,978.79</b>
<b>Net Assets</b>	<b>1,270,6066,166.11</b>	<b>1,224,900,581.75</b>
<b>Net Assets :</b>		
Trust capital from the unitholders	1,160,859,375.00	1,160,859,375.00
Premium on trust capital	59,959,625.00	59,959,625.00
Retained earnings	49,787,166.11	4,081,581.75
<b>Net Assets</b>	<b>1,270,6066,166.11</b>	<b>1,224,900,581.75</b>
<b>Financial ratio</b>		
Unit trust outstanding at the end of the period (Units)	156,250,000	156,250,000
Par value of trust units (Baht per unit)	7.4295	7.4295
Net assets per trust unit (Baht per unit)	8.1318	7.8394
Ratio of total expenses to average net asset value during the year (%)	2.82	3.50
Ratio of total investment income to average net asset value during the year (%)	9.49	10.10
Ratio of net profit to average net asset value during the year (%)	6.67	6.34

(Unit: Baht)

Income Statement	2020	2019
Income		
Rental and Service income	118,298,102.76	68,451,605.75
Interest income	21,608.82	37,302.47
Other income	93,150.33	267,793.67
<b>Total investment income</b>	<b>118,4112,861.91</b>	<b>68,756,701.89</b>
Expenses		
Fees	11,985,975.73	8,289,500.79
Operating expenses	13,018,725.56	5,529,792.02
Financial cost	10,146,442.39	9,962,271.56
<b>Total Expenses</b>	<b>35,151,143.68</b>	<b>23,781,564.37</b>
Net investment gain	83,261,718.23	44,975,137.52
Net Gain (Loss) from investments	0.00	227,915.71
Net loss from change in fair value of investments	(3,306,133.82)	(2,052,978.77)
<b>Total Net Gain (Loss) from Investments</b>	<b>(3,306,133.82)</b>	<b>(1,825,063.06)</b>
<b>Increase in Net Assets from Operations</b>	<b>79,955,584.41</b>	<b>43,150,074.46</b>

#### Agenda 4 To acknowledge of Distribution of Returns for the year 2020

**Objective and Rationale:** The REIT Manager has policy is to distribute returns to trust unitholders not less than 90% (ninety) of net profit of the accounting year after adjustment. The distribute returns to trust unitholders consist of year-end distribution and interim distribution (if any). In this regard, the REIT Manager shall pay distribution payment to the trust unitholders no more than 4 times per an accounting year. In considering of distribution payment, if the value of announced distribution payment per trust unit during any year is lower or equivalent to THB 0.10, the REIT Manager reserves the right not to pay distribution payment in such occasion and to accumulate such distribution payment to be paid together with the next occasion.

The adjusted net profit under the previous paragraph shall be adjusted by the following items:

- Deduction of Unrealized Gain from the asset revaluations or review of the REIT's asset appraisal as well as adjust other items in accordance with the guidelines of the SEC regulation to be in line with the actual cash status of the REIT.
- Deduction of reserves for debt repayment, borrowings or borrowing obligations of the REIT in the amount specified in the REIT's annual registration statement, prospectus or annual report (as the case may be).

For operating results of 2020, the REIT has total net investment income. 83,261,718.23 million baht and has announced to pay the distributions of returns to trust unitholders in total 83,468,750.00 Baht or equal to 0.5342 Baht per unit.

Summary of the distributions of returns to trust unitholders for the operating results for the year 2020, the details are as follows:

No.	Operation Period	Payment date	distributions of returns (Unit: Baht)	
			2020	2019
1.	1 Jan – 30 Jun 2020	11 Sep 2020	0.2192	0.2428
2.	1 Jul – 31 Dec 2020	29 Mar 2021	0.315	0.2606
Total of distributions returns			0.5342	0.5034

History of distributions of returns to unitholders has appears according to the 2020 annual report (Enclosure 2)

Opinion of the REIT Manager: The REIT Manager was appropriate to notify the trust unitholders to acknowledge of the distribution of returns for the year 2020.

#### Agenda 5 To acknowledge of the appointment of the auditors and determination of the audit fee for the year 2021

Objective and Rationale: For the trust unitholders to acknowledge the appointment of the auditor from SP Audit Company Limited to be the auditors of the REIT for the year 2021 with the audit fee 365,000 baht and the list of auditors are as follows:

- |                             |                                 |      |        |
|-----------------------------|---------------------------------|------|--------|
| 1. Miss Susan Eiamvanicha   | Certified Public Accountant No. | 4306 | and/or |
| 2. Mr. Suchart Panicharoen  | Certified Public Accountant No. | 4475 | and/or |
| 3. Miss Chuenta Chommern    | Certified Public Accountant No. | 7570 | and/or |
| 4. Miss Wandee Eiamvanicha  | Certified Public Accountant No. | 8210 | and/or |
| 5. Mr. Kiatisak Vanithanont | Certified Public Accountant No. | 9922 |        |

In this regards, one of the aforementioned auditors shall audit and render opinions on the financial statements of the REIT. In the event that any one of these auditors are unable to perform his or her duties, SP Audit Company Limited will procure one of its other certified public accountant to perform the audit and render opinions on the financial statements of the REIT. Accordingly, detail of profiles, experience, and work experience of the auditors listed above are set out in Enclosure 3.

Opinion of the REIT Manager: SP Audit Company Limited have performed their duties appropriately and possess the required knowledge and expertise to audit the REIT, and neither have relationships with nor interests in the REIT, and thus show independence in performing their auditing duties, therefore, appropriate to appoint SP Audit Company Limited, which is the auditor for the REIT for the year 2021 and to propose the appointment of auditors and audit fee 365,000 baht as the same as the previous year. The remuneration of auditor excluded expenses incurred from the expense of travelling to audit the accounts at the REIT manager office and checking the securities of the REIT at the securities keeper registration and postage fees for account balance confirmation and other expenses which SP Audit Company Limited will reimburse the amount actually paid by practicing the same as the general auditing firm

#### Audit Fees

Year	2021	2020
Audit Fee	365,000.- Baht	365,000.- Baht
Non Audit Fee	-	-

The REIT Manager was appropriate to notify the trust unitholders to acknowledgment of the appointment of the auditors and audit fee for the year 2021

**Agenda 6**      Other subject

**Agenda for acknowledgment**

The Board of Directors' Meeting has resolution to set a reserve for loan repayment from financial institutions in the amount of 240 million baht, which the first repayment of principal loan commences in the year 2022. In order to be able to pay such debt repayment of loans according to the terms of the loan agreement, the REIT will start to reserve money for such purposes from the operation results of 2021, the details of reserve for debt repayment will be disclosed in the annual registration statement (Form 56-REIT1) ending December 31, 2020.

The trust unitholders who will receive this document are the unitholders who can exercise their rights to submit inquiries and/or suggestion in accordance or comment with relevant rules (the details as set out in **Enclosure 4** and Inquiry and/or suggestion form for the 2021 Annual General Meeting as the **Enclosure 5**. For submission of inquiries regarding the meeting agenda and/or the operation of the REIT, the trust unitholders can submit of inquiries and/or suggestions form for the 2021 Annual General Meeting by (1) business reply mail (**Enclosure 6**) attached hereto in order to send back to the REIT Manager, or (2) scan the said document and send it via website, [www.sstrm.co.th](http://www.sstrm.co.th) or E-mail address of the REIT Manager [info@sstrm.co.th](mailto:info@sstrm.co.th) from April 9, 2021 to April 30, 2021. The REIT Manager will disclose a summary of questions of trust unitholders and answers of the REIT Manager via the SET's disclosure system and the Company's website [www.sstrm.co.th](http://www.sstrm.co.th) within May 31, 2021

Sincerely yours,

SST REIT Management Company Limited



(Mr. Supasith Sukhanindr)

Chairman of the Board Director

SST REIT Management Company Limited

REIT Manager of Sub Sri Thai Real Estate Investment Trust

Ref. No. 028/2020

15 May 2020

Subject: Disclosure of question and answer of trust unitholders regarding dissemination information instead of 2020 Annual General Meeting of Sub Sri Thai Real Estate Investment Trust

To: President  
The Stock Exchange of Thailand

SST REIT Management Company Limited ("the Company") as the REIT manager of Sub Sri Thai Real Estate Investment Trust ("SSTRT"), has disseminated information instead of 2020 Annual General Meeting of trust unitholders as well as giving the trust unitholders the opportunity to submit questions in accordance with the rules for the rights of trust unitholders to submit questions from 1 - 21 April 2020, the details have been informed. After the due date, trust unitholder has sent a question to ask that "Why trust unit prices have decreased when compared to the end of year 2019 period?" The Company would like to answer that questions as follows:

#### **Trust unit price in the Stock Exchange**

Due to Real Estate Investment Trust and/or Property Fund (Trusts and/or mutual funds) are mostly securities that have relatively low liquidity in trading and also there is Situation of Outbreak of Coronavirus Disease 2019 (COVID-19), which directly impact on tourism and hotel services business sectors and indirectly impact on other business sectors. As a result, securities prices tend to decrease because some investors are worried about the operating results of listed companies that cause sale securities out.

#### **Performance of Company or performance of REIT**

The operation of the Real Estate Investment Trust and/or Property Fund depending on the type of property, ability of a contracted tenant in the case of the REIT and/or Property Funds to rent to one tenant or the ability of the property manager in the case of the REIT and/or property funds to rent to small tenants

Therefore, the Sub Sri Thai Real Estate Investment Trust to rent the main property to Sub Sri Thai Public Company Limited (the "Company"), the contracted tenant for providing document storage services, which the document storage service has been indirectly impacted by the situation. However, the company has a strategy to manage its document storage business and has the potential to pay rental fees to the REIT continuously.

Please be informed accordingly

Yours sincerely,



(Mr. Akkachai Limsiriwattana)

Managing Director

SST REIT Management Company Limited

## Profiles, experience, and work experience of the auditors of SSTRT year 2020



**Name :** MISS SUSAN EIAMVANICHA

C.P.A. (Thailand) No. 4306

**Educational :** - Master of Accounting Thammasat University

**Qualification** - Bachelor of Accountancy Rajamangala University of Technology

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP  
- Diploma in Auditing, Thammasat University

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2005 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Senior Audit Manager (1990 - 2005)



**Name :** MR. SUCHART PANITCHAROEN

C.P.A. (Thailand) No. 4475

**Educational :** - Master of Accounting Thammasat University

**Qualification** - Bachelor of Accountancy University of the Thai Chamber of Commerce

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP  
- Diploma in Auditing, Thammasat University

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2007 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Audit Supervisor (1991 - 2004)



**Name :** MISS CHUENTA CHOMMERN

C.P.A. (Thailand) No. 7570

**Educational :** - Bachelor of Accountancy Rajamangala University of Technology Rattanakosin (RMUTR) Bophit Phimuk Chakkrawat Campus

**Qualification**

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2006 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Audit Supervisor (2001 - 2004)





**Name :** MISS WANDEE EIAMVANICHA

C.P.A. (Thailand) No. 8210

**Educational :** - Master of Accounting Chulalongkorn University

**Qualification** - Bachelor of Accountancy University of the Thai Chamber of Commerce

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2006 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Audit Supervisor (1998 - 2003)



**Name :** MR. KIATISAK VANITHANONT

C.P.A. (Thailand) No. 9922

**Educational :** - Master of Science Program in Applied Statistics Insurance

**Qualification** Actuarial Science and Risk Management National Institute of Development Administration (NIDA)

- Master of Information and Technology Major: Internet and E-commerce Assumption University

- Bachelor of Business Administration Major: Accounting and Business Computer Assumption University

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (Present)
- KV Offices Company Limited, Audit Partner (2012-2015)
- ANS Audit Company Limited, Audit Manager (2004 - 2012)



## Criteria of Submitting an Inquiry and/or Suggestions for The 2021 Annual General Meeting of the

### Objective

According to The office of the Securities and Exchange Commission issued the Notification No. SorRor. 7/2564 regarding Actions for Holding Annual General Meeting and the Relaxing Conditions in Trust Deed of trust Unitholders of Real Estate Investment Trust for the year 2021 due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19) on January 21, 2021 to set guidelines to conduct the 2021 annual general meeting of the trust unitholders of Real Estate Investment Trust

SST REIT Management Company Limited as the REIT Manager (“REIT Manager”) of the Sub Sri Thai Real Estate Investment Trust (SSTRT) (“REIT”) would like to send information for the Annual General Unitholders' Meeting for the year 2021 to the trust unitholders for acknowledgement. The REIT has provided channels to submit inquiries regarding the Annual General Unitholders' Meeting 2021, whereby the REIT has established clear and transparent procedures and methods for consideration which will truly filter the agenda that is truly beneficial to the REIT. The criteria for trust unitholders to submit inquiries are as follows:

### Definition

The REIT	means	Sub Sri Thai Real Estate Investment Trust
The Company	means	SST REIT Management Co., Ltd. or REIT Manager
The Board of Directors	means	The Board of Directors of SST REIT Management Co., Ltd.
Inquiries	means	Questions regarding the agenda of the 2021 Annual General Meeting of the Trust Unitholders of Sub Sri Thai Real Estate Investment Trust or related to the operation of the REIT

### Rules and procedures to submit the Inquiries

#### 1. Qualifications of trust unitholders who can exercise their right to submit inquiries

Be trust unitholders of the REIT, whose name appears on the date of determining the names of trust unitholders (Record Date) on March 17, 2021.

#### 2. Submitting an inquiry

##### 2.1 Procedures for submitting an inquiry

The trust unitholders who have complete qualifications as specified in 1, shall provide their name, surname, address and contact number or e-mail address (if applicable) or submit scanned images of inquiries and/or suggestions form to the REIT Manager together with relevant documents of questions and/or suggestions that are correct within the specified time.

2.2 Reserve the right to not answer questions are as follows:

- (1) Questions that are contrary to the operating objectives of the REIT
- (2) Questions that are for the benefit of any person which is not clearly beneficial to the REIT
- (3) Incomplete or incorrect information questions

2.3 Submitting documents

Trust unitholders shall send the inquiry and/or suggestion form together with relevant documents back to the REIT Manager questions in the following way:

- 1) Put in the envelope of business reply mail or regular envelope and send to the following address:

**Operational Support Department**  
**SST REIT Management Company Limited**  
**2044 / 25-27 New Phetchaburi Road, Bang Kapi Subdistrict**  
**Huai Khwang District, Bangkok 10310**

- 2) via the website [www.sstrm.co.th](http://www.sstrm.co.th) or the REIT Manager's email address [info@sstrm.co.th](mailto:info@sstrm.co.th)

The trust unitholders are requested to submit supporting documents for submission of inquiries and/or suggestions only the method of packing in business reply mail envelope or regular envelope and sending to specify address according to item 2.3 1) in order to use as evidence and keeping in the event that there is a request for further investigation

If you have any queries, you can contact us at SST REIT Management Co., Ltd. Tel. 02-318-5514-5

Time for submitting

From 9 April 2021 – 30 April 2021. The company will use the date as the postal stamp on the envelope.

2.4 Consideration Procedures

- (1) The REIT Manager will collect the inquiries and/or suggestion as proposed by the trust unitholders and reserves the right to consider only requests that have been filled out information completely and correctly in the inquiry and / or suggestion form and the REIT Manager receives supporting documents for submission of inquiries and/or suggestions completely and the REIT Manager considers that it is beneficial to the REIT and whole of the trust unitholders and is not contrary to relevant laws and regulations.
- (2) In case the trust unitholders give incomplete and/or inaccurate information, REIT Manager will send a letter and/or contact the trust unitholders to acknowledge that inquiries and/or suggestions will not be considered and the REIT Manager will notify within 31 May 2021.

**Inquiry and/or Suggestion Form**  
**The 2021 Annual General Meeting of Trust Unitholders**

**Part 1 Trust Unitholder's Detail**

Name (Mr., Mrs., Miss, Company, Other)/Family name:.....

Current address/Contact information:

No. .... Residential estate /Building.....

Village No. .... Lane .....

Road ..... Sub-district /Sub-area .....

District / Area ..... Province .....

Postal Code ..... Country .....

Telephone ..... Fax .....

E-mail: .....

Number of trust units of Sub Sri Thai Real Estate Investment Trust (SSTRT) held as of March 17, 2021 (Record Date) ..... Units

**Part 2 Inquiry and/or Suggestion**

Please specify the subject and objectives of the inquiries background and reasons for questioning and/or suggestions

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Further supporting documents as true copies totaling .....pages along with this form.





- Translation -

Ref. No. 018/2021

May 28, 2021

Subject : Notification of summary of significant questions and answers from inquiries of Trust Unit Holders from providing information instead of holding the 2021 Annual General Meeting of Trust Unit Holders of Sub Sri Thai Real Estate Investment Trust

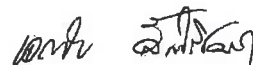
To : The President  
The Stock Exchange of Thailand

SST REIT Management Co., Ltd. ("Company") in its capacity of the REIT Manager of Sub Sri Thai Real Estate Investment Trust ("Trust") provided information instead of holding the annual general meeting for the year 2021 and the trust unit holders can send questions or inquiries from 9 April 2021 to 30 April 2021.

The Company hereby informs that no trust unit holders inquire any additional information.

Please be informed accordingly.

Yours sincerely,



(Mr.Akkachai Limsiriwattana)

Managing Director

SST REIT Management Company Limited

REIT Manager

## Profiles, experience, and work experience of the auditors of SSTRT year 2020



**Name :** MISS SUSAN EIAMVANICHA

C.P.A. (Thailand) No. 4306

**Educational :** - Master of Accounting Thammasat University

**Qualification** - Bachelor of Accountancy Rajamangala University of Technology

**Professional affiliations :** - Auditors Approved by SEC

- Auditors Approved by FAP

- Diploma in Auditing, Thammasat University

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2005 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Senior Audit Manager (1990 - 2005)



**Name :** MR. SUCHART PANITCHAROEN

C.P.A. (Thailand) No. 4475

**Educational :** - Master of Accounting Thammasat University

**Qualification** - Bachelor of Accountancy University of the Thai Chamber of Commerce

**Professional affiliations :** - Auditors Approved by SEC

- Auditors Approved by FAP

- Diploma in Auditing, Thammasat University

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2007 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Audit Supervisor (1991 - 2004)



**Name :** MISS CHUENTA CHOMMERN

C.P.A. (Thailand) No. 7570

**Educational :** - Bachelor of Accountancy Rajamangala University of Technology  
Rattanakosin (RMUTR) Bophit Phimuk Chakkrawat Campus

**Qualification**

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2006 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Audit Supervisor (2001 - 2004)



**Name :** MISS WANDEE EIAMVANICHA

C.P.A. (Thailand) No. 8210

**Educational :** - Master of Accounting Chulalongkorn University

**Qualification** - Bachelor of Accountancy University of the Thai Chamber of  
Commerce

**Professional affiliations :** - Auditors Approved by SEC  
- Auditors Approved by FAP

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (2006 - Present)
- Sam Nak - Ngan A.M.C. Company Limited, Audit Supervisor (1998 - 2003)



**Name :** MR. KIATISAK VANITHANONT

C.P.A. (Thailand) No. 9922

**Educational :** - Master of Science Program in Applied Statistics Insurance

**Qualification** Actuarial Science and Risk Management National Institute of  
Development Administration (NIDA)

- Master of Information and Technology Major: Internet and E-  
commerce Assumption University

- Bachelor of Business Administration Major: Accounting and  
Business Computer Assumption University

**Professional affiliations :** - Auditors Approved by SEC

- Auditors Approved by FAP

**Position :** Audit Partner

**Work experience :**

- SP Audit Company Limited, Audit Partner (Present)
- KV Offices Company Limited, Audit Partner (2012-2015)
- ANS Audit Company Limited, Audit Manager (2004 - 2012)



## Trust Deed in respect of the meeting of unitholders and vote casting

### 1. REIT Manager is responsible to arrange the Meeting of Unitholders

- 1.1 Annual General Meeting of unitholders must arrange within 4 months from the end of the accounting period of the REIT.
- 1.2 Extraordinary Meeting is the additional from Annual General Meeting which will arrange if have the requirement as following;
  - (1) When unitholders not less than 10% of trust unit which sold out sign up in the requirement letter or documentation to call of the meeting of unitholders by specify the reason of requirement clearly, anyhow when unitholders sign up of requisition letter REIT must arrange the meeting within 45 (forty-five) days counting from the date received the requirement letter from unitholders.
  - (2) In case Trustee consideration that is necessity circumstance and appropriate to propose in the meeting for unitholders to consideration and have resolution of those circumstance. REIT Manager shall arrange the meeting within 1 month counting from the date received the requirement letter from unitholders.
  - (3) In case REIT Manager consideration of necessity and appropriate to propose in the meeting for unitholders to consideration and have resolution of those circumstance for the benefit of management the trust, anyhow; not disqualify for trustee to consult with REIT Manager for the necessity of those circumstance.
  - (4) REIT Manager shall arrange the meeting by align with trust deed.

### 2. Calling the Meeting of Unitholders

Calling the meeting of unitholders, the REIT Manager shall prepare an invitation letter of the meeting that is sufficiently detailed for the unitholders to consideration with at least having information about the meeting method and voting as well as the agenda and matters to be proposed to the meeting with appropriate details which clearly states that agenda and subject to propose in the meeting also specify agenda details which proper to unitholders shall clearly specify the agenda proposal in the meeting that for acknowledge, for approval or for consideration case by case, include REIT Manager's opinion of each agenda which would describe of the potential impact may occur to unitholders from resolution of those agenda and

shall arrange and delivery an invitation letter to unitholders in advance of the meeting date as follows:

- a. 14 (fourteen) days in the case of the unitholders' meeting which has the agenda that requires the resolution of the unitholders of not less than three-fourths (three-fourths) of the total votes of unitholders attending the meeting and having the voting right.
- b. 7 (seven) days for other cases from clause a.

In addition, it shall be announced at the local daily newspaper at least 1 (one) and published not less than 3 (three) days before the meeting date

In case REIT Manager not call the meeting within 45 (forty five) days counting from the date received requirement letter or documentation from unitholders, refer information identify clause 1.2 (1) in and/or within 1 month counting from the date received requirement letter or documentation from Trustee refer information identify in 1.2 (2) (as the case maybe). Trustee shall perform of calling the meeting of unitholders by align with Calling the Meeting method of unitholders. Trustee have right to reimburse expense actually from arrangement the meeting of unitholders.

However, in case there are announcements of regulation relate to the resolution and meeting unitholders specifically shall align with those regulation.

### **3. Quorum and chairman of the meeting of unitholders**

The meeting of unitholders must have unitholders to attend the meeting no less than 25 unitholders or not less than half of the total unitholders, and the unitholders must holding aggregate no less than 1/3 (one-third) of the total issued trust units to constitute a quorum.

In case appearance of the quorum in any meeting, after 1 hours from the meeting schedule start, is not quorum insuffisant as specified. if the meeting call by the unitholders requested (Extraordinary meeting) as specify in Trust Deed, the meeting will be suspend. By the way if the meeting is not required by unitholders (Extraordinary meeting) as specify in Trust Deed, have to call for meeting again by send out invitation letter to unitholders not less than 7 days before the meeting date. This meeting is not required to complete a quorum.

REIT Manager will appoint a person to be a chairman in the meeting. Any agenda which chairman get involve the chairman shall leave the meeting in those agenda and REIT Manager shall propose to the unitholders to appoint a person to be chairman in the meeting of those agenda.

In case REIT Manager get involved in any agenda, Trustee shall propose to the unitholders to appoint a person to be chairman in the meeting. In case both REIT Manager and Trustee get involved in any agenda the unitholders will consider and appoint a person to be chairman in the meeting.

In addition to the meeting of unitholders consideration in any agenda or subject which both REIT Manager and Trustee get related , Trustee or REIT Manager or representation of Trustee or REIT Manager will have no right to vote in those agenda (In case Trustee and REIT Manager or representative is a unitholders).

The chairman of the meeting of unitholders shall have powers and duties as follows:

- (1) To ensure orderly conduct of the meeting;
- (2) To determine any other procedure to be used for conducting the meeting of unitholders as the chairman deems appropriate or necessary, so that the meeting of unitholders, as well as procedures for consideration and passing of resolutions are orderly and efficient;
- (3) To end the discussion or consideration of any matter, for orderly conduct of the meeting of unitholders under the Trust Act and relate notifications.
- (4) To have a casting vote in the case of a tied vote on any resolution, and the chairman's exercise of decisive power at the meeting of unitholders in the case of a tied vote shall be final.

#### **Rules for conducting meetings**

- (1) Conducting the meeting in accordance with the order of the agenda that set in the invitation letter of the meeting. Unless, the meeting resolves to change the order of the agenda by voting of not less than two-thirds (two-thirds) of the total votes of unitholders attending the meeting and having the voting right.
- (2) As the meeting has finished in (1), the unitholders who hold trust units, not less than 1 in 3 (one-third) of the total sold trust units may request the meeting to consider other matter which is not specified in the meeting invitation letter.
- (3) In the event that the meeting considers the matter in accordance with the order of the agenda specified in the invitation letter of the meeting not being completed under (1) or considering other matters that the unitholders propose which is not set forth in invitation letter of the meeting not being completed (2)

(as the case maybe) and need to postpone the consideration. The meeting shall determine the place, date and time for the next meeting and the REIT Manager shall send an invitation letter of the meeting that specify the place, date and agenda to the unitholders. not less than 7 (seven) days prior to the meeting date. The invitation letter of the meeting shall be advertised in the newspaper not less than 3 (three) days before the meeting

#### **4. Proxy granting method**

At the meeting of unitholders, a unitholders may grant a proxy to another person or trustee or REIT Manager's director as specify in the proxy form (i.e. In case trustee is a relate parties in the meeting) to attend the meeting and vote in the meeting. The proxy form shall be prepared by REIT Manager by attachment with an invitation letter.

In order that proxy have to hand proxy form and relate document as specify shall hand to the chairman in the meeting before meeting time.

#### **5. Vote counting method**

A unitholders shall have 1 (one) vote for 1 (one) unit held, and a unitholders who has a voting right shall not have special interest in a matter being considered.

#### **6. Resolution of unitholders**

Unless otherwise provided by this Trust Deed, a resolution of the meeting of unitholders shall require the following votes

- (1) In a general case, the majority vote of unitholders attending the meeting and having the voting right.
- (2) In any of the following cases, the favorable vote of not less than 3/4 (three-fourths) of the total votes of unitholders attending the meeting and having the voting right:
  1. acquisition or disposal of principal assets worth 30 percent (30%) of the total asset value of the REIT;
  2. capital increase or reduction of paid-up capital of the REIT that is not specified in advance in the Trust Deed;
  3. capital increase under a general mandate of the REIT;

4. Transaction with a value of Baht 20,000,000 (twenty million baht) or more, or exceeding 3 percent (3%) of the net asset value of the REIT, whichever value is higher;
5. Change of distribution and return of investment to the unitholders;
6. Change or removal of the Trustee or REIT Manager;
7. Amendment to the Trust Deed on matters significantly affecting the rights of the unitholders;
8. Dissolution of the REIT.

In addition to the resolution result of unitholders cause of the REIT and trust management resist to the regulations prescribed in Notification of Capital Market Supervisory Board Sor-Ror. 26/2555 or other related notifications and order as prescribed in the Securities and Exchange Act. Or the Trust Act shall not take into effect.

**Documentation and Evidence Required to be Presented before Attending the Meeting,  
Procedures for the Appointment of Proxies, Registration, and Voting  
at the 2022 Annual General Meeting of Unitholders via Electronic Mean  
on Tuesday, 19 April 2022, at 10:00 a.m.**

Shareholders or proxies who wish to attend the meeting must submit documents proving their identity as specified to the Company within 11 April 2022. The Company shall verify the list of shareholders according to the closing information of the shareholders' register book who have the right to attend the meeting wholly and correctly. After that, the electronic conferencing service provider will send a Link to attend the meeting and the user manual to the Email you have sent to inform the Company. The Link will be sent two days in advance of the meeting date.

**Requesting to attend the meeting via electronic media**

Shareholders wishing to attend the meeting via electronic media must notify their intention to attend the meeting in two ways as follows:

1. Submit your request to attend the meeting by sending information to a business reply envelope mail which was delivered with this book as following  
**SST REIT Management Company Limited No. 2044/25-27 New Petchburi Road,  
 Bangkapi Sub-district, Huai Khwang District, Bangkok 10310**
2. Scan the documents and send them to Email: [info@sstrm.co.th](mailto:info@sstrm.co.th). The unitholders must also send the original copies of evidence to the Company before the meeting date.

**If shareholders wish to notify their intention to attend the meeting via electronic media (E-AGM) by sending information via Email or postal:**

1. Please fill in the document requesting to attend the meeting via electronic media (E-AGM) (Attachment 7) by specifying your Email and your mobile phone number clearly for registering for the meeting.
2. Attach a copy of proof of identity to confirm the right to attend the E-AGM meeting.
  - 2.1 Shareholders who are natural persons:
    - If a shareholder wishes to attend the meeting in person via E-Meeting:

- Attach a copy of a valid government-issued identification document such as an ID card, government ID card, driver's license, or passport. In case of name-surname changes, shareholders are requested to attach supporting evidence.
- If a shareholder appoints another person to attend the meeting on his/her behalf via E-Meeting:
  - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;
  - A copy of the proxy grantor's identity document, such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed certifying the true copy of the proxy.
  - A copy of the proxy's identity document, such as an ID card, a government official an ID card, passport (In the case of foreigners) that have not expired and signed certifying the true copy of the proxy.

## 2.2 Shareholders who are juristic persons:

- If the person authorized to sign on behalf of the juristic person (director) wishes to attend the meeting in person via electronic media (E-Meeting)
  - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
  - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
- If the proxy is assigned to attend the meeting instead via electronic media (E-Meeting)

- The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;
- A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
- A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
- Copy of the identity document of the proxy as in the case of natural persons as mentioned above.

Suppose the documents or evidence mentioned above are not Thai or English versions. In that case, the shareholders must present an English translation of the document signed to certify the translation by the shareholder or by an authorized signatory to bind that juristic person (in the case of a juristic person).

3. Submit the documents requesting to attend the meeting via electronic media (item 1) and proof of identity together with supporting documents (item 2) by sending to the Company **within 11 April 2022**

- Email channel: info@sstrm.co.th
- Postal channels: SST REIT Management Company Limited No. 2044/25-27 New Petchburi Road, Bangkok Sub-district, Huai Khwang District, Bangkok 10310

**Electronic Meeting Attendance (E-AGM):**

1. Once the shareholders or proxies wish to attend the meeting and have been fully verified, you will receive an Email from the meeting organizer, a link for attending the meeting, and a system's user manual two days before the meeting date. Please study the manual on how to use the E-AGM meeting system in detail. If you haven't received



the Email within the 18 April 2022, please get in touch with the Company immediately.

2. Meeting attendance and voting via electronic media can be used with computers/notebooks/tablets and mobile phones via Web Browser: Chrome with 4G internet speed or home internet basic.

**Note:** In case of meeting via tablet and mobile phone, Zoom Cloud Meeting program must be installed before attending the meeting, which can be downloaded as follows:

IOS system	Android system
	
<a href="https://apps.apple.com/th/app/zoom-cloud-meetings/id546505307">https://apps.apple.com/th/app/zoom-cloud-meetings/id546505307</a>	<a href="https://play.google.com/store/apps/details?id=us.zoom.videomeetings">https://play.google.com/store/apps/details?id=us.zoom.videomeetings</a>

3. The system will open for meetings 60 minutes before the start of the meeting. However, the live broadcast will only start at the time of the meeting.
4. To log in, attendees must use the information of the shareholder registration number and the shareholder's ID card number.
5. Voting through the E-Voting system, you will be able to vote for each agenda only by voting for agreeing, disagreeing, or abstaining. In case of not voting in any agenda, the system will be deemed to vote as agree immediately (using the vote-counting method by pouring votes towards agreeing).

6. If attendees have any problems or problems in using the E-AGM system, you can contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

**\*\*\* This E-AGM meeting will be an electronic meeting only and will not be held in a conventional meeting venue; therefore, shareholders are requested not to come to the Company. \*\*\***

**If a shareholder wishes to appoint an independent director as a proxy:**

Suppose any shareholders cannot attend the E-AGM meeting in person or cannot appoint other proxies to attend the E-AGM meeting and wish to appoint an independent director as a proxy. In this regard, they can send a proxy form (Attachment 6) specifying the proxy as one of the independent directors as specified by the Company along with supporting documents to the Company by the date **within 11 April 2022** via the following channels:

- By Email: [info@sstrm.co.th](mailto:info@sstrm.co.th)
- By mail: **SST REIT Management Company Limited No. 2044/25-27 New Petchburi Road, Bangkapi Sub-district, Huai Khwang District, Bangkok 10310**

**Note:** If the shareholders specify their votes in each agenda, the independent directors will cast their votes as specified in the proxy form. In which the voting in each agenda, shareholders have the right to vote in agreeing, disagreeing, or abstaining only and cannot divide a partial vote (unless it is a Custodian vote).

**In the case of a shareholder who is a foreign investor and appoints a custodian in Thailand to be a stock depository and keeper:**

Please submit the following information:

1. The Proxy Form B (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with a 20-baht duty stamp affixed;
2. Custodian juristic person registration certificate (Custodian) with a signature certifying true copy by the authorized signatory on behalf of the juristic person of the Custodian or the attorney with the corporate seal (if any).

3. A power of attorney from the shareholders for the Custodian to be authorized to sign the proxy form;
4. A letter confirming that the person signing the proxy form is authorized to operate a custodian business;
5. Copy of ID card, or a copy of government official ID card, or copy of passport (In the case of foreigners) of the proxy with certified the true copy;
6. Submit information via the following channels:
  - By Email: [info@sstrm.co.th](mailto:info@sstrm.co.th)
  - By mail: **SST REIT Management Company Limited No. 2044/25-27 New Petchburi Road, Bangkok Sub-district, Huai Khwang District, Bangkok 10310**

**Submitting advice or questions related to business, industry, Company performance, or related to any agenda which will be considered at the E-AGM meeting:**

If shareholders wish to submit suggestions or questions, they can be done in two ways as follows:

1. Send advice or questions **in advance** to the Company before the meeting date through the following channels:
  - By Email: [info@sstrm.co.th](mailto:info@sstrm.co.th)
  - Telephone: 02-318-5514-5
  - By mail: **SST REIT Management Company Limited No. 2044/25-27 New Petchburi Road, Bangkok Sub-district, Huai Khwang District, Bangkok 10310**
2. Submit advice or questions **during the meeting** to those attending the E-AGM meeting. The attendee must specify his/her first and last name and state whether his/her is a shareholder attending the meeting himself/herself or a proxy. Before every suggestion or question is submitted, the Company has opened channels for sending advice and questions during the meeting as follows:
  - Chat channel for text messages;
  - An audio chat channel where attendees press the raising hand button and turn on the microphone on their device after the operator sends you an

invitation to chat. Please turn off the microphone after the conversation is finished every time (For more details, please refer to the user manual sent to the attendees' Emails).

In this regard, if shareholders have questions about the meeting, they can contact the following staff:

1. Regarding submitting documents confirming identity to attend the shareholders' meeting via E-Meeting, please contact the Company Secretary for further information via the Company's contact channels as detailed above.
2. Regarding the process of attending the meeting and voting via E-Meeting, in the case of correct and complete identity verification, please contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

ติดอากร  
แสตมป์  
20 บาท  
Duty Stamp  
20 Baht

แบบหนังสือมอบฉันทะ แบบ ก.  
Proxy Form A.

เขียนที่ .....  
Written at

วันที่ ..... เดือน ..... พ.ศ. ....  
Date Month Year

(1) ข้าพเจ้า ..... สัญชาติ .....  
I/We ..... Nationality .....  
อยู่บ้านเลขที่ ..... ถนน ..... ตำบล/แขวง .....  
Residing at ..... Road ..... Sub-District .....  
อำเภอ/เขต ..... จังหวัด ..... รหัสไปรษณีย์ .....  
District ..... Province ..... Postal Code .....

ในฐานะผู้ประกอบธุรกิจเป็นผู้รับฝากและดูแลหุ้น (Custodian) ให้กับ .....  
as a Custodian for

(2) เป็นผู้ถือหน่วยทรัสต์ ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์ทรัพย์สินไทย (SSTRT)  
Being a unitholder of Sub Sri Thai Real Estate Investment Trust (SSTRT)  
โดยถือหน่วยทรัสต์จำนวนทั้งสิ้นรวม ..... หน่วย และออกเสียงลงคะแนนได้เท่ากับ ..... เสียง ดังนี้  
Holding the total amount of trust ..... unit and having the rights to vote equal to ..... votes as follows

(3) ขอมอบฉันทะให้  
Hereby appoint

(1) ชื่อ ..... อายุ ..... ปี ..... อยู่บ้านเลขที่ .....  
Name Age Years Residing at  
ถนน ..... ตำบล/แขวง ..... อำเภอ/เขต .....  
Road Sub-District District  
จังหวัด ..... รหัสไปรษณีย์ ..... หรือ  
Province Postal Code or

(2) ชื่อ ..... อายุ ..... ปี ..... อยู่บ้านเลขที่ .....  
Name Age Years Residing at  
ถนน ..... ตำบล/แขวง ..... อำเภอ/เขต .....  
Road Sub-District District  
จังหวัด ..... รหัสไปรษณีย์ ..... หรือ  
Province Postal Code or

หรือ ทรัสต์  
Or the Trustee, namely  
ชื่อ ..... บริษัทหลักทรัพย์จัดการกองทุน วรธร จำกัด/  
Name One Asset Management Limited

ที่อยู่ สำนักงานตั้งอยู่ที่ 989 อาคารสยามพิวรรณหาวเวอร์ ชั้น 9,24 ถนนพระราม 1 แขวงปทุมวัน เขตปทุมวัน  
Address Situated at 9<sup>th</sup>, 24<sup>th</sup> Floor, Siam Piwat Tower, 989 Rama 1 Road, Pathumwan Bangkok 10330

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้น  
หน่วยทรัสต์ประจำปี 2565 ในวันอังคารที่ 19 เมษายน 2565 เวลา 10.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดใน  
กฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปในวันเวลาอื่นด้วย

Anyone of the above as my/our proxy holder to attend and vote at the 2022 Annual General Meeting of Trust Unitholders to be held on Tuesday 19  
April, 2022 at 10.00 a.m. through electronic media (E-AGM) in accordance with criteria specified in the law on electronic meeting or any adjournment at any  
date, time thereof.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้  
In this Meeting, I/We grant my/our proxy to vote on my/our behalf as follows.

วาระที่ 1 เรื่อง รับทราบผลการดำเนินงานแทนการจัดประชุมสามัญผู้ถือหุ้นหน่วยทรัสต์ประจำปี 2564  
Agenda 1 Subject To acknowledge the report on operation performance instead of scheduling the 2021 Annual General Meeting of Trust  
Unitholders

วาระที่ 2 เรื่อง รับทราบผลการดำเนินงานของกองทรัสต์สำหรับปี 2564  
Agenda 2 Subject To acknowledge the performance for the year 2021

วาระที่ 3 เรื่อง รับทราบงบแสดงฐานะทางการเงินและงบกำไรขาดทุนเบ็ดเสร็จสำหรับปี 2564  
Agenda 3 Subject To acknowledge the financial statement and Statement of comprehensive Income for the year 2021

วาระที่ 4 เรื่อง รับทราบเรื่องการจ่ายประโยชน์ตอบแทนสำหรับปี 2564  
Agenda 4 Subject To acknowledge the distribution payment for the year 2021

วาระที่ 5 เรื่อง รับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนผู้สอบบัญชีสำหรับปี 2565  
Agenda 5 Subject To acknowledge the appointment of the auditor and the remuneration for the year 2022

หมายเหตุ วาระ 1-5 ข้างต้นเป็นวาระเพื่อรับทราบ ไม่ต้องการลงมติ

**Remark** Agendas 1-5 above are for acknowledgement only, there is no voting required.

**วาระที่ 6** เรื่องอื่นๆ (ถ้าหากมี)  
Agenda 6 Other (if any)

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

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้นหน่วยทรัสต์  
Voting of proxy holder in any agenda that is not as specified in this proxy shall be considered as invalid and not be my voting as a unitholder.

(6) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนหรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร  
In case I/We have not specified my/our voting intention in any agenda or 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 holder shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any act performed by the proxy holder at said meeting except in case that the proxy holder does not vote as I specifies in the proxy from shall be deemed as having been performed by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor  
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder  
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder  
(.....)

**หมายเหตุ :** ผู้ถือหุ้นหน่วยทรัสต์ที่มอบฉันทะ จะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนนไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

**Remark :** The unitholder shall authorize only one proxy holder to attend and vote at the meeting and shall not split the number of shares to several proxy holders for splitting votes.

ติดอากร  
แสตมป์  
20 บาท  
Duty Stamp  
20 Baht

**แบบหนังสือมอบฉันทะ แบบ ข.**  
(สำหรับผู้ลงทุนต่างประเทศและแต่งตั้งโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยทรัสต์ให้เท่านั้น)  
Proxy (Form B.)  
(Only foreign Unitholders whose name appears in the registration book who have a custodian in Thailand)

เขียนที่ .....  
Written at

วันที่ ..... เดือน ..... พ.ศ. ....  
Date Month Year

(1) ข้าพเจ้า ..... สัญชาติ .....  
I/We ..... Nationality  
.....  
อยู่บ้านเลขที่ ..... ถนน ..... ตำบล/แขวง .....  
Residing at ..... Road ..... Sub-District  
.....  
อำเภอ/เขต ..... จังหวัด ..... รหัสไปรษณีย์ .....  
District ..... Province ..... Postal Code  
.....  
ในฐานะผู้ประกอบธุรกิจเป็นผู้รับฝากและดูแล (Custodian) ให้กับ .....  
as a Custodian for

(2) เป็นผู้ถือหุ้นทรัสต์ ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์ทรัสต์ศรีไทย (SSRT)  
Being a unitholder of Sub Sri Thai Real Estate Investment Trust (SSRT)  
โดยถือหน่วยทรัสต์จำนวนทั้งสิ้นรวม ..... หน่วย และออกเสียงลงคะแนนได้เท่ากับ ..... เสียง ดังนี้  
Holding the total amount of trust ..... unit and having the rights to vote equal to ..... votes as follows

(3) ขอมอบฉันทะให้  
Hereby appoint

(1) ชื่อ ..... อายุ ..... ปี ..... อยู่บ้านเลขที่ .....  
Name Age Years Residing at  
.....  
ถนน ..... ตำบล/แขวง ..... อำเภอ/เขต .....  
Road Sub-District District  
.....  
จังหวัด ..... รหัสไปรษณีย์ ..... หรือ .....  
Province Postal Code or

(2) ชื่อ ..... อายุ ..... ปี ..... อยู่บ้านเลขที่ .....  
Name Age Years Residing at  
.....  
ถนน ..... ตำบล/แขวง ..... อำเภอ/เขต .....  
Road Sub-District District  
.....  
จังหวัด ..... รหัสไปรษณีย์ ..... หรือ .....  
Province Postal Code or

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้น  
หน่วยทรัสต์ประจำปี 2565 ในวันอังคารที่ 19 เมษายน 2565 เวลา 10.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดใน  
กฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปในวันเวลาอื่นด้วย  
Anyone of the above as my/our proxy holder to attend and vote at the 2022 Annual General Meeting of Trust Unitholders to be held on Tuesday 19  
April, 2022 at 10.00 a.m. through electronic media (E-AGM) in accordance with criteria specified in the law on electronic meeting or any adjournment at any  
date, time thereof.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบ  
ฉันทะให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ  
Any act performed by the proxy holder at said meeting except in case that the proxy holder does not vote as I specifies in the proxy from shall be  
deemed as having been performed by myself/ourselves in all respects.

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

<u>วาระที่ 1</u> <u>Agenda 1</u>	เรื่อง Subject	รับทราบผลการดำเนินงานแทนการจัดประชุมสามัญผู้ถือหุ้นหน่วยทรัสต์ประจำปี 2564 To acknowledge the report on operation performance instead of scheduling the 2021 Annual General Meeting of Trust Unitholders
<u>วาระที่ 2</u> <u>Agenda 2</u>	เรื่อง Subject	รับทราบผลการดำเนินงานของกองทรัสต์สำหรับปี 2564 To acknowledge the performance for the year 2021
<u>วาระที่ 3</u> <u>Agenda 3</u>	เรื่อง Subject	รับทราบงบแสดงฐานะทางการเงินและงบกำไรขาดทุนเบ็ดเสร็จสำหรับปี 2564 To acknowledge the financial statement and Statement of comprehensive Income for the year 2021
<u>วาระที่ 4</u> <u>Agenda 4</u>	เรื่อง Subject	รับทราบเรื่องการจ่ายประโยชน์ตอบแทนสำหรับปี 2564 To acknowledge the distribution payment for the year 2021
<u>วาระที่ 5</u> <u>Agenda 5</u>	เรื่อง Subject	รับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนผู้สอบบัญชีสำหรับปี 2565 To acknowledge the appointment of the auditor and the remuneration for the year 2022

**หมายเหตุ** วาระ 1-5 ข้างต้นเป็นวาระเพื่อรับทราบ ไม่ต้องการลงมติ  
**Remark** Agendas 1-5 above are for acknowledgement only, there is no voting required.

วาระที่ 6 เรื่องอื่นๆ (ถ้าหากมี)  
Agenda 6 Other (if any)

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

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้น  
Voting of proxy holder in any agenda that is not as specified in this proxy shall be considered as invalid and not be my voting as a unitholder.

(6) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนหรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร  
In case I/We have not specified my/our voting intention in any agenda or 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 holder shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ  
Any act performed by the proxy holder at said meeting except in case that the proxy holder does not vote as I specifies in the proxy from shall be deemed as having been performed by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor  
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder  
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder  
(.....)

**หมายเหตุ :**

- หนังสือมอบฉันทะแบบ ค. นี้ ใช้เฉพาะกรณีที่ผู้ถือหุ้นที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยทรัสต์ให้เท่านั้น  
This Proxy Form is only used for foreign unitholders whose names appear in the registration book and who have appointed a custodian for the purpose of the custody of trust units in Thailand.
- หลักฐานที่ต้องแนบพร้อมกับหนังสือมอบฉันทะ คือ  
Evidence to be attached to this Proxy Form is:
  - หนังสือมอบอำนาจจากผู้ถือหุ้นให้คัสโตเดียน (Custodian) เป็นผู้ดำเนินการลงนามในหนังสือมอบฉันทะแทน  
A Power of Attorney from the unitholder authorizing the custodian to sign the Proxy Form on his/her behalf.
  - หนังสือยืนยันว่าผู้ลงนามในหนังสือมอบฉันทะแทนได้รับอนุญาตประกอบธุรกิจคัสโตเดียน (Custodian)  
A letter of certification to certify that the person executing this Proxy Form has obtained approval to engage in a custodian business.
- ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้  
The unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of trust units to many proxies to split his/her votes.



## แบบฟอร์มตอบรับเข้าร่วมประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM)

## Acceptance for the invitation of online meeting (E-AGM)

สิ่งที่ส่งมาด้วย/ Enclosure 7

วันที่.....เดือน.....พ.ศ.....

Date Month Year

- (1) ข้าพเจ้า.....หมายเลขบัตรประชาชน/หนังสือเดินทาง.....

I/We, Identification Card/Passport number

สัญชาติ.....บ้านเลขที่.....ถนน.....ตำบล/แขวง.....

Nationality Residing at No. Road Sub district

อำเภอ/เขต.....จังหวัด.....รหัสไปรษณีย์.....

District Province Postal Code

- (2) เป็นผู้ถือหุ้นของ บริษัท เอสเอสที รีท แมเนจเม้นท์ จำกัด

Being a shareholder of SST REIT Management Company Limited

โดยถือหุ้นรวมทั้งสิ้น ..... หุ้น

Holding the total amount of shares

ประสงค์จะร่วมประชุมและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์สำหรับการประชุมสามัญผู้ถือหุ้นหน่วยทรัสต์ ประจำปี 2565  
I would like to participate the E-AGM for Annual General Meeting 2022

 เข้าร่วมประชุมด้วยตัวเอง

Self-Attending

 มอบฉันทะให้ (นาย/นาง/นางสาว)..... ได้เข้าร่วมประชุมดังกล่าวข้างต้น

Proxy to

attend the meeting.

- (3) ข้อมูลในการจัดส่งวิธีการเข้าร่วมประชุม

Please send the Link to join the meeting by below email

อีเมล.....(โปรดระบุ)

E-Mail

Please fil in the blank.

โทรศัพท์มือถือ.....(โปรดระบุ)

Mobile Number

Please fil in the blank.

- (4) จัดส่งเอกสารเพื่อยืนยันตัวตนการเข้าร่วมประชุม ตามสิ่งที่ส่งมาด้วย 5 ภายในวันที่ 11 เมษายน 2565

Please submit the required document per an attachment 6 by 11 April 2022

- (5) เมื่อได้รับการยืนยันตัวตน บริษัทฯ จะจัดส่งลิงค์การเข้าร่วมประชุมและวิธีการเข้าร่วมประชุมไปยังอีเมลที่ท่านได้ระบุ

Once you have verified, the company will send the Link to join the meeting via email

- (6) ในวันประชุมผู้ถือหุ้นหน่วยทรัสต์จะต้องเตรียม เลขบัญชีผู้ถือหุ้นหน่วยทรัสต์และเลขบัตรประชาชนไว้ สำหรับการเข้าร่วมประชุม

Please prepare your Account Number and your Identification Card Number for log in the meeting.

ลงชื่อ/Signed.....ผู้ถือหุ้นหน่วยทรัสต์/Shareholder

(.....)