

15 December 2022

RE: Notification of the Right to Subscribe to Additional Units in the First Offering to Raise Capital of the Sub Sri Thai Real Estate Investment Trust

To: Trust Unit Holders in the Sub Sri Thai Real Estate Investment Trust

Attached

1. Certificate of the Right to Subscribe to Additional Units in the First Offering to Raise Capital (issued by Thailand Securities Depository Co., Ltd. as the Trust Fund's Registrar
2. Details Concerning Methods for Subscribing to Additional Units in the First Offering to Raise Capital
3. Summary of Key Information of the Fact Sheet for the Trust Fund's First Offering of Units to Raise Capital.
4. Subscription Form for the First Offering to Raise Capital
5. Questionnaire for Determining Indications of US Citizenship (Individuals and Legal Entities) for Persons Intending to Deposit Securities in Issuer Accounts
6. Questionnaire for Examining FATCA Status of Legal Entities for Legal Entity Subscribers Intending to Deposit Securities in Issuer Accounts
7. US Citizen/Non-US Citizen Status Report Form for Individual Clients
8. US Citizen/Non-US Citizen Status Report Form for Legal Entity Clients
9. List of Citizenships of Old Non-Thai Trust Unit Holders Considered by the Trust Fund Manager to Not Offer Units
10. Suitability Test for Individual Investors
11. Suitability Test for Legal Entity Investors (Suitability Test for Juristic Investors)
12. Know Your Customer & Customer Due Diligence (KYC/CDD) Form for Individuals
13. Know Your Customer & Customer Due Diligence (KYC/CDD) Form for Legal Entities
14. Power of Attorney Letter
15. Map of Trust Unit Subscription Site

Whereas the Office of the Securities and Exchange Commission (Office of the SEC) has permitted SST REIT Management Co., Ltd. ("the Company" or "the Trust Fund Manager"), as the manager of the Sub Sri Thai Real Estate Investment Trust ("SSTRT Trust Fund" or "the Trust Fund") to make the first offering of additional trust units in the SSTRT Trust Fund on 1 December 2022 and the form showing information on trust unit offering and the prospectus for trust units issued and offered in the first offering to raise capital ("the Fact Sheet") became effective on 14 December 2022 and the main content of the aforementioned Fact Sheet is as shown in **Attachment 3** – Summary of Key Information of the Fact Sheet for the Trust Fund's First Offering of Units to Raise Capital;

The Company would like to report the following key information concerning the SSTRT Trust Fund's first offering of trust units to raise capital:

1. The number of trust units issued in the Trust Fund's first offering to raise capital is no more than 36,210,000 units divided into:

Part 1: Offering to Old Trust Unit Holders Listed in the Trust Unit Holder Registry According to Trust Unit Holding Ratios without Allocating Units to Any Trust Unit Holder Who May Cause the Trust Fund to Have Obligations under Foreign Law (Preferential Public Offering: PPO)

The Trust Fund Manager and/or the Trust Unit Distributor will allocate units in an amount no less than 50.00 percent of no more than 36,210,000 units which will be issued and offered in this offering to old trust unit holders listed in the trust unit holder registry on the record date of names of old trust unit holders with the right to subscribe to trust units issued and offered in the first offering to raise capital on 15 December 2022 according to trust unit holding ratios.

The Trust Fund Manager and/or Trust Unit Distributor have the right to exercise judgment in refusing to offer or allocate issued and offered trust units to unit holders if this will cause the aforementioned offering or allocation of issued and offered trust units to be an act in violation of criteria, rules and regulations concerning trust unit offering and allocation or an act which will cause the Trust Fund to have obligations under foreign laws including and not limited to countries which may not receive allocation rights. The list of non-Thai citizenships which will be included in the Trust Fund Manager's consideration to not offer trust units is as shown in **Attachment 9**.

In this matter, old trust unit holders may express the intention to subscribe to trust units issued and offered in this offering according to allocated rights or in excess of allocations or less than allocations or waive the right and not subscribe to trust units in this offering with a minimum subscription amount of 1 unit and increase by one unit per time. After allocation of trust units in Part 1 to old trust unit holders, the Trust Fund Manager and/or the Trust Unit Distributor will allocate the remaining trust units to old unit holders who express the intention to subscribe to units in excess of allocations as the Trust Fund Manager and/or Trust Unit Distributor consider appropriate at the same time as or after allocation of Part 2.

Part 2: Offering of Trust Units Leftover from Part 1 to the General Public in a Public Offering (PO) and/or Private Placement (PP) Including Institutional Investors Who Are Not Trust Unit Holders of the Trust Fund and Not Connected to the Asset Owner Company According to Relevant Securities and Exchange Commission Notifications

The Trust Fund Manager and/or Trust Unit Distributor will allocate trust units leftover from Part 1 to (1) the general public in a public offering (PO) and/or (2) private placement (PP) including institutional investors who are not unit holders of the Trust Fund and persons connected to the asset owner company pursuant to relevant notifications of the Office of the Securities and Exchange Commission as the Trust Fund Manager and/or Trust Unit Distributor consider appropriate pursuant to Capital Market Regulatory Commission Notification No. Tor. Tor. 27/2559 on Criteria, Conditions and

Methods for Distributing Assets and any other relevant notifications. The general public has the right to subscribe a minimum of 1,000 units and increase by 100 units per time.

The Trust Fund Manager and/or Trust Unit Distributor reserve the right to allocate the remaining trust unit from allocations to entitled subscribers in Part 1 who expressed the intention to subscribe at amounts exceeding allocations as the Trust Fund Manager and/or Trust Unit Distributor consider appropriate at the same time as or after allocations in Part 2.

2. The allocation ratio of the additional trust units issued and offered to the Existing Trust Unitholders Entitled to Subscribe is 1 existing trust unit per 0.2317 new trust unit. In the event that the allotment according to the prescribed ratio results in any Existing Trust Unitholders Entitled to Subscribe having the right to subscribe for a fraction of a trust unit that cannot be allotted as a full trust unit, such fraction of a trust unit shall be rounded down to the nearest integer.
3. The offering price is Baht 5.80 per trust unit.
4. Subscription channels and subscription periods and payment instructions for the additional trust units:

Type of Investor	Subscription Channel and Subscription Period	Payment Instruction
<u>Portion 1</u> To be offered to the existing trust unitholders proportionate to their respective unitholding excluding those unitholders who will cause SSTRT to have duties under foreign regulation (Preferential Public Offering : PPO)		
The existing trust unitholders	Subscription can only be made at Asia Plus Securities Company Limited from 8.30 hrs. to 17.00 hrs. during 21-22 December 2022	<u>In case of payment by personal cheque or cashier cheque or draft</u> Payment can be made from 8.30 hrs. to 12.00 hrs. on 21 December 2022 whereby the personal cheque, cashier cheque or draft shall be dated no later than 21 December 2022 but after the effective date of the Registration Statement (in case of payment by personal cheque or cashier cheque or draft, the instruments shall be collectible from a clearing house in Bangkok area within 1 business day)
		<u>In case of payment by transfer</u> Payment can be made from 8.30 hrs. to 17.00 hrs. during 21-22 December 2022. Subscribers shall be responsible for bank's transaction expenses or fees (if any) separately from the subscription amount

Type of Investor	Subscription Channel and Subscription Period	Payment Instruction
		payable (the amount received shall be equivalent to the full subscription amount)
Portion 2 To offer the outstanding additional trust units after the offering for sale in Portion 1 to (1) the general public (Public Offering: PO) and/or to (2) persons on a private placement basis (Private Placement: PP)		
Persons under the discretion of the Underwriters	Subscription can be made at the office of the Underwriters from 8.30 hrs. to 17.00 hrs. on 23 and 26 December 2022	<u>In case of payment by personal cheque or cashier cheque or draft or bill payment by personal cheque or cashier cheque or draft</u> Payment can be made from 8.30 hrs. to 12.00 hrs. on 23 December 2022 whereby the personal cheque, cashier cheque or draft shall be dated no later than 23 December 2022 but after the effective date of the Registration Statement (in case of payment by personal cheque or cashier cheque or draft, the instruments shall be collectible from a clearing house in Bangkok area within 1 business day)
		<u>In case of payment by transfer or bill payment by transfer</u> Payment can be made from 8.30 hrs. to 17.00 hrs. during 23-26 December 2022. Subscribers shall be responsible for bank's transaction expenses or fees (if any) separately from the subscription amount payable (the amount received by the Underwriters shall be equivalent to the full subscription amount) Subscribers can make payment via bill payment system by personal cheque or cashier cheque or draft or transfer only when the subscription is made with the Underwriters who accept payment via bill payment.

Type of Investor	Subscription Channel and Subscription Period	Payment Instruction
Institutional Investors	Subscription can be made at the office of the Underwriters from 8.30 hrs. to 17.00 hrs. on 23 and 26 December 2022	<u>In case of payment by personal cheque or cashier cheque or draft</u> Payment can be made from 8.30 hrs. to 12.00 hrs. on 23 December 2022 whereby the personal cheque, cashier cheque or draft shall be dated no later than 23 December 2022 but after the effective date of the Registration Statement (in case of payment by personal cheque or cashier cheque or draft, the instruments shall be collectible from a clearing house in Bangkok area within 1 business day)
		<u>In case of payment by transfer</u> Payment can be made from 8.30 hrs. to 17.00 hrs. during 23-26 December 2022. Subscribers shall be responsible for all bank's transaction expenses or fees (if any) including transfer fees and/or any other fees incurred from the transfer transaction (the amount received by the Underwriters shall be equivalent to the full subscription amount)

5. Trust Unit Distributor

Asia Plus Securities Co., Ltd.

175 Sathorn City Tower, 3rd and 11th Floors,
Sathorn Tai Road, Thung Mahamek, Sathorn, Bangkok, 10120
Tel. 02-680-1000

Krungthai XSpring Co., Ltd.

287 Liberty Square Building, 16th Floor,
Silom Road, Silom, Bang Rak, Bangkok
Tel: 02-695-5000

KGI (Thailand) Public Co., Ltd.

173 Asia Center Building, 8th-11th Floors, Sathorn Tai Road,
Thung Mahamek, Sathorn, Bangkok, 10120
Tel: 02-658-8888

Nevertheless, please check subscription information and payment conditions in **Attachment 2** – Details Concerning Methods for Subscribing to Additional Units in the First Offering to Raise Capital and Part 3 – Information on the Trust Unit Offering in the Fact Sheet.

The Trust Fund Distribution Manager will not offer to unit holders in a manner which may be an act against rules and regulations concerning trust unit offering and allocation of foreign countries or actions which will cause excessive obligations and operating expenses for the Trust Fund under foreign laws including cases where the Subscriber is a person with non-Thai citizenship as specified in **Attachment 9** – List of Citizenships of Old Non-Thai Trust Unit Holders Considered by the Trust Fund Manager to Not Offer Units.

Investors can study more information from effective prospectuses by downloading the aforementioned documents from the SEC's website (www.sec.or.th).

We have thus informed you for your acknowledgment.

Respectfully,

- Ekkachai Limsiriwattana

(Mr. Ekkachai Limsiriwattana)

Managing Director

Authorized by

SST REIT Management Co., Ltd.

Details Concerning Methods for Subscribing to Additional Units in the First Offering to Raise Capital

Part 1 – Information on Trust Unit Allocations in the First Capital Raising

1. Date, Month, Year and No. of the Board of Directors Meeting Resolution to Allocate Additional Trust Unit in the First Offering to Raise Capital

Board of Directors Meeting No. 5/2565 on 15 June 2022

2. Information on Allocation of Additional Trust Units in the First Capital Raising

Trust Unit Category : No Trust Unit Redemption
 Old Paid Up Capital : 1,160,859,375.00 baht
 Additional Paid Up Capital : No more than 210,000,000 baht
 No. of Additional Trust Units : No more than 36,210,000 units

Issued and Offered:

Offering Price per Unit : 5.80 baht

Method of Allocation Part 1: Offering to Old Trust Unit Holders Listed in the Trust Unit Holder Registry According to Trust Unit Holding Ratios without Allocating Units to Any Trust Unit Holder Who May Cause the Trust Fund to Have Obligations under Foreign Law (Preferential Public Offering: PPO)

The Trust Fund Manager and/or the Trust Unit Distributor will allocate units in an amount no less than 50.00 percent of no more than 36,210,000 units which will be issued and offered in this offering to old trust unit holders listed in the trust unit holder registry on the record date of names of old trust unit holders with the right to subscribe to trust units issued and offered in the first offering to raise capital on 15 December 2022 according to trust unit holding ratios.

The Trust Fund Manager and/or Trust Unit Distributor have the right to exercise judgment in refusing to offer or allocate issued and offered trust units to unit holders if this will cause the aforementioned offering or allocation of issued and offered trust units to be an act in violation of criteria, rules and regulations concerning trust unit offering and allocation or an act which will cause the Trust Fund to have obligations under foreign laws including and not limited to countries which may not receive allocation rights. The list of non-Thai citizenships which will be

included in the Trust Fund Manager's consideration to not offer trust units is as shown in **Attachment 9**.

In this matter, old trust unit holders may express the intention to subscribe to trust units issued and offered in this offering according to allocated rights or in excess of allocations or less than allocations or waive the right and not subscribe to trust units in this offering with a minimum subscription amount of 1 unit and increase by one unit per time. After allocation of trust units in Part 1 to old trust unit holders, the Trust Fund Manager and/or the Trust Unit Distributor will allocate the remaining trust units to old unit holders who express the intention to subscribe to units in excess of allocations as the Trust Fund Manager and/or Trust Unit Distributor consider appropriate at the same time as or after allocation of Part 2.

Part 2: Offering of Trust Units Leftover from Part 1 to the General Public in a Public Offering (PO) and/or Private Placement (PP) Including Institutional Investors Who Are Not Trust Unit Holders of the Trust Fund and Not Connected to the Asset Owner Company According to Relevant Securities and Exchange Commission Notifications

The Trust Fund Manager and/or Trust Unit Distributor will allocated trust units leftover from Part 1 to (1) the general public in a public offering (PO) and/or (2) private placement (PP) including institutional investors who are not unit holders of the Trust Fund and persons connected to the asset owner company pursuant to relevant notifications of the Office of the Securities and Exchange Commission as the Trust Fund Manager and/or Trust Unit Distributor consider appropriate pursuant to Capital Market Regulatory Commission Notification No. Tor. Tor. 27/2559 on Criteria, Conditions and Methods for Distributing Assets and any other relevant notifications. The general public has the right to subscribe a minimum of 1,000 units and increase by 100 units per time.

The Trust Fund Manager and/or Trust Unit Distributor reserve the right to allocate the remaining trust unit from allocations to entitled subscribers in Part 1 who expressed the intention to subscribe at amounts exceeding allocations as the Trust Fund Manager and/or Trust Unit Distributor consider appropriate at the same time as or after allocations in Part 2.

Distributors of trust units We reserve the right to change the method details. Obtain the prospectus and subscription form How to subscribe for trust units and payment of subscription fees and method of allocation of trust units as specified in this document as appropriate. In case of problems, obstacles or limitations in the operation, in order to facilitate investors. and for this offering of trust units to be successful Such action will be based on fairness. and will not be contrary to relevant laws and regulations

3. Trust Unit Distributor

Asia Plus Securities Co., Ltd.

175 Sathorn City Tower, 3rd and 11th Floors,
Sathorn Tai Road, Thung Mahamek, Sathorn, Bangkok, 10120
Tel. 02-680-1000

Krungthai XSpring Co., Ltd.

287 Liberty Square Building, 16th Floor,
Silom Road, Silom, Bang Rak, Bangkok
Tel: 02-695-5000

KGI (Thailand) Public Co., Ltd.

173 Asia Center Building, 8th-11th Floors, Sathorn Tai Road,
Thung Mahamek, Sathorn, Bangkok, 10120
Tel: 02-658-8888

4. Schedule for subscription and payment of additional trust units

4.1 Subscription channels and subscription periods and payment instructions for the additional trust units:

Type of Investor	Subscription Channel and Subscription Period	Payment Instruction
Portion 1 To be offered to the existing trust unitholders proportionate to their respective unitholding excluding those unitholders who will cause SSTRT to have duties under foreign regulation (Preferential Public Offering : PPO)		
The existing trust unitholders	Subscription can only be made at Asia Plus Securities Company Limited from 8.30 hrs. to 17.00 hrs. during 21-22 December 2022	<u>In case of payment by personal cheque or cashier cheque or draft</u> Payment can be made from 8.30 hrs. to 12.00 hrs. on 21 December 2022 whereby the personal cheque, cashier cheque or draft shall be dated no later than 21 December 2022 but after the effective date of the Registration Statement (in case of payment by personal cheque or cashier cheque or draft, the instruments shall be collectible from a clearing house in Bangkok area within 1 business day)
		<u>In case of payment by transfer</u> Payment can be made from 8.30 hrs. to 17.00 hrs. during 21-22 December 2022. Subscribers shall be responsible for bank’s transaction expenses or fees (if any) separately from the subscription amount payable (the amount received shall be equivalent to the full subscription amount)
Portion 2 To offer the outstanding additional trust units after the offering for sale in Portion 1 to (1) the general public (Public Offering: PO) and/or to (2) persons on a private placement basis (Private Placement: PP)		
Persons under the discretion of the Underwriters	Subscription can be made at the office of the Underwriters from 8.30 hrs. to 17.00 hrs. on 23 and 26 December 2022	<u>In case of payment by personal cheque or cashier cheque or draft or bill payment by personal cheque or cashier cheque or draft</u> Payment can be made from 8.30 hrs. to 12.00 hrs. on 23 December 2022 whereby the personal cheque, cashier cheque or draft shall be dated no later than 23 December 2022 but after the effective date of the Registration Statement (in case of

Type of Investor	Subscription Channel and Subscription Period	Payment Instruction
		<p>payment by personal cheque or cashier cheque or draft, the instruments shall be collectible from a clearing house in Bangkok area within 1 business day)</p> <p><u>In case of payment by transfer or bill payment by transfer</u></p> <p>Payment can be made from 8.30 hrs. to 17.00 hrs. during 23-26 December 2022. Subscribers shall be responsible for bank's transaction expenses or fees (if any) separately from the subscription amount payable (the amount received by the Underwriters shall be equivalent to the full subscription amount)</p> <p>Subscribers can make payment via bill payment system by personal cheque or cashier cheque or draft or transfer only when the subscription is made with the Underwriters who accept payment via bill payment.</p>
Institutional Investors	Subscription can be made at the office of the Underwriters from 8.30 hrs. to 17.00 hrs. on 23 and 26 December 2022	<p><u>In case of payment by personal cheque or cashier cheque or draft</u></p> <p>Payment can be made from 8.30 hrs. to 12.00 hrs. on 23 December 2022 whereby the personal cheque, cashier cheque or draft shall be dated no later than 23 December 2022 but after the effective date of the Registration Statement (in case of payment by personal cheque or cashier cheque or draft, the instruments shall be collectible from a clearing house in Bangkok area within 1 business day)</p> <p><u>In case of payment by transfer</u></p>

Type of Investor	Subscription Channel and Subscription Period	Payment Instruction
		Payment can be made from 8.30 hrs. to 17.00 hrs. during 23-26 December 2022. Subscribers shall be responsible for all bank's transaction expenses or fees (if any) including transfer fees and/or any other fees incurred from the transfer transaction (the amount received by the Underwriters shall be equivalent to the full subscription amount)

5. Documents Accompanying Subscription and Information on Subscription Fee Payment
Methods for Old Trust Unit Holders with the Right to Subscribe to Trust Units in the First Capital Raising

5.1 Documents Accompanying Subscription

- (1) The subscription form. The Subscriber must enter subscription information in trust unit subscription forms accurately, completely and clearly along with signing signatures. In the case of legal entities, signatures must be placed by the authorized signatory of that legal entity who must also affix seals (if any).
- (2) Rights certificate issued by Thailand Securities Depository Co., Ltd. (TSD)
- (3) Copy of evidence of payment.
- (4) In the case of subscriptions in excess of rights, a copy of the first page of bank account books is needed. In cases where the Subscriber requests for a refund of the trust unit subscription fee by money transfer into bank accounts, the name of the aforementioned bank account must match the Subscriber's name and the copy must be signed and certified.
- (5) Power of attorney letters with a stamp tariff of 30 baht (in cases where an authorized person was assigned) with certified copies of the Subscriber's and the authorized person's identification cards.
- (6) For persons wishing to deposit common stock in the account of the securities issuing company, Member No. 600 under the name of the Subscriber, please enter information in "Additional Documents Accompanying Securities Subscription for Only Persons Intending to Deposit Assets in an Issuer Account" and "Questionnaire for Examining FATCA Status of Legal Entities" in order to deliver to the securities depository.
- (7) Documents accompanying identification according to the following information:

Ordinary Individual Subscribers with Thai Citizenship

An unexpired, signed and certified copy of a foreigner's certificate or passport. In cases where the identification card is valid lifelong, signed and certified copies of the aforementioned identification card and copies of house registration with the 13-digit identification number must be attached. In cases without an identification card, attach signed and certified copies of other unexpired government documents with the 13-digit identification number. Signatures must match signatures on every document related to subscription

In cases where the Subscriber is a minor without an identification card, copies of birth certificates and copies of unexpired identification cards or lifelong identification cards of the person exercising guardianship authority (a father/mother or legal representative) or a legal guardian must be attached along with copies of the house registration for the house where the minor resides signed and certified by the person exercising guardianship authority (a father/mother or legal representative) or a legal guardian including evidence showing the minor is able to legally subscribe to trust units in the form of a letter of consent from a father, mother or legal representative or a legal guardian. In cases where the Subscriber is a minor with an identification card, unexpired copies of the minor's identification card and copies of unexpired identification cards or lifelong identification cards of the person exercising guardianship authority (a father/mother or legal representative) or a legal guardian signed and certified by the person exercising guardianship authority (a father/mother or legal representative) or a legal guardian including evidence showing the minor is able to legally subscribe to trust units must be attached.

Ordinary Individual Subscribers with Foreign Citizenship

An unexpired, signed and certified copy of a foreigner's certificate or passport. The signature must match signatures on every document related to trust unit subscription (in cases where the Subscriber is a minor, evidence showing the minor is able to legally subscribe to trust units must be attached).

Legal Entity Subscribers Registered in Thailand

Copies of certificates issued by the Ministry of Commerce no more than six months before the date of submitting the subscription form signed and certified by the person with signatory authority of that legal entity and affixed with the legal entity's seal (if any) and attached with unexpired copies of identification cards or, in the case of a lifelong identification card, copies of the aforementioned identification cards and house registration with the 13-digit identification number or, in cases without an identification card, attach copies of other unexpired government documents with the 13-digit identification number and signed and certified copies of house registrations with the 13-digit identification number or copies of unexpired, signed and certified foreigner's certificate or passport (as

the case may be) of the aforementioned legal entity's person with signatory authority. The signature must match signatures on every document connected to subscription.

In cases where power of attorney was granted to others, copies of unexpired power of attorney letters from the aforementioned legal entity granting authority to the authorized person to subscribe on behalf of the legal entity along with copies of unexpired, signed and certified identification cards, foreigner's certificates or passports (as the case may be) of directors with signatory authority of the aforementioned legal entity and power of attorney recipient as shown in the power of attorney letter must be attached. If the power of attorney letter is a copy, the aforementioned copy must be signed and certified by the person with signatory authority of the legal entity which granted power of attorney along with being affixed with the legal entity's seal (if any) or signed and certified by the power of attorney recipient within the scope of power of attorney granted as shown in the power of attorney letter.

Legal Entity Subscribers Registered Abroad

Copies of certificates of incorporation or affidavits of incorporation and letters showing a list of persons with signatory authority including samples of signatures issued no more than six months before the date of submitting subscription forms or within the period specified by the Trust Unit Distributor signed and certified by the person with signatory authority of that legal entity and affixed with the legal entity's seal (if any).

All of the abovementioned signed and certified copies of documents accompanying subscription must be have signatures certified by a notary public or any other authorized agency in the country where the aforementioned document was prepared or certified for accuracy along with certification of the document preparer's signature or the signature of the person certifying the document's validity. In addition, all of the abovementioned copies of documents accompanying subscription are to have certification of the signature and seal of notary public or any other agency which took the aforementioned actions by officials from the Thai embassy or consulate in the country where documents were prepared within no more than six months from the date of submitting subscription forms attached with signed and certified copies of the foreigner's certificate or passport (as the case may be of the person with signatory of the aforementioned legal entity. The aforementioned signatures must match signatures on every document connected to subscription.

Legal Entity Subscribers Who Authorized a Custodian to Subscribe on Behalf of the Legal Entity

Unexpired copies of power of attorney letters in which the Subscriber authorized a custodian to subscribe on the Subscriber's behalf along with copies of the power of attorney grantor's documents. The aforementioned documents are to be according to the categories of subscribers specified above (as the case may be). The aforementioned subscription form and documents must be signed and certified by a person authorized to sign on behalf of the Subscriber or the custodian (as the case may be) and affixed with the legal entity's seal (if any). In addition, there must be a certificate

of the custodian with the name of the authorized signatory and attached with unexpired and certified copies of identification cards, foreigner's certificates or passports (as the case may be) of the person signing on behalf of the custodian.

5.2 Additional Documents Accompanying Subscription

Additional Documents in Cases where the Subscriber Authorized Others to Subscribe on Behalf of the Subscriber

In cases where the Subscriber does not intend to subscribe to trust units in person, the Subscriber may authorize other persons to subscribe to the Company's trust units on the Subscriber's behalf in addition to granting authority to sign, revise and add to content on the trust unit subscription form, pay subscription fees and take any and all necessary and appropriate actions concerning trust unit subscription in order to subscribe to trust units on behalf of the power of attorney grantor. The Subscriber must attach the original power of attorney letter using forms sent by the securities depository, unexpired, signed and certified copies of identification cards, foreigner's certificates or passports (as the case may be) of the power of attorney grantor and recipient along with documents accompanying the subscription properly signed by the power of attorney recipient and affixed with a stamp tariff of 30 baht.

Additional Documents in Cases with Refunds of the Subscription Fee

In cases where the subscription fee is to be returned for any reason and the Subscriber wishes to receive the refund by transferring money into a savings account or current account of the Subscriber opened with a commercial bank in Thailand, the Subscriber must attach a copy of the aforementioned savings account or current account with bank account numbers and names. The name of the aforementioned bank account must match the name of the Subscriber along with being signed and certified.

5.3 Information on Subscription Fee Payment Methods

- The Subscriber can subscribe at the offices of **Asia Plus Securities Co., Ltd.** from 8:30 am to 5:00 pm on 21-22 December 2022.
- The Subscriber must pay the full subscription fee for the amount subscribed at the price of 5.80 baht per unit by the following methods:

In case of payment with a personal cheque, cashier's cheque or draft order:

Pay the subscription fee from 8:30 am to 12:00 pm on 21 December 2022. The personal cheque, cashier's cheque or draft order must be dated no later than 21 December 2022 and after the effective date of the Fact Sheet and the prospectus (in cases where payment for the subscription is made via a personal cheque, cashier's cheque or draft order, the payment

must be collectible from an account clearing house in the Bangkok area within one business day) by ordering payment to the following account:

Account Name in Thai: “บริษัทหลักทรัพย์ เอเชีย พลัส จำกัด เพื่อจองซื้อหลักทรัพย์”

Account Name in English: “Asia Plus Securities Company Limited for Securities Subscription”

Payment by Money Transfer

Pay the subscription fee from 8:30 am to 5:00 pm on 21-22 December 2022 by transferring money into the following account:

Account Name in Thai: “บริษัทหลักทรัพย์ เอเชีย พลัส จำกัด เพื่อจองซื้อหลักทรัพย์”

Account Name in English: “Asia Plus Securities Company Limited for Securities Subscription”

Bank	Branch	Account Type	Account No.
Bangkok	Sathorn	Current Account	142-310062-5

The Subscriber accepts the burden of bank expenses or fees (if any) separate from the subscription fee (the amount received must be equal to the full amount of the subscription fee) and Asia Plus Securities Co., Ltd. reserves the right to change payment methods in order to make this trust unit offering as successful as possible.

6. Subscription Fee Refund

The Trust Unit Distributor will return the subscription fee to the Subscriber in various cases under the following conditions:

1. Cases where the Subscriber was not allocated trust units.
2. Cases where the Subscriber was allocated trust units at less than the amount subscribed for.
3. Cases where the Subscriber was not allocated trust units due to inability to collect the subscription fee or violations of subscription conditions.
4. Cases where the unit offering has been cancelled.

Subscriber Category	Refund Channel	Refund Period from the Date When Offering is Closed
The Subscriber is a service user of the Trust Unit Distributor.	<ul style="list-style-type: none"> • Deposit into the client’s depository account via the automatic transfer system (ATS) or; • Transfer money via the bank account specified in the subscription form. 	With 5 Business Days
	<ul style="list-style-type: none"> • Transfer money via the bank account specified in the subscription form or; 	With 7 Business Days

Subscriber Category	Refund Channel	Refund Period from the Date When Offering is Closed
The Subscriber is not a service user of the Trust Unit Distributor.	<ul style="list-style-type: none"> A cheque ordered to pay out to the Subscriber by the name specified on the subscription form and sent by registered mail to the address specified on the subscription form. 	With 10 Business Days

In cases where the subscription fee cannot be returned to the Subscriber within the specified time, the Trust Unit Distributor responsible for returning the aforementioned funds must pay interest to the Subscriber at the rate of 7.50 percent per year by calculating from the subscription fee for unallocated units from the date after the aforementioned time to when the Subscriber receives the subscription fee refund. However, if the subscription fee was transferred into the Subscriber's bank account via the automatic transfer system (ATS) or transferred into the Subscriber's specified bank account in the subscription form or if the subscription fee was refunded by registered mail correctly to the address specified in the subscription form, the Subscriber is considered to have received refund of the subscription fee and the Subscriber shall have no right to demand any interest and/or compensation for damage in addition to agreeing to not demand for the Trust Unit Distributor to accept any liability from cancellation of trust unit offerings or distribution.

If errors occur in transferring money into the Subscriber's bank account or if cheque deliveries were lost through no fault of the aforementioned Trust Unit Distributor such as the name and address of the Subscriber on the subscription form, unclear or incomplete bank account information or other information, the Trust Unit Distributor will not accept responsibility for any damage from the aforementioned case.

If you have any questions, contact us at:

Asia Plus Securities Co., Ltd.

Miss Arissara Tongyoy, Tel. 02-680-1333 or;

Miss Sineeya Nuancham, Tel. 02-680-1327

7. Objectives for Raising Funds

To use earnings from fundraising by offering units to invest in main assets which the Trust Fund will increase investments for the first time according to the following information:

Main Assets in Which the Trust Fund Will Increase Investments for the First Time

The Sub Sri Thai Project (4 buildings)

- (1) Ownership rights to one land title deed (Land Title Deed No. 261431) with an area of 4 rai, 1 ngan and 68.9 square wa according to the following information:

Land Title Deed No.	Lot No.	Survey Page	Sub- district	District	Province	Area
261431	269	9362	Bang Chak	Phra Pradang	Samutpraka rn	4-1-68.9 rai

- (2) Ownership rights to four document storage buildings including components located on the land in Item (1) consisting of Document Storage Buildings No. 36 – 39 according to the following information:

No.	Building	Building Dimensions (m. X m.)	Utility Space (Square Meters)	Capacity (boxes)
1	Document Storage Building No. 36	25.00 x 70.00	1,750.00	93,600.00
2	Document Storage Building No. 37	25.00 x 70.00	1,750.00	122,280.00
3	Document Storage Building No. 38	25.00 x 70.00	1,750.00	122,280.00
4	Document Storage Building No. 39	25.00 x 70.00	1,750.00	122,280.00
Total			7,000.00	460,440.00

- (3) Ownership in public utility systems, systems and connected components necessary for use of the Sub Sri Thai Project (4 buildings)

8. Benefits Which the Trust Fund Will Receive from Allocation of Units to Raise Capital

This first increase to investment in main assets by the Trust Fund is an investment in real estate with capacity to generate income and readiness for seeking benefits. In addition, the property's value is likely to rise and become of interest to investors and tenants, which will increase benefits for the SSTRT Trust Fund. This is likely to cause rent income and performance of the SSTRT Trust Fund to become more secure, which will benefit the SSTRT Trust Fund and trust unit holders in the future.

9. Policy on Payment of Benefits, Returns and Limitations

The Trust Fund's policy on paying benefits and returns is according to the following criteria:

- 1) The Trust Fund Manager will pay benefits and returns to trust unit holders at no less than 90.00 (ninety) percent of adjusted net profit in each fiscal year. Benefits and returns which will be paid to trust unit holders are divided into the year-end distribution of benefits and returns and the interim distribution of benefits and returns (if any). The Trust Fund Manager will pay benefits

and returns to trust unit holders for no more than 4 (four) times per fiscal year except in cases where the Trust Fund raises capital, in which case the Trust Fund may pay benefits and returns to trust unit holders for more than 4 (four) times per fiscal year in order to benefit old trust unit holders (by beginning payment of benefits and returns in the first accounting cycle of the Trust Fund if the Trust Fund has sufficient profit to pay out benefits and returns in the aforementioned accounting cycle).

Adjusted net profit in this item is to mean net profit deducted with reserves specifically for the following purposes:

- (1) Repair, maintenance or modifications to real estate of the Trust Fund according to clearly specified plans in the Fact Sheet and the prospectus, the fact sheet of annual information, the annual report or information reported to trust unit holders by the Trust Fund Manager in advance.
 - (2) Repayment of loans or obligations from loans taken out by the Trust Fund at limits specified in the Fact Sheet and the prospectus, the fact sheet of annual information, the annual report or information reported to trust unit holders by the Trust Fund Manager in advance, as the case may be.
 - (3) Payment of benefits and returns to trust unit holders with first rights to receive benefits and returns or return of capital (if any).
- 2) In cases where the Trust Fund has accrued profit referenced from adjusted net profit in each year of the Trust Fund according to Item 1) in any accounting cycle, the Trust Fund Manager may pay benefits and returns to trust fund unit holders from the aforementioned accrued profit.
- 3) In cases where the Trust Fund continues to have net losses, the Trust Fund Manager will not pay benefits and returns to trust unit holders.
- 4) When considering payment of benefits and returns to trust unit holders, the Trust Fund Manager must consider needs of the Trust Fund to maintain cash appropriately according to guidelines specified by the Office of the SEC.
- 5) The Trust Fund Manager must not take out loans to pay benefits and returns to trust unit holders.
- 6) In cases where there are payments of benefits and returns to trust unit holders in each accounting cycle, the Trust Fund Manager will announce payment of benefits and returns to trust unit holders and close the registry of trust unit holders to identify trust unit holders with the right to receive benefits and returns along with paying the aforementioned benefits and returns to trust unit holders within the following schedule:
 - (1) Year-End Distribution of Benefits and Returns
The Trust Fund Manager will pay benefits and returns for the year-end distribution within 90 (ninety) days from the end of the fiscal year by paying within no more than

30 (thirty) days from the date of closing the registry of trust unit holders in order to determine rights of trust unit holders entitled to receive benefits and returns.

Additional Conditions:

In cases of payment of benefits and returns for the first fiscal year, if the Trust Fund had operated for less than 3 (three) months in the fiscal year, the Trust Fund Manager reserves the right to consider accruing the aforementioned benefits and returns with benefits and returns to be paid in the first payment of the next fiscal year.

In considering payment of annual benefits and returns, the rate of benefits and returns paid will be dependent on the judgment of the Trust Fund Manager. If benefits and returns which will be paid per trust units in any fiscal year is valued below or equal to 0.10 (zero point one zero) baht), the Trust Fund Manager reserves the right to not pay benefits and returns at that time and will accrue the aforementioned benefits and returns to be paid with the next payment of benefits and returns.

The abovementioned conditions must not conflict with Item 1)

(2) Interim Distribution of Benefits and Returns

The Trust Fund Manager will pay benefits and returns for the interim distribution (if any) within 90 (ninety) days from the end of the fiscal year with payment of benefits and returns by paying within no more than 30 (thirty) days from the date of closing the registry of trust unit holders.

Additional Conditions:

In considering payment of annual benefits and returns, the rate of benefits and returns paid will be dependent on the judgment of the Trust Fund Manager. If interim benefits and returns which will be paid per trust unit is valued below or equal to 0.10 (zero point one zero) baht), the Trust Fund Manager reserves the right to not pay benefits and returns at that time and will accrue the aforementioned benefits and returns to be paid with the next payment of benefits and returns.

Concerning the aforementioned policy in paying benefits and returns, the Trust Fund Manager will take action for payment of benefits and returns to be consistent with specifications in this agreement except in cases where the Office of the SEC and/or any agency with authority under the law made revisions and additions to notifications, specifications, directives, approvals and/or granted leniency otherwise and the Trust Fund Manager will take action to comply.

7) Payment of benefits and returns to trust unit holders is to follow these criteria:

- (1) Trust unit holders entitled to receive benefits and returns must be listed in the Trust Fund's registry of trust unit holders as of the date for closing the registry of trust unit holders to pay benefits and returns according to the ratio of trust units held by each trust unit holder. If any persons hold units in the Trust Fund in excess of rates specified

in Office of the SEC Notifications, that person or group of persons will not have the right to receive benefits and returns only for the part held in excess of rates specified in Office of the SEC Notifications.

- (2) The Trust Fund Manager will announce payment of benefits and returns before the date when the trust unit holder's registry is closed within the period specified by law to determine rights to receive benefits and returns and rates of benefits and returns via the Stock Exchange's information dissemination system and the Trust Fund Manager may make announcements via any of the following methods:
 - Letters sent to trust unit holders listed in the Trust Fund's registry of unit holders as of the closing date of the trust unit holder's registry or;
 - Advertisement at an open place at every office of the Trust Fund Manager or;
 - Advertisement via the Trust Fund Manager's website and/or the Trust Fund's website or;
 - Advertisement in at least 1 (one) newspaper.
- (3) The Trust Fund will deduct withholding tax from benefits and returns paid to each category of trust unit holders in compliance with legal requirements.
- (4) The Trust Fund will pay out benefits and returns in cheques ordered to pay out to the name of the trust unit holder and send cheques by mail to the address of unit holders specified in subscription forms or deposit money into the specified depository account of trust unit holders. Trust unit holders will accept burdens from money transfer fees and expenses incurred and exchange rate risks (if any). The Trust Fund will deduct the aforementioned fees and expenses from the amount of money which will be sent.
- (5) In cases where trust unit holders do not exercise the right to receive any benefits and returns within the statute of limitations for exercising rights to make demands pursuant to the Civil and Commercial Code, the aforementioned sum shall become the property of the Trust Fund and the Trust Fund will not use the aforementioned benefits and returns for any purpose other than the benefit of the Trust Fund.

In cases where the Trust Fund is unable to pay benefits and returns to trust unit holders at a rate no less than 90.00 (ninety) percent of adjusted net profit in each fiscal year within 90 (ninety) days from the end of the fiscal year or the end of the accounting cycle with payment of benefits and returns, as the case may be, the Trust Fund Manager and the Trustee must explain reasons and necessity to the Office of the SEC according to guidelines specified by the Office of the SEC and disclose the information to trust unit holders at the annual general meeting.

Steps and Methods for Paying Benefits and Returns

Payments of benefits and returns to trust unit holders are to be according to the following criteria:

- 1) Trust unit holders entitled to receive benefits and returns must be listed in the Trust Fund's registry of trust unit holders as of the date for closing the registry of trust unit holders to pay

- 2) The Trust Fund Manager will announce payment of benefits and returns before the closing date of the trust unit holder registry within the period specified by law to specify rights to receive benefits and returns and rates of benefits and returns.

The Trust Fund Manager will pay benefits and returns to trust unit holders according to the ratio of trust units held by each trust unit holder. The Trust Fund Manager reserves the right to pay benefits and returns to trust unit holders holding units in excess of rates or inconsistent with criteria specified in Notification No. Tor. Jor. 49/2555 only for the part in excess or not compliant with the aforementioned criteria and give benefits and returns in parts which cannot be paid to the aforementioned trust unit holder to other trust unit holders according to the ratio of trust units held.

- None -

Location	One Asset Management Co., Ltd. 989 Siam Piwat Tower, 9 th , 24 th Floors, Rama I Rd. , Pathumwan, Pathumwan, Bangkok
Telephone	02 659 8888
Facsimile	02 659 8860

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when the Trust Fund's founder create property rights for the Trustee by entering into agreements with obligations for the Trust Fund's founder to take action for the Trust Fund to acquire assets from the converted SSTSS mutual fund in exchange for the SSTSS mutual fund receiving newly issued trust units in the conversion of the aforementioned mutual fund with cash.

After SST REIT Management Co., Ltd., as the Trust Fund's founder, submitted an application for permission to the Office of the SEC and received permission to offer trust units to the SSTSS mutual fund to convert the SSTSS mutual fund into the SSTRT and completed offerings to the SSTSS mutual fund, the Trust Fund's founder and the Trustee entered into an agreement to establish the Trust Fund on 13 December 2017 and registered assets in the Stock Exchange of Thailand on 26 December 2017 with One Asset Management CO., Ltd. as the Trustee of the Trust Fund and SST REIT Management Co., Ltd. as the Trust Fund Manager.

The Trust Fund received approval from Special Trust Unit Holder Meeting No. 1/2562 on 17 September 2019 to raise capital in order to support conversion of the Sub Sri Thai Property Fund or SSTPF to merge with the Trust Fund and accept transfer of assets and burdens from SSTPF. The Trust Fund used the abovementioned main assets received from conversion of the SSTSS mutual fund in the transfer and main assets received by the Trust Fund from conversion of the aforementioned SSTPF mutual fund to gain benefits by renting out assets to Sub Sri Thai Public Co., Ltd. or SST in order to gain benefits and operate a document storage business.

Trust Fund Objectives

The SSTRT Trust Fund was established with the objective to support conversion of mutual funds and/or raise capital from investors and use capital gained from fundraising to invest in real estate or real estate rental rights and property which are accessories or equipment of the aforementioned real estate. The types of assets in which the Trust Fund will invest are real estate in the category of document storage buildings and/or warehouses including any other real estate connected to or supporting or promoting the document storage business and/or warehouse business. The Trust Fund will procure benefits from the aforementioned real estate by allowing rents and/or providing services connected to renting of real estate in which the Trust Fund invested including any other actions for the benefit of real estate with an aim to generate income and returns for the Trust Fund and trust unit holders including investments in other assets or securities and/or procure benefits by other means in compliance with laws on securities and/or other relevant laws.

Trust Fund Management Structure

The Trust Fund was established for benefits in conducting transactions in capital markets according to notifications and specifications of the Office of the SEC with the purpose to issue and offer securities in the category of trust unit in real estate investment trusts (REITs) in order to make public offerings according to Notification No. Tor. Jor. 49/2555. In addition, the Trust Fund has the objective to register trust units in

the Stock Exchange of Thailand. After the Trust Fund invests earnings from offering trust units in main assets of the Trust Fund, the Trust Fund, represented by SST REIT Management Co., Ltd. as the REIT Manager, used main assets of the Trust Fund to procure benefits by renting out to Sub Sri Thai Public Co., Ltd. or SST. The main income which will be received by the Trust Fund is from procuring benefits from real estate such as rents and any other relevant benefits. Operations of the Trust Fund Manager will be controlled and regulated by the Trustee in order to make operations of the Trust Fund Manager consistent with agreements and conditions in the Trust Fund's founding agreement and the Trust Fund Manager's appointment agreement including criteria specified by the Trust Fund Act including other relevant notifications of the Securities and Exchange Commission and the Stock Exchange of Thailand. The Trust Fund will gain benefits from the aforementioned main assets by only allowing rents of real estate without taking any actions which use the Trust Fund to operate other businesses. In addition, the Trust Fund will not rent the Trust Fund's real estate out to persons with reason to suspect use of real estate in business operations in conflict with good morals or illegal businesses.

Chart of the Trust Fund's Current Structure

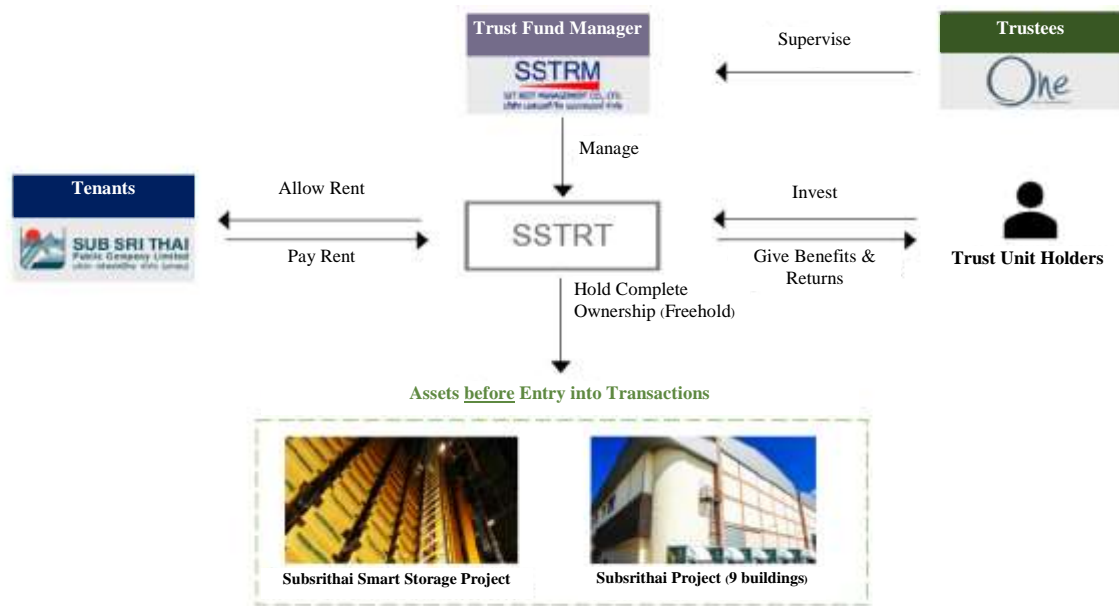
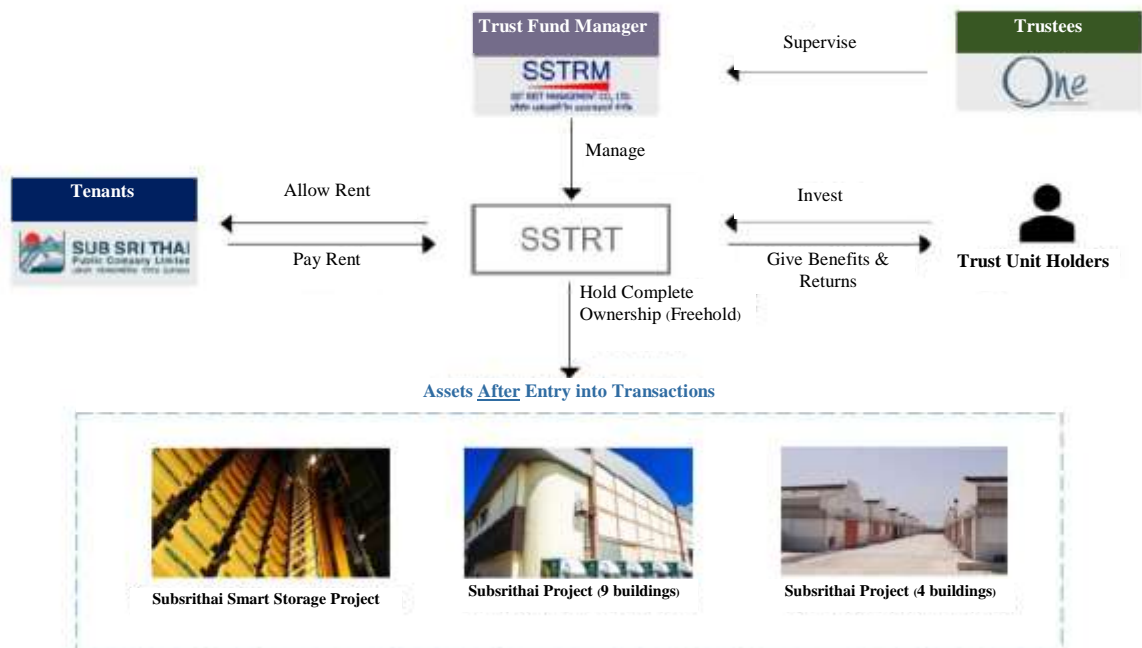


Chart of the Trust Fund's Structure after Investment in Main Assets in Which the Trust Fund Will Increase

Investments for the First Time



Relationship between the Trust Fund's Main Asset Renter or Trust Unit Holders and the Trust Fund Manager

Sub Sri Thai Public Co., Ltd. or SST, as the Trust Fund's main asset renter, has controlling authority over SST REIT Management Co., Ltd. as the Trust Fund Manager and holds shares in the company amounting to 99.99 percent of the company's paid-up capital. Furthermore, citing data as of 1 September 2022, SST is one of the Trust Fund's major trust unit holders holding trust units directly and indirectly in the amount of 35.16 percent of all current trust units with 11.45 percent of all trust units being held directly and 23.71 percent of all trust units being held in directly via SST Warehouse Co., Ltd. or SSTW, a subsidiary in which SST holds shares at 99.99 percent. Therefore, SST is considered to be connected to the Trust Fund Manager.

3. Information on the Trust Fund Manager, the Trustee, the Trust Fund's Main Asset Renter and Major Trust Unit Holders

Trust Fund Manager

Company Name	SST REIT Management Co., Ltd.
Company Location	206 Plaza Building, 4 th Floor, Soi Pattanakarn 20, Suan Luang, Suan Luang, Bangkok, 10250
Telephone	02-318-5514-5
Facsimile	02-318-3490-1

Trustee

Company Name	One Asset Management Co., Ltd.
Company Location	989 Siam Pivat Tower, 9 th , 24 th Floors, Rama I Rd., Pathumwan, Pathumwan, Bangkok
Telephone	02 659 8888
Facsimile	02 659 8860

The Trust Fund's Main Asset Renter

Company Name	Sub Sri Thai Public Co., Ltd.
Company Location	Plaza Building, 4 th Floor, Soi Pattanakarn 20, Suan Luang, Suan Luang, Bangkok, 10250
Telephone	02-318-5514-5

Information on Trust Unit Holders

The top 10 trust unit holders as of 1 December 2022 (Record Date) are:

No.	Trust Unit Holder Name	No. of Units	Percent
1	SST Warehouse Co., Ltd.	37,050,006	23.71
2	Sub Sri Thai Public Co., Ltd.	17,896,450	11.45
3	Mrs. Hisako Dennis	2,070,600	1.33
4	Kij Kamol Sukosol Co., Ltd.	1,787,400	1.14
5	Mrs. Kamalee Patchimsawat	1,500,000	0.96
6	Mr. Lakchai Sumanatchai	1,497,160	0.96
7	Mrs. Wilaiwan Chat-amornwong	1,407,500	0.90
8	Mr. Adirek Pipatpattama	1,255,770	0.80
9	Miss Panotporn Srisittipot	1,001,800	0.64
10	Miss Nuchada Srisittipot	1,000,000	0.64
	Total for the Top 10 Trust Unit Holders	66,466,686	42.54
	Other Minor Trust Unit Holders	89,783,314	57.46
	Total	156,250,000	100.00

Major Trust Unit Holders as of 30 September 2022 (holders of units exceeding 10.00 percent including the same group of persons)

No.	Trust Unit Holder Name	No. of Trust Units	Percent
1	SST Warehouse Co., Ltd.	37,050,006	23.71
2	Sub Sri Thai Public Co., Ltd.	18,753,150	12.00
	Total	55,803,156	35.71

4. Record of Capital Raises and Payment of Benefits and Returns

Record of Capital Raises

After the Trust Fund was established by converting from the Sub Sri Thai Smart Storage Fund (SSTSS) on 13 December 2017, the Trust Fund raised capital to support conversion of the Sub Sri Thai Property Fund (SSTPF) to merge with the Trust Fund as specified in the Trust Fund's Fact Sheet effective on 11 December 2019. Amounts and total values of trust units issued and offered in the conversion of the SSTPF mutual fund to merge with the Trust Fund are as follows:

Amount of the Trust Fund's Capital	551,640,375.00 baht
Par Value per Trust Unit	7.4295 baht
No. of Trust Units	74,250,000 units

The Trust Fund's Record of Payment of Benefits & Returns

The Trust Fund paid benefits and returns to trust unit holders in the operating period from 13 December 2017 (the Trust Fund's establishment date) to 30 September 2022 as follows:

No.	Performance Period	Rate of Benefits & Returns (baht per trust unit)	Date of Benefit & Returns Payment
1	19 December – 31 December 2560	0.0138	29 March 2561
2	1 January – 30 June 2561	0.2633	7 September 2561
3	1 July – 31 December 2561	0.2625	29 March 2562
4	1 January – 30 June 2562	0.2428	13 September 2562
5	1 July – 25 December 2562	0.2606	23 January 2563
6	1 January – 30 June 2563	0.2192	11 September 2563
7	1 July – 31 December 2563	0.3150	29 March 2564
8	1 January – 30 June 2564	0.2000	10 September 2564
9	1 July – 31 December 2564	0.2000	30 March 2565
10	1 January – 30 June 2565	0.2000	14 September 2565

Part 3 – Comparative Financial Data from 3 Years in Retrospect

Financial data in the Trust Fund's financial statements audited by SP Audit Co., Ltd. for the year ended on 31 December 2019-2021 and the financial statement reviewed for the period of nine months ended on 30 September 2022 were summarized as follows:

Statement of Financial Status (Unit: million baht)	31 December			30 September
	2019	2020	2021	2022
Assets				
Investments in Real Estate at Fair Value	1,433.75	1,430.44	1,423.61	1,418.26
Investments in Securities Shown with Fair Value Through Profit or Loss	0.82	0.83	17.85	22.91
Cash and Cash Equivalents	8.95	6.35	2.52	7.82
Debtors from Allowing Rent	38.94	66.79	68.55	40.29
Debtors from Interest	0.05	0.05	0.21	0.04
Deferred Costs	27.07	14.67	7.35	1.76
Bank Deposits with Obligations	32.53	33.50	33.52	33.50
Other Assets	3.18	0.57	0.96	0.81

Statement of Financial Status (Unit: million baht)	31 December			30 September
	2019	2020	2021	2022
Total Assets	1,545.29	1,553.19	1,554.59	1,525.40
Liabilities				
Unpaid Expenses	28.24	10.53	9.57	3.71
Rent Security Deposits	32.50	33.50	33.50	33.50
Trust Unit Holder Creditors from Payment of Benefits and Returns	21.36	-	-	-
Financial Institution Loans	238.19	238.50	238.84	215.09
Other Liabilities	0.10	0.05	0.23	2.79
Total Liabilities	320.39	282.59	282.14	255.09
Net Assets	1,224.90	1,270.61	1,272.45	1,780.49
Net Assets				
Capital Received from Trust Unit Holders	1,160.86	1,160.86	1,160.86	1,160.86
Capital Surplus	59.96	59.96	59.96	59.96
Accrued Profit	4.08	49.79	51.63	49.49
Net Assets	1,224.90	1,270.61	1,272.45	1,270.31
Net Assets per Unit (baht)	7.8394	8.1318	8.1436	8.1299
Total Distributed Trust Units as of the End of the Period (million units)	156.25	156.25	156.25	156.25

5. Information on Affiliated Companies, Subsidiaries and Associated Companies

- None -

**Summary of key information of the registration statement for the offering for sale of trust units for the
1st capital increase of the REIT (fact sheet)**

Information as of

30 /09/2022

Name of REIT (TH)	ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์ศรีไทย		
Name of REIT (Eng)	Sub Sri Thai Real Estate Investment Trust		
Ticker	SSTRT		
Trustee	One Asset Management Company Limited	REIT Manager's	SST REIT Management Company
REIT Establishment	Jay capital advisory company Limited		

Offering value	maximum of 210 million	Number of units offered	36.21 million units maximum	offering a price per unit	5.80 baht per unit
Offering time	21 December 2022	to	26 December 2022	PAR	7.4295 baht per unit
model of distribution	[Best effort]			The date on which the creation and management of the REIT were confirmed	13 December
Core Assets' Weighted Average Maturity: (Before Fundraising)	99 years*	after fundraising	99 years*		

Note: *Assuming 99 years of ownership

<u>investment ratio (after fundraising)</u> 100% Direct investment 0% Invest indirectly from shareholding		<u>Value for fundraising</u> Objectives Fundraising maximum of 210 million baht. borrow zero borrowing Invest in property maximum of 190 million baht repaying a loan - develop a property -	<u>Following fundraising, the REIT's capital structure</u> overall assets overall assets total obligations maximum of 267 million baht Equity maximum of 1,429.86 million baht Proportion of borrowing maximum of 15 % of total property value
<input checked="" type="checkbox"/> Ownership <input type="checkbox"/> Leasehold rights or revenue sharing <input type="checkbox"/> Mixed		Freehold 100%	

Unit : million

Details of both the 240 million Thai Baht loan's principal repayment

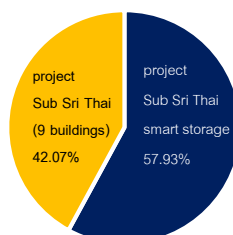
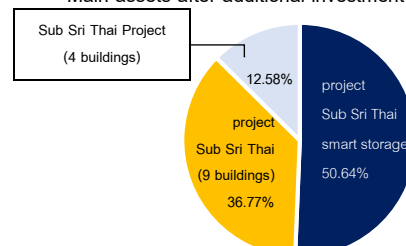
Year	Principal Repayment (million)
2564	0.00
2565	24.00
2566	28.80
2567	36.00
2568	40.80
2569	52.80
2570	57.60

■ Principal is due.

Remark: As indicated in Clause 4(c), Topic 3, Information on the Investment in the Main Assets of the REIT, the details of principal repayment of the loan of Baht 240.00 million are specified.

Key asset class (according to the appraisal value)

- Document storage structures make up the majority of the company's assets at the moment and after the first additional investment. 100.00%
- Present-day primary assets categorized by REIT investment
 - Sub Sri Thai Smart Storage Project was the primary asset converted from SSTSS Property Fund.
 - Sub Sri Thai Project was the main asset converted from SSTPF (9 buildings)

Current main assets of the REIT^{1/1}**Main assets after additional investment No.1²**

Comment: /1 The property evaluation report value as of May 7, 2021, is used to compute the asset value ratio. Nexus Property Consultants Company Limited.

/2 The assessment reports from Nexus Property Consultants Co., Ltd. as of May 7, 2021 and as of April 18, 2022, and Knight Frank Chartered (Thailand) Co., Ltd. as of April 18, 2022 are used to calculate the asset value of Additional Investment Assets No. 1.

as of September 1, 2022, the leading unitholders

contacts	number of shares	Percent
1. SST Warehouse Company Limited ^{1/1}	37,050,006	23.71%
2. Sub Sri Thai Co., Ltd. ^{1,2}	17,896,450	11.45%
3. Mrs. Hisako Dennis	2,070,600	1.33%
4. KU KAMOL SUKOSOL COMPANY LIMITED	1,787,400	1.14%
5. Mrs. Kamalee Patchimsawat	1,500,000	0.96%
Foreign Limit		49%
Current Foreign Holding		2.49%

note: /1 Connected persons of the REIT Manager as of 30 September 2022

/2 Major shareholders of the REIT Manager as of September 1, 2022

Main assets to be invested by the Trust for the 1st time	Investment value (million baht)	Appraised value by income method (million baht)	Assessor	The investment value is lower than the appraisal value. (%)
Project Sub Sri Thai (4 buildings) (Document No. 36,37,38,39) ownership of land utilities and project equipment	190 maximum	203.00	Nexus	6.40%
		209.40	Knight Frank	9.26%

Note: Investors can look at the full details of the appraisal report for the main assets to be invested by the REIT No. 1 at the Company's website. www.sstrm.co.th



Assessor: Nexus



Assessor: Knight Frank

Distribution Payment Policy : The REIT's remuneration for the past 5 years (if any) and accumulated balance of the latest year

Quarterly / 6 months		2560	2561	2562	2563	2564	YTD 2565	ตั้งแต่จัดตั้ง
To returns not less than 90% of the adjusted net profit of such accounting period	Distribution of returns (Baht per unit) excluding income insurance.	0.0138	0.5258	0.5034	0.5342	0.5150	0.4000	2.4922
	Distribution of returns (Baht per unit) from the income guarantee	-	-	-	-	-	-	-
	Capital Reduction	0.2712	-	-	-	-	-	0.2712

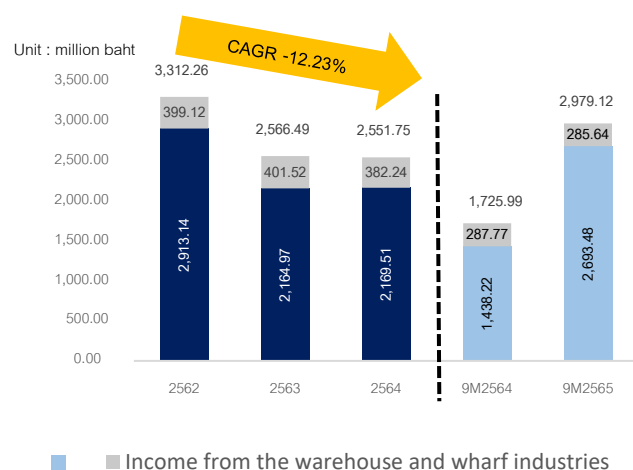
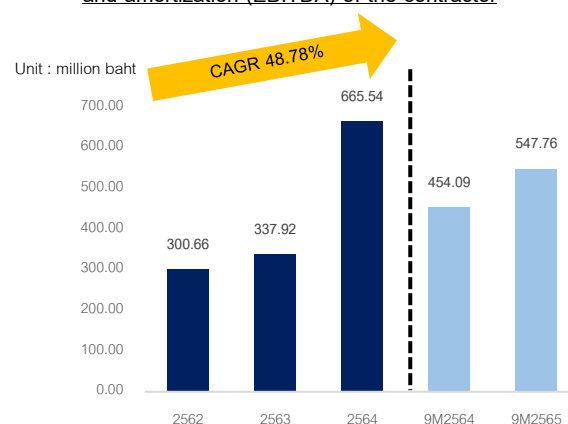
Estimated short-term return of the REIT for the period from 1 December 2022 to 30 November 2023

If the trust raises funds in the amount not exceeding 210.00 million baht	According to the estimates which have been reviewed by the auditor.	
Dividend from normal operations	0.4183 baht per unit	7.09%
Dividends from Yield Support	-	-
capital reduction	-	-
Total rate of payment to unitholders	0.4183 baht per unit	7.09%

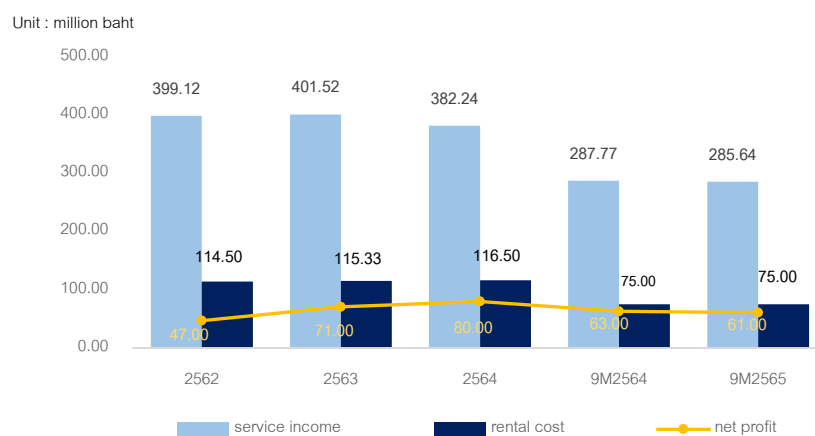
note: *Estimated returns on assumptions do not reflect profits or losses that may arise from the valuation of the assets.

REIT's anticipated long-term return

Important considerations for determining IRR at the investment price	5.90 baht/unit	Expected IRR (%) = 8.99%
The assessment report from the date used to determine cash flow	18 April 2022	
Costs at the trust level in accordance with the contract (as a percentage of gross income)	10.33 %	

Performance of Sub Sri Thai Public Company Limited (Contractor)Revenue from sales and services of contractorsProfit before finance cost, income tax, depreciation and amortization (EBITDA) of the contractor

Note: Sales and service income and EBITDA include terminal operations and investments through the holding of subsidiaries.

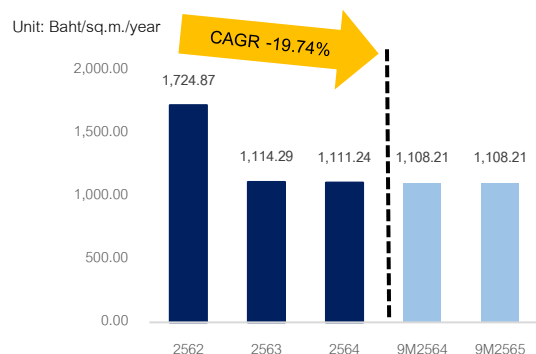
performance of the contractor's document storage business and total rent paid to the REIT

Note : The counterparty who made the contracting contract is Sub Sri Thai Public Company Limited. The graph shows the details of the document storage business performance of the contractor

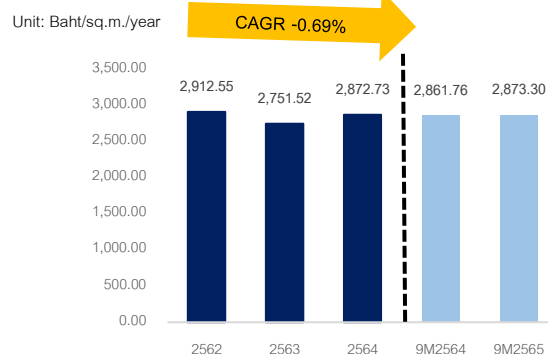
Performance of the Trust

Average Rental Rate

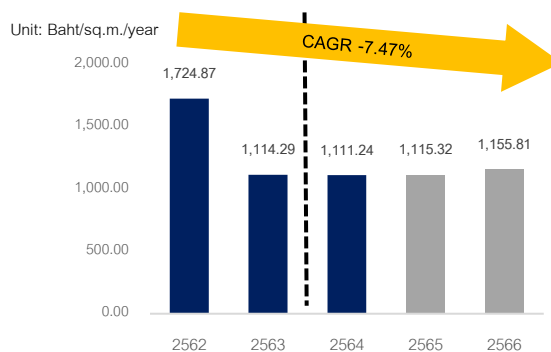
Currently, the REIT's primary assets ^{/1}



The primary assets in which REIT No. 1^{/2}



The REIT's current principal assets and the principal assets in which the REIT will invest No. 1^{/3}



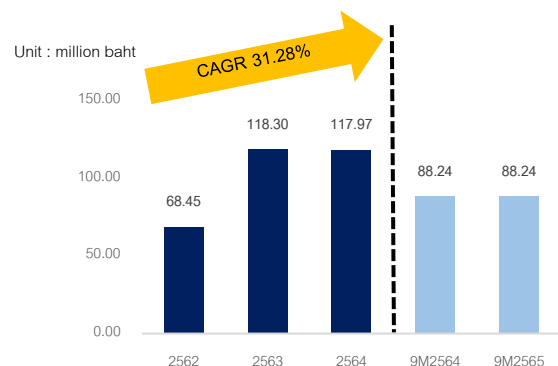
Note : /1 Due to the assets that SSTRT invested in, the average rental rate fell from 1,724.87 baht/sq. m./year in 2019 to 1,114.29 baht/sq. m./year in 2020. While SSTRT has seen a rise in total revenue, the overall average rental rate has decreased as a result of the conversion of SSTPF's assets on December 26, 2019, which have a lower average rental rate than the company's current assets. Following the acquisition of assets from the SSTPF conversion

/2 The average response rate of SST itself is the major priority of the first extra asset's average rating.

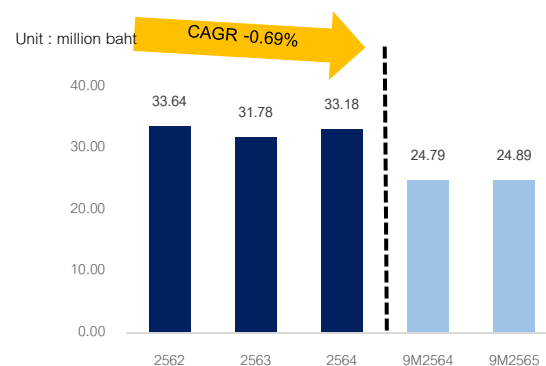
/3 According to the lease contract between SSTRT and SST, the predicted return and performance are used to establish the average rental rate for the invested assets in 2022 and 2023.

Revenue

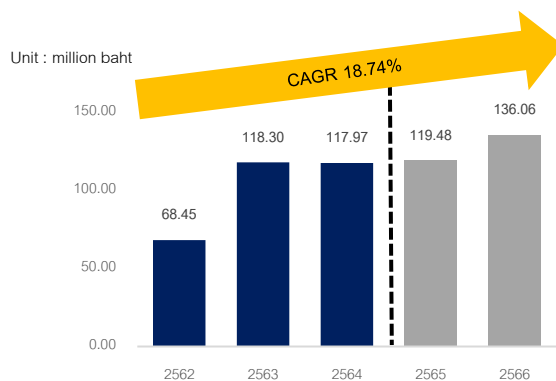
Currently, the REIT's primary assets



The primary assets in which REIT No.1^{/4}



The REIT's current principal assets and the principal assets in which the REIT will invest No. 1^{/5}

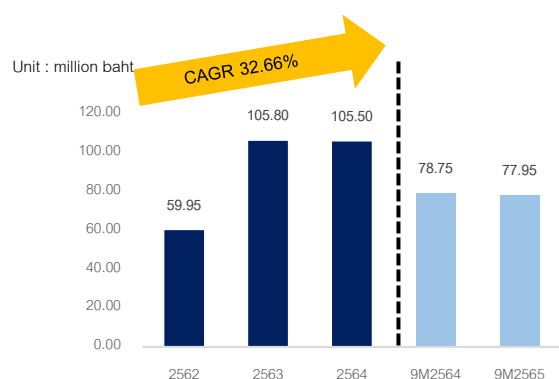


Note : /4 The income of the primary assets in which REIT No. 1 will invest is the income of SST prior to SSTRT's investment in the assets.

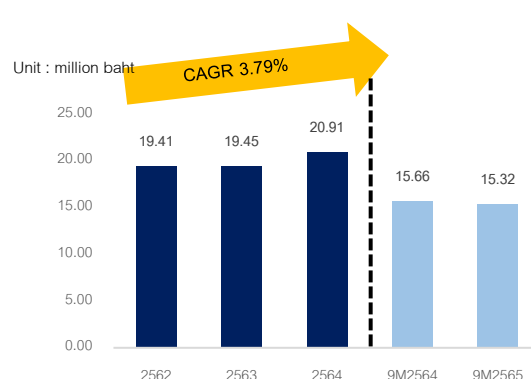
/5 The predicted return and performance in accordance with the lease agreement between SSTRT and SST are used to compute the income from the invested assets in 2022 and 2023.

prior to depreciation and amortization, income tax, and finance costs (EBITDA)

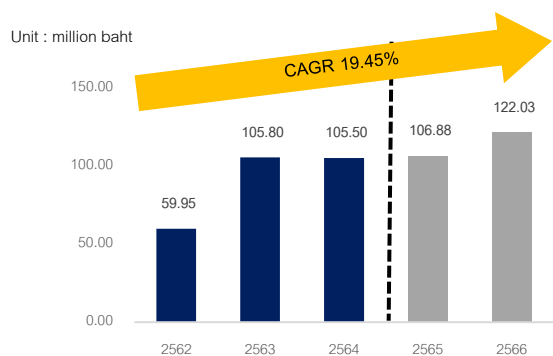
Currently, the REIT's primary assets



The primary assets in which REIT No.1^{/6}



The REIT's current principal assets and the principal assets in which the REIT will invest No. 1^{/7}



หมายเหตุ : /6 The operating results of SST before SSTRT invested in the assets are represented by the EBITDA of the Additional Investment Asset No. 1.

/7 According to the leasing agreement between SSTRT and SST, the estimated return and performance are used to compute EBITDA from the invested assets in 2022 and 2023.

Financial figures highlights	3 years retrospective and the nine-month period ended 30 September of the latest year			
	2019	2020	2021	9M2022
Revenue (M.THb)	68.45	118.30	117.97	88.24
Other Income (M.THb)	0.31	0.11	0.13	0.01
EBITDA (M.THb)	59.95	105.80	105.50	77.95
Net Profit (M.THb)	44.97	83.26	89.11	65.65
EPU (THb)	0.2878	0.5329	0.5703	0.4199
DPU (THb)	0.7659	0.2192	0.5150	0.3998
Capital Reduction	-	-	-	-
Debt/Total Asset Value Ratio (Times)	0.1541	0.1536	0.1536	0.1410
Interest Cost (%)	41.89	28.87	31.27	29.80
Operating Cash Flow	58.76	63.06	86.36	101.13
Investing Cash Flow	-	-	-	-
Financing Cash Flow	(51.09)	(65.67)	(90.18)	(95.83)
Net Cash Flow	8.95	6.35	2.52	7.82
NAV (THb)	7.8394	8.1318	8.1436	8.1299
P/NAV (Times)	0.7590	0.6456	0.7245	0.6888
Dividend Yield (%)In the event of support for returns	-	-	-	-
Dividend Yield (%)In the absence of support for returns	8.49	9.14	8.73	7.14
Market Cap (M.THb)	487.90	820.31	921.88	875.00
Closing Price (THb)	5.95	5.25	5.90	5.60

All fees and expenses	Actual rates charged	% Of net profit (estimate)
REIT Manager Fees	maximum of 1.00 % of the total asset value of the REIT	8.74%
Trustee and Custodian Fees	maximum of 1.00 % of the total asset value of the REIT	6.55%
Registrar fee	Actually paid	0.67%
Property manager fee	-	-
Other expenses ²	Actually paid	2.16%
Financial advisor fee	maximum of 3.00% of the value to be invested in other assets, as actually paid, but not more than that	-
Fees for the sale of trust units and support fees for trust unit distribution	maximum of 3% of the value of the offered trust units.	-
loan fee	Actually paid	-
Expert charges and associated parties ³	Actually paid	-
Advertising costs public relations And promote sales	Actual payment, maximum of 0.50 % of the net asset value at the end of the prior fiscal year	-
tax expenses and transfer fees	Actually paid	-
Other reserve expenses	Actually paid	-
Any other expenses greater than 0.01% of the NAV.	Actually paid	-

note: ¹ Based on the profit and loss statement and compensation payments according to the hypothetical situation. From 1 December 2022 to 30 November 2023

² Other expenses include professional fees. stock exchange fees bank fees appraisal expenses and other expenses

³ Fees for experts and other related persons, including legal advisory fees. Property Appraisal Fee auditor fee and independent financial advisory fee

As of 31 December 2021, the Trust Fund has total assets at 1,554.59 million baht or an increase of 0.09 percent from the same period of the previous year, total liabilities at 282.14 million baht or a reduction of 0.16 percent from the previous year with net assets at 1,272.45 million baht consisting of fund received from trust fund holders (1,160.86 million baht) and accrued profits (51.63 million baht), which is a net asset per unit of 8.1436 baht per unit.

As of 30 September 2022, the SSTRT Trust Fund had total assets of 1,525.40 million baht or a reduction of 1.88 percent from 2021. This was caused by reductions to creditors from allowing rents and expenses from establishing the fund which will be amortized after the expiration of the three-year period. In December of the current year, the Trust Fund had total liabilities at 255.09 million baht or 9.59 percent less than 2521 due to repayments for principal loans taken out from financial institutions and reductions to unpaid fees with net assets at 1,270.31 million baht, which was composed of funds received from trust unit holders in the amount of 1,160.86 million baht and accrued profit at the end of the period in the amount of 49.49 million baht or a net asset per unit of 8.129 baht per unit.

In the area of performance for the year ended on 31 December 2021, the Trust Fund has total income from investment at 118.11 million baht consisting of 117.97 million baht in income from rental and service fees or 99.88 percent of total income from investments and the Trust Fund had total expenses at 28.99 million baht with expenses from fees as the main expense amounting to 11.94 million baht or 41.19

Concerning performance for the nine-month period ended on 30 September 2022, the Trust Fund had total income at 88.25 million baht and total expenses at 22.63 million baht with a net profit from investments of 65.62 million baht or 74.35 percent of total income from investment and the Trust Fund had net loss from investments in the amount of 5.29 million baht, causing net assets from operations to increase to 60.33 million baht with an increase by 0.61 million baht or 1.01 percent when compared to the same period of the previous year due to reductions in financial costs and losses from changes in fair value of investments.

Category of Latest Certified Public Account's Report: -No Conditions-

Summary of Major Risk Factors

1. Risks Concerning Investment in Primary Assets of the Trust Fund
 - 1.1. Risks from changes in document storage formats.
 - 1.2. Risks from natural disasters, accidents and sabotage.
 - 1.3. Risks from COVID-19 outbreaks.
 - 1.4. Risks from expropriation of main assets which the Trust Fund invested in totally or in significant parts under laws on land expropriation, which will prevent the Trust Fund from benefiting from property and may affect the Trust Fund's performance.
 - 1.5. Risk from economic fluctuations with potential effects on performance of the Trust Fund's main assets.
 - 1.6. Risks from heightened competition.
 - 1.7. Risks which occur when there is need to modify and repair main assets in which the Trust Fund invested.
 - 1.8. Risks from being mainly dependent on asset renters and investment clustering.
 - 1.9. Risks concerning dependence on document storage technologies.
 - 1.10. Risks concerned with dependence on use of easement on entries/exits to properties.
 - 1.11. Real estate possessed by the Trust Fund may have expenses related to real estate including higher operating expenses.
2. Risks Concerning the Trust Fund's Operations and Structure
 - 2.1. Risk from deficiency of assets that may not be found or audited by examining data before investment.
 - 2.2. Risk from changes in accounting standards or relevant laws.
 - 2.3. Tax and fee risks.
 - 2.4. Risk from the ability of asset renters to pay rent.
 - 2.5. Risk from potential for the Trust Fund to not receive rent income or have reduced rent income after expiration of rental agreements.
 - 2.6. Risk from changes to rental agreement formats after expiration of rental agreements.
 - 2.7. Risks concerned with insurance.
 - 2.8. Risks from non-compliance with agreements by parties of agreements.
 - 2.9. Potential risks from taking out loans.
 - 2.10. Risk from the fact that part of the Trust Fund's performance is dependent on the Trust Fund Manager to manage and seek benefits from assets in which the Trust Fund invested.
3. Risks from Investment in the Trust Fund's Units
 - 3.1. General risks.

- 3.2. Political risks.
- 3.3. Trust unit prices may change after offering.
- 3.4. The Trust Fund's net asset value (NAV) may not be the true value which the Trust Fund will receive if all assets are sold or if the Trust Fund is terminated.
- 3.5. Risk from lack of liquidity in trading trust units in secondary markets.
- 3.6. The Trust Fund's ability to pay out benefits and returns.
- 3.7. In cases where the Trust Fund is terminated, refunds from the Trust Fund's termination may be less than the amount invested by trust unit holders.
- 3.8. The value of real estate in which the Trust Fund invested and valued by valuers is not a mark of the real estate's true value. There is no guarantee that the selling price of that real estate will be as valued in the present day or in the future.
- 3.9. The Trust Fund's estimated profit and loss in hypothetical situations are uncertain. The aforementioned information is based on several assumptions and under risks and uncertainty, which may cause the true amount of returns to be different from estimates.
- 3.10. Risks from offering trust units at an offering trust unit price per unit below net asset value (NAV) per unit.
- 3.11. Risk from potential cancellation of the entire amount of trust units offered.
- 3.12. Operating risks in registering trust units as registered assets and trading trust units in securities exchanges.
- 3.13. Risks from reductions to the ratio of trust units held by original trust unit holders (control dilution).

Risks from the fact that original trust unit holders with names appearing in the trust unit registry with foreign citizenship or residences may not receive offerings and/or allocation of issued and offered trust units in preferential public offerings.

Basic information

REIT Manager SST REIT Management Company Limited

Address 206, Plaza Building, 4th Floor, Soi Pattanakarn 20, Suan Luang Sub-District, Suan Luang District Bangkok 10250

Telephone 02-318-5514-5

URL www.sstrm.co.th

Trustee One Asset Management Company Limited

989 Siam Pivat Tower, 9th, 24th Floor, Rama 1 Road, Pathumwan, Pathumwan, Bangkok

Telephone 02-659-8888

URL www.one-asset.com

Trust Unit Risk Level 8

Subscription No.

Trust Unit Subscription Form for Original Unit Holders

Of the Sub Sri Thai Real Estate Investment Trust

Offering of Fundraising Units in the Sub Sri Thai Real Estate Investment Trust (the Trust Fund)

Preferential public offering made to original trust unit holders at a ratio of one original unit to 0.2317 additional units without allocation to unit holders who will cause the Trust Fund to have obligations under international law (original trust unit holders are required to subscribe to a minimum of one unit and increase by one unit per time) and offering to other investors such as ordinary people (Public Offering: PO) and/or (2) private placement (PP) (other investors are required to subscribe to a minimum of 1,000 units and increase by 100 units per time).

Download Prospectus

Subscription Date ☐ 21 December 2022 ☐ 22 December 2022

Subscriber's Information. Please enter information in the spaces below completely, clearly and in handwriting.

To the Board of Directors of SST REIT Management Co., Ltd.,

I am (Mr., Mrs., Miss, Legal Entity) Unit Holder Registration No.

☐ An ordinary person with Thai citizenship, Identification No.☐ An ordinary person without Thai citizenship (please specify citizenship), Foreigner's Certificate/Passport No.☐ Thai legal entity, Legal Entity Registration No.☐ Foreign legal entity (please specify citizenship), Legal Entity Registration No.

With addresses as apparent in the trust unit holder database as of 15 December 2022 received by the Trust Fund from Thailand Securities Depository Co., Ltd.;

Mobile Phone No. Backup Telephone No.

Are you a person with political status*/family member of a person with political status**/close associate*** of a person with political status or family member of a person with political status?

☐ No ☐ Yes (Please specify political position)

* Person with political status means a person with high level political positions or formerly held political positions and vacated positions for no more than one year or continue to play roles related to the aforementioned position despite having vacated the position for more than one year or a person holding high level positions with significant authority and duties in legislation, administration, the judiciary or a person with high level positions and duties in the central government, local government, state enterprises or other government agencies or a person with high level positions and high command authority in the military, police or a person with positions at the level of a committee member in organizations under the Constitution or a person with political status in foreign countries or international organizations** Family member means: (1) a father, mother, child, adopted parent or adopted child of a person with political status; (2) siblings from the same parents or siblings with the same father or mother as a person with political status; (3) a lawfully wedded spouse or a person living together with a person who has political status as a husband/wife or a person in (1) or (2)*** Close associate means (1) a person who possesses or takes care for any other assets or benefits of persons with political status; (2) a person with close relationships due to business relationship building efforts of persons with political status.

I am an original trust unit holder listed in the registry of trust unit holders as of the record date of trust unit holders on 15 December 2022. The number of trust units in existence and entitled for allocation of additional trust unit at the subscription rate of one old unit to 0.2317 additional units is. units. I intend to subscribe to purchase units and request allocation of units of the Trust Fund as follows:

Type of Subscription	No. of Subscribed Trust Units (units)	Amount of Money to be Paid (baht)
1. Subscription for the Full Amount Entitled		
2. Subscription in Excess of Allocations (only the additional part)		
3. Subscription at Less than Allocations		
Total		

I have paid the subscription fee for additional trust units by the following method (please select one item):

☐ Money Transfer / Money Transfer Via the BAHTNET System at Bank PCL Branch☐ Money Transfer Via the Automatic Transfer System (ATS) No.☐ Pay by Deducting from Securities Trading Account No.☐ Cashier's Cheque/Bank Cheque ☐ Personal Cheque ☐ Draft Cheque/Draft No. Bank PCL Branch Date.

..... Date must not be beyond the date of cheque payment.

By ordering payments to "Asia Plus Securities Company Limited for Securities Subscription", Account No. 142-310062-5, in the category of a current account at Bangkok Bank PCL, Sathorn Branch

Trust Unit Receipt Information

If I have been allocated the aforementioned trust units, I agree for the following actions to be taken (The Subscriber is to select only one method):

☐ Deposit trust units in the amount allocated under the name of "Thailand Securities Depository Co., Ltd. for the Depositor" and take action for Securities Company. Depositing Member's No. ☐☐☐ (see number behind the subscription form). Deposit trust unit with "Thailand Securities Depository Co., Ltd" (TSD) into my securities trading account, No. with that company. The Subscriber's name must match the securities trading account. Otherwise, trust units will be deposited with TSD into the account of the securities issuing company, Member No. 600).

☐ Deposit trust units in the amount allocated under the name of “Thailand Securities Depository Co., Ltd. for the Depositor” and deposit trust units with TSD into the account of the securities issuing company, Member No. 600 for me (withdrawals of trust forms afterwards will cost the Subscriber a fee at the rate specified by TSD). In cases where the choice was made to accept trust units into the account of Member No. 600 in this box, please enter information in the “questionnaire for determining indicators of US citizenship (for ordinary persons and legal entities)” and the “questionnaire for checking FATCA status (only legal entities) in order to deliver to TSD. In cases where documents were not prepared according to TSD specifications or if there are indications of US citizenship, the Trust Fund reserves the right to not deposit units into Account 600 and to issue trust forms to be sent by mail according to information in the trust unit holder registry database on the date of determining trust unit holders entitled to receive an offering of additional trust units according to unit holding ratios.

In cases where the subscription fee has to be returned as specified in the prospectus, I agree for the Trust Fund to return all or part of the trust unit subscription fee (depending on the case) by the following methods (if not specified, the subscription fee will be returned by cheque according to the specified method):

☐ Transfer into Account of Bank Account No. สาขา The account name is my name (please attach a copy of a savings account book or a copy of the statement of the aforementioned current account with copy certification).

☐ Payment in a cheque ordered to pay only under my name and sent by registered mail to the address appearing in the trust unit registry as of the record date on 15 December 2022.

In cases where the Subscriber has a securities trading account and bank account information given to Asia Plus Securities Co., Ltd., the Trust Fund will return the subscription fee by ATS transfer into the bank account with given information given.

In this subscription to trust units, I: ☐ Received a summary of key information on trust units.

☐ Received a prospectus in the form of: () printed documents () other electronic data (please specify format)

☐ Do not wish to receive a prospectus (in cases where the Subscriber did not make any mark, we receive the right to consider the Subscriber as not wishing to receive a prospectus and that the Subscriber received a summary of key information on trust units.

have studied information concerning the trust unit offering from documents with a summary of key information on trust units or a prospectus and acknowledge risks levels of the trust units which I am subscribing from the unit distributor.

I hereby affirm that: 1) I have passed Know Your Customer/Customer Due Diligence steps (KYC/CDD) and I have disclosed and delivered additional information in cases where the company needs to comply with the laws of foreign states, regardless of whether compliance occurred, is currently occurring or will occur in the future such as compliance with the United States’ Foreign Account Tax Compliance Act (FATCA); 2) I am not a person prohibited from allocation of trust units according to information specified in the prospectus and according to enacted laws or relevant regulations. I understand and accept that I will have no right to subscribe to or receive this allocation of trust units if I fit the scope of a prohibited person as specified above except in cases consistent with exceptions specified in the prospectus or relevant laws or regulations; 3) I agree to subscribe to trust units in the aforementioned amount and will not cancel this subscription. However, if I have not sent a completed subscription form and accurate documents accompanying subscription along with paying the subscription fee or if the personal cheque/cashier’s cheque/draft did not clear for collection, I am to be considered as having waived the right to subscribe to the aforementioned trust units. Furthermore, I agree and acknowledge that the Trust Fund and/or the Trust Unit Distribution Manager have the right to refuse subscription or allocation of trust units if I have violated conditions and any relevant and effective laws or regulations along with consenting to accept refunds in cases where the Trust Fund refuses the subscription or cancels subscription to trust units without demanding any compensation; 4) I consent to bind myself to any conditions, specifications and content in the agreement to establish the trust, prospectuses and other regulations connected to the Trust Fund which are currently in existence and/or future revisions; 5) I: (a) am or at the time of trust unit purchase will become the owner and beneficiary of trust units and I am not a person with US citizenship or US residency (as defined by Regulation S) or (b) am a broker-dealer acting on behalf of a client and my client-subscriber confirmed the abovementioned information; 6) I agree and consent for financial institutions (including securities companies and/or any other legal entities) with which I have had financial transactions to disclose information involved in my identification and/or verification including information concerning my true beneficiary to the Trust Unit Distributor in order to comply with relevant anti-money laundering laws and laws on prevention and suppression of financing for terrorism and proliferation of weapons of mass destruction.

I acknowledge and affirm that: (1) I do not live in or have residency in a country in which an offering or acceptance of an offer to subscribe to trust units or use or sending of subscription forms in the manner I have done is an illegal action or an action which create any further obligations for the Trust Fund; (2) At the time of this subscription form, I have not replied to accept to subscribe to trust units without my own judgment for the benefit of persons living in or residing in the countries in (1); (3) I have not subscribed to trust units for the purpose of offering, selling, re-selling, transferring, delivering or distributing trust units directly or indirectly in the countries in (1); and (4) I have read, understood and confirmed that my subscription of trust units is not in violation of trust unit offering limits and I am to be considered as having confirmed and provided guarantees concerning limits of trust unit offerings without effects on the abovementioned content. The Trust Fund and/or the Trust Fund Distribution Manager reserve the right (unnecessarily) to consider the subscription as null and void if (1) the Trust Fund and/or the Trust Unit Distribution Manager discovers the aforementioned subscription form to be prepared or sent from a country with limits in subscribing to the Trust Fund and/or if the Trust Fund Distribution Manager believe the act to be in violation of relevant laws of the aforementioned countries; or (2) if the subscription form was prepared with the goal of waiving any of the abovementioned confirmations and guarantees.

Deliver of this subscription form is done secretly and is reserved for only trust unit holders who received this subscription form. This subscription form is not to be passed on or distributed to any other person or reproduced in any form.

Regarding assessment of acceptable risks for trust unit subscription (Suitability Test); 1. I have completed the Suitability Test Form for no more than two years in the past. The form was completed with the securities company of the Trust Unit Distributor or another securities company and I have acknowledged my acceptable risk level (in cases where the Subscriber had never completed a Suitability Test Form, the Subscriber must complete the Suitability Test Form attached to this subscription; 2. I acknowledge risk levels of trust units which I will subscribe to from the Trust Unit Distributor; 3. I have studied information in documents summarizing key information on trust units or the prospectus. If my Suitability Test results show me as unsuitable for this trust unit subscription, I still confirm and intend to subscribe to trust units and I have placed my signature herein to confirm as the Subscriber below, in which case I acknowledge this investment in trust units to be unsuitable for the risk level acceptable to me in the Suitability Test Form. Therefore, the Trust Fund and/or Trust Unit Distribution Manager has no responsibilities for any damage from investment in trust units in the future.

Trust unit subscription, cancellation and allocation are as disclosed in the information disclosure form and the prospectus.

in trust units carries risks. The Subscriber should study information in the notice of trust unit allocation thoroughly before making a decision to subscribe to trust units.

Signed.....Subscriber
()

I hereby confirm that the following information is my information and I acknowledge and agree for the aforementioned information to be collected, used and disclosed in order to conduct the transaction to subscribe to trust units including confirming my identity and communicating with me. The Subscriber can see additional information concerning collection, use and disclosure of personal information of the trust unit distributor according to the privacy announcement on the website of the trust unit distributor and/or any other channel specified by the trust unit distributor.

Signed.....Subscriber
()

Evidence of Receiving Deposit of the Subscription for Units of the Sub Sri Thai Real Estate Investment Trust
(Please enter information in this part)

Subscription No.....

Subscription Date ☐ 21 December 2022 ☐ 22 December 2022

Asia Plus Securities Co., Ltd. received money for subscription of trust units from (name in subscription form).....at the price of 5.80 baht per unit.

Type of Subscription	No. of Subscribed Trust Units (units)	Amount of Money to be Paid (baht)
1. Subscription for the Full Amount Entitled		
2. Subscription in Excess of Allocations (only the additional part)		
3. Subscription at Less than Allocations		
Total		

Payment made in:

- ☐ Money Transfer / Money Transfer Via the BAHTNET System at Bank.....PCL Branch.....
- ☐ Money Transfer Via the Automatic Transfer System (ATS) No.....
- ☐ Pay by Deducting from Securities Trading Account No.....
- ☐ Cashier's Cheque/Bank Cheque ☐ Personal Cheque ☐ Draft Cheque/Draft No.Bank.....PCL Branch.....Date.....

If the Subscriber received allocation of the aforementioned trust unit, the Subscriber directs to take the following action:

- ☐ Deposit units under the name of "Thailand Securities Depository Co., Ltd. for the Depositor" Depositing Member's No. ☐☐ Securities Trading Account No.
- ☐ Deposit units under the name of "Thailand Securities Depository Co., Ltd." into the account of the securities issuing company, Member No. 600.

Authorized Official

Remarks: If the Subscriber intends to change given addresses, please report revisions directly to the registrar and send revisions to the Asset Operations Department, Thailand Securities Depository Co., Ltd., No. 93, Ratchadaphisek Road, Din Daeng, Bangkok, 10400, Tel. 02-009-9000.

BROKER			
ผู้ฝากเลขที่	ชื่อบริษัท	ผู้ฝากเลขที่	ชื่อบริษัท
Participant No.	Company name	Participant No.	Company name
002	บล. ทิสโก้ จำกัด TISCO SECURITIES COMPANY LIMITED	032	บล. ดาโอ (ประเทศไทย) จำกัด (มหาชน) DAOL SECURITIES (THAILAND) PUBLIC COMPANY LIMITED
003	บล. พาย จำกัด (มหาชน) PI SECURITIES PUBLIC COMPANY LIMITED	034	บล. ฟิลลิป (ประเทศไทย) จำกัด (มหาชน) PHILLIP SECURITIES (THAILAND) PUBLIC COMPANY LIMITED
004	บล. ดีบีเอส วิกเคอร์ส (ประเทศไทย) จำกัด DBS VICKERS SECURITIES (THAILAND) COMPANY LIMITED	038	บล. บียอนด์ จำกัด (มหาชน) BEYOND SECURITIES PUBLIC COMPANY LIMITED
005	บล. แลนด์ แอนด์ เฮ้าส์ จำกัด (มหาชน) LAND AND HOUSES SECURITIES PUBLIC COMPANY LIMITED	048	บล. ไอรา จำกัด (มหาชน) AIRA SECURITIES PUBLIC COMPANY LIMITED
006	บล. เกียรตินาคินภัทร จำกัด (มหาชน) KIATNAKIN PHATRA SECURITIES PUBLIC COMPANY LIMITED	050	บล. เอเอสแอล จำกัด ASL SECURITIES COMPANY LIMITED
007	บล. ซีจีเอส-ซีไอเอ็มบี (ประเทศไทย) จำกัด CGS-CIMB SECURITIES (THAILAND) COMPANY LIMITED	051	บล. เอสบีไอ ไทย ออนไลน์ จำกัด SBI THAI ONLINE SECURITIES COMPANY LIMITED
008	บล. เอเชีย พลัส จำกัด ASIA PLUS SECURITIES COMPANY LIMITED	052	บล. จีเอ็มโอ-แซด คอม (ประเทศไทย) จำกัด GMO-Z COMSECURTIES (THAILAND) LIMITED
010	บล. เมอร์ริล ลินช์ (ประเทศไทย) จำกัด MERRILL LYNCH SECURITIES COMPANY LIMITED	200	บล. เมย์แบงก์ กิมเอ็ง (ประเทศไทย) จำกัด (มหาชน) MAYBANK KIM ENG SECURTIES (THAILAND) PUBLIC COMPANY LIMITED
011	บล. กสิกรไทย จำกัด (มหาชน) KASIKORN SECURTIES PUBLIC COMPANY LIMITED	211	บล. ยูบีเอส (ประเทศไทย) จำกัด UBS SECURTIES (THAILAND) LTD.
013	บล. เคจีไอ (ประเทศไทย) จำกัด (มหาชน) KGI SECURTIES (THAILAND) PUBLIC COMPANY LIMITED	213	บล. เอเชีย เวลท์ จำกัด ASIA WEALTH SECURTIES COMPANY LIMITED
014	บล. โนมูระ พัฒนสิน จำกัด (มหาชน) CAPITAL NOMURA SECURTIES PUBLIC COMPANY LIMITED	221	บล. เมอร์ชันทน์ พาร์ตเนอร์ จำกัด (มหาชน) MERCHANT PARTNERS SECURTIES PUBLIC COMPANY LIMITED
015	บล. คิงส์ฟอร์ด จำกัด (มหาชน) KINGSFORD SECURTIES COMPANY LIMITED	224	บล. บัวหลวง จำกัด (มหาชน) BUALUANG SECURTIES PUBLIC COMPANY LIMITED
016	บล. ธนชาต จำกัด (มหาชน) THANACHART SECURTIES PUBLIC COMPANY LIMITED	225	บล. ซี แอล เอส เอ (ประเทศไทย) จำกัด CLSA SECURTIES (THAILAND) LIMITED
019	บล. หยวนต้า (ประเทศไทย) จำกัด YUANTA SECURTIES (THAILAND) COMPANY LIMITED	229	บล. เจ.พี. มอร์แกน (ประเทศไทย) จำกัด JP MORGAN SECURTIES (THAILAND) LIMITED
022	บล. ทรินิตี้ จำกัด TRINITY SECURTIES COMPANY LIMITED	230	บล. โกลเบล็ก จำกัด GLOBEX SECURTIES COMPANY LIMITED
023	บล. อินโนเวสต์ เอกซ์ จำกัด INNOVESTX SECURTIES COMPANY LIMITED	244	บล. แมคควอรี (ประเทศไทย) จำกัด MACQUARIE SECURTIES (THAILAND) LIMITED
026	บล. ยูเอบี เคย์เฮียน (ประเทศไทย) จำกัด (มหาชน) UOB KAY HIAN SECURTIES (THAILAND) PUBLIC COMPANY LIMITED	247	บล. เครดิต สวิส (ประเทศไทย) จำกัด CREDIT SUISSE SECURTIES (THAILAND) LIMITED
027	บล. อาร์เอชบี (ประเทศไทย) จำกัด (มหาชน) RHB SECURTIES (THAILAND) PUBLIC COMPANY LIMITED	248	บล. กรุงไทย เอ็กซ์สปริง จำกัด KRUNGTHAI XSPRING SECURTIES COMPANY LIMITED
029	บล. กรุงศรี จำกัด (มหาชน) KRUNGSRI SECURTIES PUBLIC COMPANY LIMITED	924	บล. ฟินันเซีย ไซรัส จำกัด (มหาชน) FINANSIA SYRUS SECURTIES PUBLIC COMPANY LIMITED
030	บล. ไอ วี โกลบอล จำกัด (มหาชน) I V GLOBAL SECURTIES PUBLIC COMPANY LIMITED		
SUB BROKER			
236	ธนาคาร ทิสโก้ จำกัด (มหาชน) TISCO BANK PUBLIC COMPANY LIMITED	243	บล. เพื่อบริการหลักทรัพย์ จำกัด (มหาชน) TSFC SECURTIES PUBLIC COMPANY LIMITED
242	บล. ซิตี้คอร์ป (ประเทศไทย) จำกัด CITICORP SECURTIES (THAILAND) LIMITED	245	ธนาคารธนชาต จำกัด (มหาชน) THANACHART BANK PUBLIC COMPANY LIMITED
257	บล. ไทยพาณิชย์ จูเลียส แบร์ จำกัด SCB-JULIUS BAER SECURTIES (THAILAND) LIMITED		

CUSTODIAN			
301	ธนาคารซิตี้แบงก์ เอ็น.เอ CITIBANK, N.A.	329	ธนาคารทหารไทยธนชาต จำกัด (มหาชน) TMBTHANACHART BANK PUBLIC COMPANY LIMITED
302	ธนาคารไทยพาณิชย์ จำกัด (มหาชน) THE SIAM COMMERCIAL BANK PUBLIC COMPANY LIMITED	330	ธนาคารฮ่องกงและเซี่ยงไฮ้แบงกิงคอร์ปอเรชั่น (เพื่อตราสารหนี้) THE HONGKOK AND SHANGHAI BANKING CORPORATION LIMITED BANGKOK – BOND
303	ธนาคารกรุงเทพ จำกัด (มหาชน) - ผู้รับฝากทรัพย์สิน BANGKOK BANK PUBLIC COMPANY LIMITED - CUSTODY	334	บล. เพื่อบริการหลักทรัพย์ จำกัด (มหาชน) (คัสโตเดียน) TFSC SECURTIES PUBLIC COMPANY LIMITED - CUSTODIAN
304	ธนาคารฮ่องกงและเซี่ยงไฮ้ แบงกิง คอร์ปอเรชั่น จำกัด THE HONGKOK AND SHANGHAI BANKING CORPORATION LIMITED BANGKOK	336	ธนาคารเกียรตินาคินภัทร จำกัด (มหาชน) KIATNAKIN PHATRA BANK PUBLIC COMPANY LIMITED
305	ธนาคารกรุงไทย จำกัด (มหาชน) เพื่อการชำระราคาหลักทรัพย์ THE KRUNG THAI BANK PUBLIC COMPANY LIMITED	337	ธนาคารทหารไทยธนชาต จำกัด (มหาชน) TMBTHANACHART BANK PUBLIC COMPANY LIMITED
308	ธนาคารกสิกรไทย จำกัด (มหาชน) (เพื่อรับฝากทรัพย์สิน) KASIKORN BANK PUBLIC COMPANY LIMITED – (CUSTODIAN)	339	ธนาคาร ทิสโก้ จำกัด (มหาชน) (เพื่อรับฝากทรัพย์สิน) TISCO BANK PUBLIC COMPANY LIMITED (CUSTODIAN)
312	ธนาคารสแตนดาร์ดชาร์เตอร์ด (ไทย) จำกัด (มหาชน) STANDARD CHARTERED (THAI) BANK PUBLIC COMPANY LIMITED	340	ธนาคาร เจพีมอร์แกน เชส JP MORGAN CHASE BANK
316	ธนาคาร โอซีบีซี (ไทย) จำกัด (มหาชน) INDUSTRIAL AND COMMERCIAL BANK OF CHINA (THAI) PUBLIC COMPANY LIMITED	343	ธนาคาร ซีไอเอ็มบี ไทย จำกัด (มหาชน) CIMB THAI BANK PUBLIC COMPANY LIMITED
320	ธนาคารดอยช์แบงก์ เอจี สาขากรุงเทพฯ – เพื่อรับฝากทรัพย์สิน DEUTSCHE BANK AKTIENGESSELLSCHAFT BANGKOK BRANCH – CUSTODY SERVICES	425	ธนาคารกรุงไทย จำกัด (มหาชน) (เพื่อลูกค้า) KRUNGTHAI BANK PUBLIC COMPANY LIMITED (FOR CUSTOMER)
328	ธนาคารกรุงศรีอยุธยา จำกัด (มหาชน) BANK OF AYUDHYA PUBLIC COMPANY LIMITED		



U.S. Indicia Checklist (Individual & Juristic Person)

Only for shareholder wishing to deposit securities into the Issuer Account

Date.....

I / We.....

ID Card / Passport / Juristic Person Registration No.....

For Individual

1. I was born in the United States of America (U.S.A.) ☐ Yes* ☐ No
2. I am a U.S. citizen or I have the second nationality as the U.S. ☐ Yes* ☐ No
3. I have permanent residence in U.S.A. ☐ Yes* ☐ No

If your answer(s) is/are "Yes" in any of the above answers, you are defined as "the U.S. Indicia" under FATCA. TSD therefore reserves the rights not to deposit your securities into the Issuer Account. Please select other methods of securities holding.

For Juristic person

1. Registered in U.S.A. ☐ Yes * ☐ No
2. Is a financial institution under FATCA ☐ Yes * ☐ No
 If "Yes", please enter GIIN No. and specify type ☐ PFFI ☐ RDCFFI
3. Is an entity with investment income / indirect income of 50% or more of total income, ☐ Yes * ☐ No
 or having income-generating properties gaining 50% or more of total assets
 in the latest accounting period.

If your answer(s) is/are "Yes" in #1 and/or #3, you are defined as "the U.S. Indicia" under FATCA. TSD therefore reserves the rights not to deposit your securities into the Issuer Account. Please select other methods of securities holding.

I hereby certify that the above statement is true. If depositing securities into the Issuer Account causes any damage to Thailand Securities Depository Co., Ltd. (TSD) in any way whatsoever. I accept the responsibility and indemnity to Thailand Securities Depository Co., Ltd.

In addition, I acknowledge that TSD may disclose the information contained in this document to the Revenue Department, or other agencies having legal authorities, or having an agreement with TSD to obtain such information.

Sign..... shareholder

(.....) Tel.



Entity Status Certification and Information Disclosure Consent Form under FATCA

Certification of the Claimed FATCA Status

I hereby certify that I have the status as follows;

Part 1: Place of Incorporation

	Certification of the Claimed FATCA Status	FATCA Status for Non-U.S. Entities
<input type="checkbox"/>	1.1 I am an entity that is incorporated in: _____ (Fill in a country)	U.S. Person / Non-U.S. Entities
<input type="checkbox"/>	1.2 I am a branch of an entity. Please specify the place of incorporation of the head office: _____ (Fill in a country) In case the entity is incorporated in the U.S., I have attached W-9 certifying the status herewith. (If you are a non-U.S. entity or a branch of non-U.S. entity, please proceed to <u>Part 2</u> . Apart from that, your certificate of the claimed FATCA status is complete.)	

Part 2: FATCA Status for Non-U.S. Entities

	Certification of the Claimed FATCA Status	FATCA Status for Non-U.S. Entities
<input type="checkbox"/>	2.1 I am a financial institution of the type of Participating Foreign Financial Institution or Registered Deemed-Compliant FFI with GIIN : _____	PFFI, RDCFFI
<input type="checkbox"/>	2.2 I am a financial institution of the type of Non-Participating Foreign Financial Institution.	NPFFI
<input type="checkbox"/>	2.3 I am a financial institution of the type of Certified Deemed-Compliant FFI and have attached W-8BEN-E certifying the status herewith.	CDCFFI
<input type="checkbox"/>	2.4 I am a publicly traded (listed) company or affiliate of a listed company; My evidence of listing or affiliation of a listing company is in a copy of the latest financial statement attached herewith.	Excepted NFFE
<input type="checkbox"/>	2.5 I am a government (agents), international organization, or central bank of issue; I certify that I am the beneficial owner of any payment in connection with the securities that is going to be sold or transferred, and is not engaged in commercial financial activities of a type engaged in by an insurance company, custodial institution, or commercial banks.	Exempt Beneficial Owner
<input type="checkbox"/>	2.6 I am a non-profit organization; I certify that I am exempt from income tax under Thai revenue code.	Non-Profit Organization
<input type="checkbox"/>	2.7 I am a non-financial institution whose main income is not from investing . I certify that I am not incorporated in the U.S. and not a financial institution and not exceeding half of my income as stated in my latest financial statement are derived from the following four groups and not exceeding half of my assets as stated in my latest financial statement can generate incomes in the following four groups as follows; <u>Group 1</u> : Dividend and Interest	Active NFFE

	<p><u>Group 2:</u> Rental and Royalties</p> <p><u>Group 3:</u> Income from certain transactions</p> <ul style="list-style-type: none"> • Sales of any asset generating income in Group 1 and Group 2 • Income from commodity derivative contracts • Foreign exchange income • Income from SWAP contract (Notional Principal Contract) <p><u>Group 4:</u> Income from insurance and annuity contracts</p> <ul style="list-style-type: none"> • Income from reserving activities (insurance company only) • Income from annuity contracts • Income from insurance contracts 													
[]	<p>2.8 I am a non-financial institution whose main income <u>is from investing</u>. I certify that I am not incorporated in the U.S. and not a financial institution and <u>exceeding half of my income</u> as stated in my latest financial statement are derived from the abovementioned four groups of income <u>or</u> <u>exceeding half of my assets</u> as stated in my latest financial statement can generate incomes in the abovementioned four groups of income. I also hereby declared my U.S. ownership as follows;</p> <p>[] I <u>do not</u> have any owner/shareholder who is a U.S. person <u>or</u></p> <p>[] I have owner(s)/shareholder(s) who is (are) U.S. persons and have hereby disclosed the name, address, and U.S. Tax Identification Number (TIN) of each holder as follows;</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 33%;">Name</th><th style="width: 33%;">Address</th><th style="width: 33%;">TIN</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Address	TIN										Passive NFFE
Name	Address	TIN												
[]	<p>2.9 I am not eligible for any status provided above I have herewith attached W-8BEN-E with the status of _____</p>	Others												

แบบแจ้งสถานะความเป็นบุคคลอเมริกัน/ไม่เป็นบุคคลอเมริกัน
Form for Declaration of Status as a U.S. Person or Non-U.S. Person

สำหรับลูกค้าประเภทบุคคลธรรมดา
For Individual Customer

หนังสือฉบับนี้มอบให้แก่ บริษัทหลักทรัพย์ เอเชีย พลัส จำกัด และบริษัทแม่ บริษัทในเครือ รวมถึงกลุ่มธุรกิจการเงินของบุคคลข้างต้น (ไม่ว่าแต่ละรายหรือรวมกันในหนังสือฉบับนี้รวมเรียกว่า “ผู้รับ”) เพื่อประโยชน์ของผู้รับ และบุคคลที่สามตามที่กล่าวถึงในส่วนที่ 4 ของหนังสือฉบับนี้ โดยให้ถือว่าบุคคลดังกล่าวทั้งหมดเป็นผู้รับหนังสือฉบับนี้เช่นกัน

This form is provided to Asia Plus Securities Company Limited and its parent company and affiliated companies including their financial business group (individually or collectively shall be hereinafter referred as the “Receiver”) for the benefit of the Receiver and the third parties referred to in Part 4 of this form and it shall be deemed that all of them are also the Receiver of this form.

ข้อมูล / คำยืนยัน / และข้อตกลงของลูกค้า Customer's Information / representation / and agreements

วันที่/Date

ผู้ขอเปิดบัญชี/ผู้ใช้บริการ Applicant's Name/Name of user of the financial service (คำนำหน้า/ชื่อ/นามสกุล) <input type="text"/>		สัญชาติ Nationality(ies) โปรดระบุทุกสัญชาติที่ท่านถือ /Please specify all nationalities that you hold. <input type="text"/>
บัตรประชาชนเลขที่ (สำหรับคนไทย) Thai Citizen ID Card No. <input type="text"/>	หนังสือเดินทาง เลขที่ (เฉพาะคนต่างชาติ) Passport No. (Non-Thai only) <input type="text"/>	
ส่วนที่ 1 Part 1	สถานะของลูกค้า Status of Customer	

โปรดเลือกทำเครื่องหมายในช่องที่สอดคล้องกับสถานะของท่าน

Please check the appropriate boxes corresponding to your status

1.1 คำถามเพื่อตรวจสอบสถานะความเป็นบุคคลอเมริกัน / U.S. Person Status check

(หากท่านตอบว่า “ใช่” ในข้อใดข้อหนึ่ง แสดงว่า ท่านเป็นบุคคลอเมริกา ตามกฎหมาย FATCA โปรดกรอกแบบฟอร์ม W-9)

(If you check “yes” in any one box, you are deemed to be US Person by FATCA Regulation. Please complete Form W-9)

1 ท่านเป็นพลเมืองอเมริกัน ใช่หรือไม่ Are you a U.S. Citizen? ใช่/Yes ☐ ไม่ใช่/No ☐

โปรดตอบ “ใช่” หากท่านเป็นพลเมืองอเมริกัน แม้ว่าจะอาศัยอยู่นอกสหรัฐอเมริกา

โปรดตอบ “ใช่” หากท่านมีสถานะเป็นพลเมืองของหลายประเทศ และหนึ่งในนั้นคือเป็นพลเมืองอเมริกัน

โปรดตอบ “ใช่” หากท่านเกิดในสหรัฐอเมริกา (หรือดินแดนที่เป็นของสหรัฐอเมริกา) และยังไม่ได้สละความเป็นพลเมืองอเมริกันอย่างสมบูรณ์ตามกฎหมาย

You must answer “Yes” if you are a U.S. citizen even though you reside outside of the U.S.

You must answer “Yes” if you hold multiple citizenships, one of which is U.S. citizenship.

You must answer “Yes” if you were born in the U.S. (or U.S. Territory) and have not legally surrendered U.S. Citizenship.

2 ท่านเป็นผู้ถือบัตรประจำตัวผู้มีถิ่นที่อยู่ถาวรอย่างถูกต้องตามกฎหมายในสหรัฐอเมริกา (เช่น กรีนการ์ด) ใช่หรือไม่ Are you a holder of any U.S. Permanent Resident Card (e.g. Green Card)? ใช่/Yes ☐ ไม่ใช่/No ☐

โปรดตอบ “ใช่” หากสำนักงานตรวจคนเข้าเมืองและสัญชาติของสหรัฐอเมริกาได้ออกบัตรประจำตัวผู้มีถิ่นที่อยู่ถาวรอย่างถูกต้องตามกฎหมายในสหรัฐอเมริกาให้แก่ท่าน ไม่ว่าบัตรดังกล่าวของ ท่านจะหมดอายุแล้วหรือไม่ ณ วันที่ท่านกรอกและลงลายมือชื่อในแบบฟอร์มนี้

ควรตอบ “ไม่ใช่” หากบัตรดังกล่าวของท่านได้ถูกสละ ยกเลิก หรือถอนถอนอย่างเป็นทางการแล้ว ณ วันที่ ท่านกรอกและลงลายมือชื่อในแบบฟอร์มนี้

You must answer “Yes” if the U.S. Citizenship and Immigration Service (USCIS) has issued a U.S. Permanent Resident Card to you, regardless of whether or not such card has expired on the date you complete and sign this form.

You should answer “No” if such card has been officially abandoned, revoked, or relinquished as of the date you sign and complete this form.

3 ท่านมีสถานะเป็นผู้มีถิ่นที่อยู่ในสหรัฐอเมริกาเพื่อวัตถุประสงค์ในการเก็บภาษีอากรของสหรัฐอเมริกา ใช่หรือไม่
Are you a U.S. resident for U.S. tax purposes?

ใช่/Yes ☐ ไม่ใช่/No ☐

ท่านอาจถูกพิจารณาเป็นผู้มีถิ่นที่อยู่ในสหรัฐอเมริกาหากเป็นไปตามเกณฑ์ "Substantial Physical Presence Test" เช่น ในปีปัจจุบัน ท่านอยู่ในสหรัฐอเมริกาอย่างน้อย 183 วัน เป็นต้น และหากต้องการรายละเอียดเพิ่มเติม โปรดศึกษาข้อมูลในเว็บไซต์ของ หน่วยงานจัดเก็บภาษีอากรของสหรัฐอเมริกา (Internal Revenue Service):

IRS <http://www.irs.gov/Individuals/International-Taxpayers/Substantial-Presence-Test>

You may be considered a U.S. resident if you meet the "Substantial Physical Presence Test", for instance, during the current year, you were present in the U.S. for at least 183 days. For more details, please refer to the information on the IRS' website: <http://www.irs.gov/Individuals/International-Taxpayers/Substantial-Presence-Test>

1.2 คำถามเพิ่มเติม / Additional Questions

(โปรดข้ามคำถามในส่วนนี้หากท่านแสดงตนว่าเป็นคนอเมริกันตามข้อ 1 – 3 และได้กรอกแบบฟอร์ม W-9 แล้ว)

(Please skip this part if you have identify yourself as US person in the question 1-3 above, but you have to submit W9)

(หากท่านตอบว่า "ใช่" ในข้อใดข้อหนึ่ง โปรดกรอกแบบฟอร์ม W-8BEN พร้อมทั้ง

(If you check "yes" in any one box, please complete Form W-8BEN and provide supporting document(s))

(1) สำเนาบัตรประชาชนสำหรับคนไทย(หนังสือเดินทางสำหรับคนต่างชาติที่แสดงว่าไม่ใช่คนอเมริกัน) และ

A copy of Thai Citizen ID card (or passport in case you are not a Thai citizen which indicate that you are not a US Person) and

(2) สำเนาหนังสือรับรองการเสียสัญชาติอเมริกัน - Certificate of Loss of Nationality of the United States กรณีที่ตอบ "ใช่" ในข้อ ๑ ข้างล่างนี้

A copy of Certificate of Loss of Nationality of the United States, in case you answer "yes" in question ๑ below

4 ท่านเกิดในสหรัฐอเมริกา หรือดินแดนที่เป็นของสหรัฐอเมริกา แต่ได้สละความเป็นพลเมืองอย่างสมบูรณ์ตามกฎหมายแล้ว
Were you born in the U.S. (or U.S.Territory) but have legally surrendered U.S. citizenship?

ใช่/Yes ☐ ไม่ใช่/ No ☐

5 ท่านมีที่อยู่อาศัยในปัจจุบัน หรือที่อยู่เพื่อการติดต่อในสหรัฐอเมริกา สำหรับบัญชีที่เปิดไว้กับ/ผ่านผู้รับใช่หรือไม่
Do you have a current U.S. residence address or U.S. mailing address in contacting with the Receiver?

ใช่/Yes ☐ ไม่ใช่/ No ☐

6 ท่านมีหมายเลขโทรศัพท์ในสหรัฐอเมริกาเพื่อการติดต่อท่านหรือบุคคลอื่นที่เกี่ยวข้องกับบัญชีที่เปิดไว้กับ/ผ่านหรือมีอยู่กับผู้รับหรือไม่
Do you have U.S. telephone number for contacting you or another person in relation to the account opened with or through or maintained with the Receiver?

ใช่/Yes ☐ ไม่ใช่/ No ☐

7 ท่านมีคำสั่งทำรายการโอนเงินเป็นประจำโดยอัตโนมัติจากบัญชีที่เปิดไว้กับ/ผ่านหรือมีอยู่กับผู้รับไปยังบัญชีในสหรัฐอเมริกาใช่หรือไม่
Do you have standing instructions to transfer funds from the account opened with or through or held with the Receiver to an account maintained in the U.S.?

ใช่/Yes ☐ ไม่ใช่/ No ☐

8 ท่านมีการมอบอำนาจหรือให้อำนาจการลงลายมือชื่อแก่บุคคลที่มีที่อยู่ในสหรัฐอเมริกา เพื่อการใด ๆ ที่เกี่ยวข้องกับบัญชีที่เปิดไว้กับ/ผ่านหรือมีอยู่กับผู้รับ
Do you have a power of attorney or signatory authority for the account opened with or through or held with the Receiver granted to person with U.S. address?

ใช่/Yes ☐ ไม่ใช่/ No ☐

ส่วนที่ 2 การยืนยันและการเปลี่ยนแปลงสถานะ

Part 2 Confirmation and Change of Status

1. ท่านยืนยันว่า ข้อความข้างต้นเป็นความจริง ถูกต้อง และครบถ้วนสมบูรณ์

You confirm that the above information is true, correct, accurate and complete.

2. ท่านรับทราบและตกลงว่า หากท่านมีสถานะเป็นบุคคลอเมริกัน แต่ข้อมูลที่ให้ตามแบบฟอร์มนี้ หรือตามแบบฟอร์ม W-9 เป็นข้อมูลอันเป็นเท็จ ไม่ถูกต้อง หรือไม่ครบถ้วนสมบูรณ์ ผู้รับมีสิทธิให้ยุติพันธกิจเพียงฝ่ายเดียวที่จะยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับท่าน ไม่ว่าทั้งหมดหรือบางส่วน ตามที่ผู้รับเห็นสมควร

You acknowledge and agree that if you are a U.S. Person but the information provided on this form or Form W-9 is false, inaccurate or incomplete, the Receiver shall be entitled to terminate, at its sole discretion, the entire or part of banking/business relationship with you may be deemed appropriate by the Receiver.

3. ท่านตกลงที่จะแจ้งให้ผู้รับ ได้ทราบและนำส่งเอกสารประกอบให้แก่ผู้รับ ภายใน 30 วัน หลังจากมีเหตุการณ์เปลี่ยนแปลงอันทำให้ข้อมูลของท่านที่ระบุในแบบฟอร์มนี้ไม่ถูกต้อง และในกรณีที่ผู้รับมีการร้องขอเอกสาร/ข้อมูล/คำยินยอมเพิ่มเติม ท่านตกลงที่จะดำเนินการให้แล้วเสร็จตามที่ได้รับการร้องขอภายในเวลาที่ผู้รับกำหนด

You agree to notify and provide relevant documents to the Receiver within 30 days after any change in circumstances that causes the information provided in this form to be incorrect, or after the date that the Receiver has requested for additional document/ information/ consent.

4. ท่านรับทราบและตกลงว่า ในกรณีที่ท่านไม่ได้ดำเนินการตามข้อ 3 ข้างต้น หรือมีการนำส่งข้อมูลอันเป็นเท็จ ไม่ถูกต้อง หรือไม่ครบถ้วนสมบูรณ์ เกี่ยวกับสถานะของท่าน ผู้รับมีสิทธิให้ยุติพันธกิจเพียงฝ่ายเดียวที่จะยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับท่าน ไม่ว่าทั้งหมดหรือบางส่วน ตามที่ผู้รับเห็นสมควร

You acknowledge and agree that failure to comply with item 3 above, or your providing of any false, inaccurate or incomplete information as to your status, shall entitle to the Receiver to terminate, at its sole discretion, the entire or part of banking/business relationship with you may be deemed appropriate by the Receiver.

ส่วนที่ 3	การยินยอมให้เปิดเผยข้อมูลและการหักบัญชี
Part 3	Authorization for information disclosure and account withholding

ท่านตกลงให้ความยินยอม ที่ไม่อาจยกเลิกเพิกถอนแก่ผู้รับในการดำเนินการดังต่อไปนี้

You hereby irrevocably authorize to the Receiver to:

1. เปิดเผยข้อมูลต่าง ๆ ของท่านให้แก่บริษัทในกลุ่มของผู้รับ (ในการปฏิบัติตาม FATCA หรือกฎหมายใด ๆ) หน่วยงานจัดเก็บภาษีอากร และหน่วยงานราชการใดๆ ทั้งในประเทศ และ/หรือ ต่างประเทศ ซึ่งรวมถึง หน่วยงานจัดเก็บภาษีอากรของสหรัฐอเมริกา (Internal Revenue Service: IRS) ข้อมูลดังกล่าวรวมถึง ชื่อลูกค้า ที่อยู่ เลขประจำตัวผู้เสียภาษี หมายเลขบัญชี สถานะตามหลักเกณฑ์เรื่อง FATCA (คือ เป็นผู้ปฏิบัติตาม หรือผู้ไม่ให้ความร่วมมือ) จำนวนเงินหรือมูลค่าคงเหลือในบัญชี การจ่ายเงินเข้า-ออกจากบัญชี รายการเคลื่อนไหวทางบัญชี จำนวนเงินประเภทและมูลค่าของผลิตภัณฑ์ทางการเงิน และ/หรือ ทรัพย์สินอื่น ๆ ที่มีอยู่กับผู้รับ และ/หรือเปิดบัญชีผ่านผู้รับ ตลอดจนจำนวนรายได้ และข้อมูลอื่น ๆ ที่เกี่ยวกับความสัมพันธ์ทางการเงิน/ทางธุรกิจที่อาจถูกร้องขอโดยบริษัทในกลุ่มของผู้รับ หน่วยงานทางภาษีอากรในประเทศ และ/หรือ ต่างประเทศ ซึ่งรวมถึง IRS ด้วย

disclose to the group companies of the Receiver (in compliance with FATCA law and any other laws), tax authorities, and any other local and foreign government authorities, including the U.S. Internal Revenue Service (IRS), your name, address, taxpayer identification number, account number, FATCA compliance status (compliant or recalcitrant), account balance or value, the payments made into or from the account, account statements, the amount of money, the type and value of financial products and/or other assets held with or account opened through the Receiver, as well as the amount of revenue and income and any other information regarding the banking/business relationship which may be requested or required by the group companies of the Receiver, domestic and/or foreign tax authorities or any other authorities, including the IRS; and

2. หักเงินจากบัญชีของท่านที่มีกับผู้รับหรือเปิดผ่านผู้รับ รวมถึงเงินได้ที่ท่านได้จากบัญชีดังกล่าวในจำนวนที่กำหนดโดยหน่วยงานจัดเก็บภาษีอากรในประเทศ และ/หรือต่างประเทศ ซึ่งรวมถึง IRS ภายใต้บังคับของกฎหมาย และ/หรือ กฎเกณฑ์ต่างๆ รวมถึงข้อตกลงใด ๆ ระหว่างผู้รับกับหน่วยงานจัดเก็บภาษีอากรดังกล่าว
3. หากท่านไม่ให้ข้อมูลที่จำเป็นต่อการพิจารณาสถานะความเป็นบุคคลอเมริกัน (U.S. person) หรือข้อมูลที่จำเป็นต้องรายงานให้แก่ผู้รับ หรือไม่ให้คำยินยอมให้ผู้รับดำเนินการอื่นใดรวมถึงการเปิดเผยข้อมูลและการหัก ณ ที่จ่าย ตามที่ระบุในหนังสือฉบับนี้ ผู้รับมีสิทธิใช้ดุลยพินิจแต่เพียงฝ่ายเดียวที่จะยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับท่าน ไม่ว่าทั้งหมดหรือบางส่วนตามที่ผู้รับเห็นสมควร

If you fail to provide the information required to determine whether you are a U.S. person, or to provide the information required to be reported to the Receiver, or if you fail to provide a waiver of a law that would prevent reporting, the Receiver shall be entitled to terminate, at its sole discretion, the entire or part of banking/business relationship with you as may be deemed appropriate by the Receiver.

ส่วนที่ 4	การอนุญาตให้บุคคลที่สามใช้ประโยชน์และข้อตกลงในเอกสารนี้
Part 4	Customer's authorization for the third parties to use this form ,information disclosure, consent and agreement in this form

เพื่อความสะดวกของท่าน (ลูกค้า/ผู้ขอใช้บริการ) และเป็นการลดภาระความซ้ำซ้อนของท่านในการนำเสนอเอกสาร/ข้อมูล/คำยินยอมให้กับบริษัทและสถาบันการเงินต่างๆ ที่เป็นเจ้าของผลิตภัณฑ์ที่ผู้รับเป็นตัวแทนขาย(หรือเป็นผู้จัดจำหน่าย) เป็นรายๆ ไป รวมทั้งกรณีที่ท่านเปิดบัญชีกับบริษัท/สถาบันการเงินใดๆ ผ่านผู้รับ โดยหนังสือฉบับนี้ ท่านรับทราบและยินยอมให้บุคคลดังต่อไปนี้ทั้งหมด(อันได้แก่ 1.บริษัทจัดการ/กองทุน/สถาบันการเงินใดๆ ที่ท่านทำธุรกรรมทางการเงินผ่าน หรือเปิดบัญชีเงินฝาก หรือ บัญชีซื้อขายหลักทรัพย์ หรือใช้บริการทางการเงินอื่นใดทั้งโดยตรงหรือผ่านผู้รับ 2. ผู้สนับสนุนการขายฯ รายอื่น และผู้เกี่ยวข้องกับบริษัทจัดการ /กองทุน/สถาบันการเงินดังกล่าวข้างต้น, และ 3. สมาชิกของกลุ่มธุรกิจทางการเงินของผู้รับ, 4. ตัวแทน หรือผู้ที่เกี่ยวข้อง หรือบริษัทในเครือ ของบุคคลดังกล่าวข้างต้นทั้งหมด) ทั้งในปัจจุบันและอนาคต มีสิทธิใช้เอกสารข้อมูล คำยืนยันและคำยินยอมใด ๆ เกี่ยวกับการแสดงตนและการเปิดเผยข้อมูล หรือหัก ณ ที่จ่าย ตามเอกสารฉบับนี้และเอกสาร/ข้อมูลที่เกี่ยวข้อง (ซึ่งต่อไปนี้จะรวมเรียกว่า "เอกสารและข้อมูล") ตามกฎหมายที่เกี่ยวข้องทั้งในและต่างประเทศ (รวมถึงกฎหมาย FATCA และกฎหมายป้องกันและปราบปรามการฟอกเงินและการสนับสนุนทางการเงินแก่การก่อการร้าย) เสมือนหนึ่งว่า ท่านได้มอบเอกสารและข้อมูลนั้น และได้ให้คำยืนยัน/คำยินยอมกับบุคคลดังกล่าวข้างต้นทุกราย และให้บุคคลดังกล่าวข้างต้นและหน่วยงานราชการทั้งในและต่างประเทศและบุคคลที่เกี่ยวข้องทุกรายสามารถนำส่ง / ใช้เอกสารและข้อมูลใดๆของท่านระหว่างกันได้ ไม่ว่าจะอยู่ในรูปสำเนาหรือเอกสารฉบับจริง ก็ให้มีผลผูกพันกับท่านทุกประการ

In consideration of your (customer's or' applicant's) convenience and to reduce your burden of having to repetitively submit this same type of document/ information/ consent to each and every company and financial institution that the customer open account/ with through the Receiver; You hereby acknowledge and agree that any of following person(s) (i.e., 1. any asset management company/fund/ any financial institution with whom you open deposit account or securities trading account or using any financial service directly with or through the Receiver 2. the distributors /agents / and other person (s) related to the aforesaid funds/asset management company / financial institution, 3 any member of Financial Business Group of the Receiver, and 4 the agents or related persons or affiliated company of the all the aforesaid persons) at present or in future to use any documents, information, affirmation, consent related to identification and disclosure or withholding, as mentioned and referred to in this document (hereinafter referred to as the "Document and Information") in accordance with any applicable laws (FATCA and AML/CTF) as if you have provided such Documents and Information to each of those aforesaid person (s) yourself .You further hereby authorize those person (s) to use / provide / share such Document and Information among themselves.

ข้าพเจ้ารับทราบและตกลงปฏิบัติตามข้อกำหนด ข้อตกลง และเงื่อนไขต่างๆ ในเอกสารฉบับนี้ซึ่งรวมถึงตกลงยินยอมให้มีการเปิดเผยข้อมูล การหักบัญชี และการยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับข้าพเจ้า เพื่อเป็นหลักฐานแห่งการนี้ จึงได้ลงลายมือชื่อไว้เป็นสำคัญ

By signing in the space below, I hereby acknowledge and agree to the terms and conditions specified herein, including the permitting the disclosure of information, account withholding and termination of banking/business relationship.

ลายมือชื่อผู้ขอเปิดบัญชี Signature of Applicant	วันที่ Date
ผู้แนะนำการลงทุน Investment Consultant	วันที่ Date

แบบแจ้งสถานะความเป็นบุคคลอเมริกัน/ไม่เป็นบุคคลอเมริกัน
Form for Declaration of Status as a U.S. Person or Non-U.S. Person

สำหรับลูกค้าประเภทนิติบุคคล
For Entity Customer

หนังสือฉบับนี้มอบให้แก่ บริษัทหลักทรัพย์ เอเชีย พลัส จำกัด และบริษัทแม่ บริษัทในเครือ รวมถึงกลุ่มธุรกิจการเงินของบุคคลข้างต้น (ไม่ว่าแต่ละรายหรือรวมกัน
ในหนังสือฉบับนี้รวมเรียกว่า “ผู้รับ”) เพื่อประโยชน์ของผู้รับ และบุคคลที่สามตามที่กล่าวถึงในส่วนที่ 4 ของหนังสือฉบับนี้ โดยให้ถือว่าบุคคลดังกล่าวทั้งหมดเป็น
ผู้รับหนังสือฉบับนี้เช่นกัน

This form is provided to Asia Plus Securities Company Limited and its parent company and affiliated companies including their financial business group
(individually or collectively shall be hereinafter referred as the “Receiver”) for the benefit of the Receiver and the third parties referred to in Part 4 of this
form and it shall be deemed that all of them are also the Receiver of this form.

ข้อมูล/คำยืนยันและข้อตกลงของลูกค้า Customer's Information / representation / and agreement

วันที่
Date

ชื่อองค์กร/นิติบุคคล/บริษัท ผู้ขอเปิดบัญชี และผู้ใช้บริการทางการเงิน (“ลูกค้า”) Name of Organization/Entity/Company of Applicant / Entity User of financial service (The “Customer”)	
สำหรับสถาบันการเงินภายใต้ข้อกำหนดของ FATCA ที่มี GIIN For financial institutions under the definition of FATCA that have a GIIN	ประเทศที่จดทะเบียน หรือ จัดตั้ง / Country of Incorporation /Registration or Organization
<input type="checkbox"/> หมายเลข GIIN ของลูกค้า / Customer GIIN <div style="border: 1px solid black; width: 100px; height: 20px; display: inline-block;"></div> • <div style="border: 1px solid black; width: 100px; height: 20px; display: inline-block;"></div> • <div style="border: 1px solid black; width: 50px; height: 20px; display: inline-block;"></div> • <div style="border: 1px solid black; width: 50px; height: 20px; display: inline-block;"></div>	เลขทะเบียนนิติบุคคล / Entity Registration Number
<input type="checkbox"/> กรณีลูกค้าเป็นนิติบุคคลที่ได้รับการสนับสนุน(Sponsored Entity) โปรดระบุชื่อและหมายเลข GIIN ของนิติบุคคลที่สนับสนุน(Sponsoring Entity) / If the customer is Sponsored Entity, please provide the name and GIIN of Sponsoring Entity ชื่อนิติบุคคลที่สนับสนุน / Name on Sponsoring Entity หมายเลข GIIN ของผู้สนับสนุน / GIIN of Sponsoring Entity <div style="border: 1px solid black; width: 100px; height: 20px; display: inline-block;"></div> • <div style="border: 1px solid black; width: 100px; height: 20px; display: inline-block;"></div> • <div style="border: 1px solid black; width: 50px; height: 20px; display: inline-block;"></div> • <div style="border: 1px solid black; width: 50px; height: 20px; display: inline-block;"></div>	เลขประจำตัวผู้เสียภาษีไทย / Thai Tax ID เลขประจำตัวผู้เสียภาษีในประเทศอื่น (โปรดระบุทุกประเทศ ถ้ามี) Foreign Tax Identification Number(s) (please outline all if any) หมายเลข/ID ประเทศ/Country หมายเลข/ID ประเทศ/Country หมายเลข/ID ประเทศ/Country
ส่วนที่ 1 Part 1	สถานะของผู้ขอเปิดบัญชี (Status of Applicant)
โปรดเลือกทำเครื่องหมายในช่องที่สอดคล้องกับสถานะผู้ขอเปิดบัญชี Please check the appropriate boxes corresponding to your status	
หากท่านตอบว่า ‘ใช่’ โปรดกรอกแบบฟอร์ม W-9 และสิ้นสุดคำถาม (If you check ‘Yes’, please complete Form W-9. If you check ‘No’, please complete the next section.)	
1	ลูกค้าเป็นนิติบุคคลอเมริกัน (นิติบุคคลที่จดทะเบียนในประเทศสหรัฐอเมริกา) ใช่หรือไม่ Is the customer a U.S. entity (an entity that has registered or has been incorporated in the U.S.)? ใช่/Yes <input type="checkbox"/> ไม่ใช่/No <input type="checkbox"/>
หากท่านตอบว่า ‘ใช่’ ในข้อใดข้อหนึ่ง โปรดกรอกแบบฟอร์ม W-8BEN-E และสิ้นสุดคำถาม (If you check ‘Yes’ in any one box, please complete Form W-8BEN-E.)	
2	ลูกค้าเป็นสถาบันการเงิน ภายใต้ข้อกำหนดของ FATCA ใช่หรือไม่ Is the customer a financial institution under the definition of FATCA? ใช่/Yes <input type="checkbox"/> ไม่ใช่/No <input type="checkbox"/>

3

ลูกค้าเป็นนิติบุคคลที่มีรายได้จากการลงทุน/รายได้ทางอ้อม (เช่น รายได้จากการลงทุนในหลักทรัพย์ และเงินฝาก เป็นต้น โปรดดูนิยามในส่วนของ “คำศัพท์ที่สำคัญ”) ตั้งแต่ร้อยละ 50 ขึ้นไปของรายได้รวม หรือมีทรัพย์สินที่ก่อให้เกิดรายได้ดังกล่าวได้ตั้งแต่ร้อยละ 50 ขึ้นไปของสินทรัพย์รวม ในรอบบัญชีปีล่าสุด

Is the customer a Passive NFFE , i.e, an entity who either, has earned passive income (income from holding financial Securities and deposits, and etc. Please see the definition in “Glossary of key terms”) equal to or more than 50% of total gross income, or held asset that generate passive income equal to or more than 50% of total asset, in the preceding fiscal calendar year ?

ควรตอบ “ไม่ใช่” หากท่านเป็นนิติบุคคลตามข้อ 3.1-3.2

You should answer ‘No’ if you are an entity that falls within the definitions provided in items 3.1-3.2 below.

3.1 องค์การ/หน่วยงานของรัฐบาลที่ได้รับการยกเว้นภายใต้ FATCA เช่น หน่วยงานราชการ องค์การระหว่างประเทศ หรือ ธนาคารกลาง เป็นต้น
An Exempt Beneficial Owner under FATCA, e.g., Governmental Entity, International Organization or Central Bank.

3.2 นิติบุคคลที่ได้รับการยกเว้น ภายใต้ FATCA เช่น บริษัทจดทะเบียนในตลาดหลักทรัพย์และบริษัทในเครือ นิติบุคคลที่ไม่แสวงหากำไร สมาคม มูลนิธิ นิติบุคคลใหม่เริ่มจัดตั้งไม่เกิน 24 เดือน เป็นต้น
An entity that is Excepted Non-Financial Foreign Entity under FATCA e.g., a publicly traded entity and its affiliates, a non-profit organization, association, foundation, or an entity that is a non-financial start-up company that has been organized less than 24 months

ส่วนที่ 2
Part 2

การยืนยันและการเปลี่ยนแปลงสถานะ
(Confirmation and Change of Status)

1. ลูกค้ายืนยันว่า ข้อมูลที่ลูกค้าให้ในแบบฟอร์มนี้เป็นความจริง ถูกต้อง และครบถ้วนสมบูรณ์
The Customer confirms that the information provided by the customer in this form is true, correct, accurate and complete.

2. ลูกค้ารับทราบและตกลงว่า หากลูกค้ามีสถานะเป็นบุคคลอเมริกัน แต่ข้อมูลที่ให้ตามแบบฟอร์มนี้ หรือตามแบบฟอร์ม W-9 เป็นข้อมูลอันเป็นเท็จ ไม่ถูกต้อง หรือไม่ครบถ้วนสมบูรณ์ ผู้รับ มีสิทธิใช้ดุลยพินิจแต่เพียงฝ่ายเดียวที่จะยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับลูกค้า ไม่ว่าทั้งหมดหรือบางส่วน ตามที่ผู้รับเห็นสมควร
The Customer acknowledges and agrees that if the customer is a U.S. person but the information provided on this form or Form W-9 is false, incorrect, or incomplete, The Receiver shall be entitled to terminate, at its sole discretion, the entire or part of banking/business relationship with the customer or part of such relationship as the Receiver may deem appropriate.

3. ลูกค้าตกลงที่จะแจ้งให้ผู้รับได้ทราบและนำส่งเอกสารประกอบให้แก่ผู้รับ ภายใน 30 วัน หลังจากมีเหตุการณ์เปลี่ยนแปลงอันทำให้ข้อมูลของลูกค้าที่ระบุในแบบฟอร์มนี้ไม่ถูกต้อง และในกรณีที่ผู้รับมีการร้องขอเอกสาร/ข้อมูล/คำยินยอมเพิ่มเติม ลูกค้าตกลงที่จะดำเนินการให้แล้วเสร็จตามที่ได้รับการร้องขอภายในเวลาที่ผู้รับกำหนด
The Customer agrees to notify and provide relevant documents to the Receiver within 30 days after any change in circumstances that causes the information provided in this form to be incorrect, or after the date that the Receiver has requested for additional document/ information/ consent.

4. ลูกค้ารับทราบและตกลงว่า ในกรณีที่ลูกค้าไม่ได้ดำเนินการตามข้อ 3 ข้างต้น หรือมีการนำส่งข้อมูลอันเป็นเท็จ ไม่ถูกต้อง หรือไม่ครบถ้วนสมบูรณ์เกี่ยวกับสถานะของลูกค้า ผู้รับมีสิทธิใช้ดุลยพินิจแต่เพียงฝ่ายเดียวที่จะยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับลูกค้า ไม่ว่าทั้งหมดหรือบางส่วนตามที่ผู้รับเห็นสมควร
The Customer acknowledges and agrees that failure to comply with item 3 above, or provision of any false, incorrect or incomplete information as to the customer’s status, shall entitle the Receiver to terminate, at its sole discretion, the entire banking/business relationship with the customer or part of such relationship as the Receiver may deem appropriate.

ส่วนที่ 3
Part 3

การยินยอมให้เปิดเผยข้อมูลและการหักบัญชี (Authorization for information disclosure and account withholding)

ลูกค้าตกลงให้ความยินยอมที่ไม่อาจยกเลิกเพิกถอนแก่ผู้รับ ในการดำเนินการดังต่อไปนี้
The Customer hereby irrevocably authorizes the Receiver to:

1. เปิดเผยข้อมูลต่างๆ ของลูกค้าให้แก่หน่วยงานจัดเก็บภาษีอากรในประเทศ และ/หรือ ต่างประเทศ ซึ่งรวมถึง หน่วยงานจัดเก็บภาษีอากรของสหรัฐอเมริกา (Internal Revenue Service: IRS) ข้อมูลดังกล่าวรวมถึง ชื่อลูกค้า ที่อยู่ เลขประจำตัวผู้เสียภาษี หมายเลขบัญชี สถานะตามหลักเกณฑ์เรื่อง FATCA (คือเป็นผู้ปฏิบัติตาม หรือผู้ไม่ให้ความร่วมมือ) จำนวนเงินหรือมูลค่าคงเหลือในบัญชี การจ่ายเงินเข้า-ออกจากบัญชี รายการเคลื่อนไหวทางบัญชี จำนวนเงินประเภทและมูลค่าของผลิตภัณฑ์ทางการเงิน และ/หรือ ทรัพย์สินอื่นๆ ที่มีอยู่กับผู้รับหรือเปิดบัญชีผ่านผู้รับ ตลอดจนจำนวนรายได้ และข้อมูลอื่นๆ ที่เกี่ยวกับความสัมพันธ์ทางการเงิน/ทางธุรกิจที่อาจถูกร้องขอโดยหน่วยงานทางภาษีอากรในประเทศ และ/หรือ ต่างประเทศ ซึ่งรวมถึง IRS ด้วย
disclose to domestic and/or foreign tax authorities, including the U.S. Internal Revenue Service (IRS), the customer’s name, address, taxpayer identification number, account number, FATCA compliance status (i.e., compliant or recalcitrant), account balance or value, the payments made into or from the account, account statements, the amount of money, the type and value of financial products and/or other assets held with the Receiver or account opened through, as well as the amount of revenue and income and any other information regarding the banking/ business relationship which may be requested or required by domestic and/or foreign tax authorities, including the IRS; and

2. หักเงินจากบัญชีของลูกค้ำที่มีกับผู้รับหรือเปิดผ่านผู้รับ และ/หรือ เงินได้ที่ลูกค้ำได้รับจากหรือผ่านผู้รับ ในจำนวนที่กำหนดโดยหน่วยงานจัดเก็บภาษีอากรในประเทศ และ/หรือต่างประเทศ ซึ่งรวมถึง IRS ภายใต้บังคับของกฎหมาย และ/หรือ กฎเกณฑ์ต่างๆ รวมถึงข้อตกลงใดๆ ระหว่างผู้รับกับหน่วยงานจัดเก็บภาษีอากรดังกล่าว

ส่วนที่ 4	การอนุญาตให้บุคคลที่สามใช้ประโยชน์และข้อตกลงในเอกสารนี้
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เพื่อความสะดวกของลูกค้า และเป็นการลดภาระความซ้ำซ้อนของลูกค้าในการนำส่งเอกสาร/ข้อมูลคำยินยอมให้กับบริษัทและสถาบันการเงินต่างๆ ที่เป็นเจ้าของผลิตภัณฑ์ที่ผู้รับเป็นตัวแทนขาย(หรือเป็นผู้จัดจำหน่าย) เป็นรายๆ ไป รวมทั้งกรณีที่ลูกค้าเปิดบัญชีกับบริษัท/สถาบันการเงินใดๆ ผ่านผู้รับ โดยหนังสือฉบับนี้ ลูกค้ารับทราบและยินยอมให้บุคคล(รวมนิติบุคคล)ดังต่อไปนี้ทั้งหมด(อันได้แก่ 1.บริษัทจัดการ/กองทุน/สถาบันการเงินใดๆ ที่ลูกค้าทำธุรกรรมทางการเงินผ่าน หรือเปิดบัญชีเงินฝาก หรือ บัญชีซื้อขายหลักทรัพย์ หรือใช้บริการทางการเงินอื่นใดทั้งโดยตรงหรือผ่านผู้รับ 2. ผู้สนับสนุนการขายฯ รายอื่น และผู้เกี่ยวข้องกับบริษัทจัดการ /กองทุน/สถาบันการเงินดังกล่าวข้างต้น, และ 3. สมาชิกของกลุ่มธุรกิจทางการเงินของผู้รับ, 4. ตัวแทน หรือผู้ที่เกี่ยวข้อง หรือบริษัทในเครือ ของบุคคลดังกล่าวข้างต้นทั้งหมด) ทั้งในปัจจุบันและอนาคต มีสิทธิใช้เอกสารข้อมูล คำยืนยันและคำยินยอมใด ๆ เกี่ยวกับการแสดงตนและการเปิดเผยข้อมูล หรือหัก ณ ที่จ่าย ตามเอกสารฉบับนี้และเอกสาร/ข้อมูลที่ยังถึง (ซึ่งต่อไปนี้จะรวมเรียกว่า "เอกสารและข้อมูล") ตามกฎหมายที่เกี่ยวข้องทั้งในและต่างประเทศ (รวมถึงกฎหมาย FATCA และกฎหมายป้องกันและปราบปรามการฟอกเงินและการสนับสนุนทางการเงินแก่การก่อการร้าย) เสมือนหนึ่งว่าลูกค้าได้มอบเอกสารและข้อมูลนั้น และได้ให้คำยืนยัน/คำยินยอมกับบุคคลดังกล่าวข้างต้นทุกราย และให้บุคคลดังกล่าวข้างต้นและหน่วยงานราชการทั้งในและต่างประเทศและบุคคลที่เกี่ยวข้องทุกรายสามารถนำส่ง / ใช้เอกสารและข้อมูลใดๆ ของลูกค้าระหว่างกันได้ ไม่ว่าจะอยู่ในรูปสำเนาหรือเอกสารฉบับจริง ก็ให้มีผลผูกพันกับลูกค้าทุกประการ

ข้าพเจ้ารับทราบและตกลงปฏิบัติตามข้อกำหนดและเงื่อนไขต่าง ๆ ในเอกสารฉบับนี้ ซึ่งรวมถึงตกลงยินยอมให้มีการเปิดเผยข้อมูล การหักบัญชี และการยุติความสัมพันธ์ทางการเงิน/ทางธุรกิจกับข้าพเจ้า เพื่อเป็นหลักฐานแห่งการนี้ จึงได้ลงลายมือชื่อไว้เป็นสำคัญ

.....) Applicant's Signature

เอกสารประกอบ (ถ้ามี) / Attachment (if any)

คำศัพท์ที่สำคัญ (Glossary of key terms)

เอกสารฉบับนี้เป็นสรุปเพื่อวัตถุประสงค์ในการให้ข้อมูลเท่านั้นและเป็นข้อมูลในลักษณะทั่วไป ทั้งนี้ ไม่ถือเป็นการให้คำปรึกษาทางภาษีหรือกฎหมาย ผู้รับเอกสาร FATCA Form (ตามนิยามที่ปรากฏใน FATCA Form) ไม่รับประกันความถูกต้อง ครบถ้วน และไม่รับผิดชอบต่อความผิดพลาดใดๆ หรือไม่รับผิดชอบต่อความเสียหายที่เกิดจากการยึดถือตามข้อมูลนี้ หากท่านมีข้อสงสัยใดๆ เกี่ยวกับสถานะของนิติบุคคลของท่านหรือแบบฟอร์มของสรรพากรสหรัฐ (U.S. IRS) โปรดขอความเห็นหรือคำปรึกษาจากผู้ที่สามารถให้คำปรึกษาเกี่ยวกับกฎหมายภาษีของสหรัฐอเมริกา

นิติบุคคล (Entity) - หมายถึง บุคคลตามกฎหมายหรือการจัดตั้งตามกฎหมาย ซึ่งไม่ใช่บุคคลธรรมดา

บุคคลอเมริกัน (U.S. Person) - เพื่อวัตถุประสงค์ในการจัดเก็บภาษี นิติบุคคลจะถือว่าเป็นบุคคลอเมริกัน ในกรณีที่เป็น

- ห้างหุ้นส่วนหรือนิติบุคคลที่จัดตั้งขึ้นในสหรัฐอเมริกา หรือจัดตั้งภายใต้กฎหมายของสหรัฐอเมริกาหรือรัฐใดของสหรัฐอเมริกา
- ทรัสต์จะถือเป็นบุคคลสหรัฐถ้า - (i) ศาลในสหรัฐอเมริกามีอำนาจภายใต้กฎหมายในการบังคับตามคำสั่งศาล หรือตัดสินในประเด็นต่างๆที่เป็นสาระสำคัญเกี่ยวกับการบริหารจัดการของทรัสต์ และ (ii) บุคคลสัญชาติอเมริกันหนึ่งหรือหลายคนที่มีอำนาจในการควบคุมการตัดสินใจเรื่องสำคัญต่างๆในทรัสต์
- ทรัพย์สินของผู้ตายซึ่งเป็นบุคคลอเมริกันหรือผู้มีถิ่นที่อยู่ในสหรัฐอเมริกา

FATCA

FATCA เป็นคำย่อของ Foreign Account Tax Compliance Act ซึ่งเป็นกฎหมายทางภาษีของประเทศสหรัฐอเมริกา ที่มุ่งหาบุคคลอเมริกันที่มีทรัพย์สินทางการเงินนอกประเทศสหรัฐอเมริกา เป็นที่คาดว่ารัฐบาลไทยจะไดลงนามในข้อตกลงกับประเทศสหรัฐอเมริกาอันเนื่องมาจากกฎหมาย FATCA เพื่อแลกเปลี่ยนข้อมูลเกี่ยวกับ

- บุคคลอเมริกันที่มีทรัพย์สินทางการเงินในประเทศไทย และ
- ชาวไทยที่มีทรัพย์สินทางการเงินในประเทศสหรัฐอเมริกา

สถาบันการเงิน (Foreign Financial Institution) - หมายถึง สถาบันผู้รับฝากหลักทรัพย์ สถาบันที่รับฝากเงิน นิติบุคคลที่ดำเนินธุรกิจเกี่ยวกับการลงทุน หรือบริษัทประกันที่กำหนด ตามที่นิยามโดยกฎหมาย FATCA

รายได้จากการลงทุน/รายได้ทางอ้อม (Passive Income) - โดยทั่วไปหมายถึงส่วนของรายได้รวมก่อนหักค่าใช้จ่ายที่ประกอบด้วย

- เงินปันผล และเงินจ่ายเงินทดแทนเงินปันผล (รายได้ที่เทียบเท่าเงินปันผล)
- ดอกเบี้ย และรายได้ที่เทียบเท่าดอกเบี้ย
- ค่าเช่า และค่าลิขสิทธิ์ (Royalties) ที่นอกเหนือจากค่าเช่าและค่าลิขสิทธิ์ที่ได้จากการประกอบการค้าหรือการทำธุรกิจ อย่างน้อยบางส่วน โดยลูกจ้างของนิติบุคคล
- เงินรายปี (Annuities)
- รายได้จากสัญญา Swap
- รายได้ค่าเช่าอสังหาริมทรัพย์ หากรายได้ดังกล่าวสามารถได้รับโดยไม่ต้องมีการดำเนินการเพียงเล็กน้อยจนถึงไม่ต้องดำเนินการใดๆ

NFFE - เป็นคำย่อสำหรับ Non-Financial Foreign Entity ซึ่งหมายถึงนิติบุคคลที่ มิได้เป็นสถาบันการเงินตามนิยามของกฎหมาย FATCA

นิติบุคคลที่มีรายได้หลักมาจากการประกอบกิจการที่ไม่ใช่การลงทุน (Active Non-Financial Foreign Entity) - หมายถึง นิติบุคคลที่ไม่เป็นนิติบุคคลอเมริกัน และไม่เป็นสถาบันการเงิน ที่เข้าเงื่อนไขข้อใดข้อหนึ่งดังต่อไปนี้

- (1) มีทั้งรายได้จากการลงทุน/รายได้ทางอ้อม (passive income) น้อยกว่าร้อยละ 50 ของรายได้รวมก่อนหักค่าใช้จ่าย ในปีปฏิทินก่อนหน้าหรือในระยะเวลาการรายงานอื่นที่เหมาะสม และมีสินทรัพย์ที่เป็นสินทรัพย์ที่ก่อให้เกิดหรือเป็นสินทรัพย์ที่ถือไว้เพื่อก่อให้เกิดรายได้จากการลงทุน/รายได้ทางอ้อม น้อยกว่าร้อยละ 50 ของสินทรัพย์ทั้งหมดที่นิติบุคคลดังกล่าวมีอยู่ในปีปฏิทินก่อนหน้าหรือระยะเวลาการรายงานอื่นที่เหมาะสม
- (2) หุ่นของนิติบุคคลดังกล่าวเป็นหุ่นที่มีการซื้อขายเป็นการทั่วไปในตลาดหลักทรัพย์ที่มีการจัดตั้งอย่างเป็นทางการ หรือนิติบุคคลดังกล่าวเป็นนิติบุคคลที่เกี่ยวข้องกับนิติบุคคลที่หุ่นมีการซื้อขายเป็นการทั่วไปในตลาดหลักทรัพย์ที่มีการจัดตั้งอย่างเป็นทางการ
- (3) เป็นนิติบุคคลที่จัดตั้งขึ้นในดินแดนของสหรัฐ (U.S. Territory) และผู้รับประโยชน์ของนิติบุคคลดังกล่าวทั้งหมดเป็นผู้มีถิ่นที่อยู่ในดินแดนของสหรัฐ

- (4) เป็นหน่วยงานรัฐบาล (รัฐบาลอื่นใดนอกเหนือจากรัฐบาลสหรัฐ) องค์การบริหารส่วนท้องถิ่น (ซึ่งมีความหมายรวมถึงรัฐ จังหวัด อำเภอ หรือเทศบาล) หรือหน่วยงานสาธารณะที่ทำหน้าที่ของรัฐบาลหรือองค์การบริหารส่วนท้องถิ่น หน่วยงานของรัฐบาลสหรัฐ องค์การระหว่างประเทศ ธนาคารกลางที่ไม่ใช่ธนาคารกลางของสหรัฐ หรือหน่วยที่มีหน่วยงานดังกล่าวข้างต้นแห่งหนึ่งหรือมากกว่าเป็นเจ้าของ
- (5) ธุรกิจหลักของนิติบุคคลดังกล่าว ประกอบด้วย การถือหุ้น (ทั้งหมดหรือบางส่วน) หรือให้สินเชื่อและบริการทางการเงินอื่นๆ แก่บริษัทลูกหนึ่งหรือหลายแห่งที่ประกอบธุรกิจเกี่ยวกับการค้าหรือธุรกิจอื่นที่ไม่ใช่ธุรกิจทางการเงิน ยกเว้นในกรณีที่นิติบุคคลดังกล่าวมีหน้าที่ (หรือทำหน้าที่เสมือน) เป็นกองทุนเพื่อการลงทุน อาทิ กองทุน

เพื่อการลงทุนในหุ้นนอกตลาด กองทุนร่วมลงทุน กองทุนเพื่อการซื้อกิจการ หรือเครื่องมือการลงทุนอื่นใดที่มีวัตถุประสงค์ในการซื้อหรือให้เงินทุนในฐานะผู้ถือสินทรัพย์ทุนเพื่อวัตถุประสงค์ในการลงทุนในบริษัทใด ๆ นิติบุคคลดังกล่าวจะไม่มีคุณสมบัติตามข้อนี้
- (6) เป็นนิติบุคคลที่จัดตั้งขึ้นโดยที่ยังไม่ได้เริ่มดำเนินธุรกิจและไม่มีประวัติการดำเนินธุรกิจมาก่อน แต่ได้ทำการลงทุนในสินทรัพย์ด้วยวัตถุประสงค์ในการประกอบธุรกิจใด ๆ ที่ไม่ใช่ธุรกิจสถาบันการเงิน ทั้งนี้ นิติบุคคลดังกล่าวจะไม่เข้าข่ายมีคุณสมบัติตามข้อนี้ หลังจากครบ 24 เดือนนับจากวันที่ได้มีการจัดตั้งนิติบุคคลขึ้น
- (7) เป็นนิติบุคคลที่กำลังอยู่ในขั้นตอนการขายสินทรัพย์เพื่อการชำระบัญชี หรืออยู่ระหว่างการปรับโครงสร้างโดยมีความตั้งใจที่จะดำเนินกิจการเดิมต่อไป หรือเริ่มดำเนินการใหม่ในธุรกิจอื่น นอกเหนือจากการเป็นสถาบันการเงิน ทั้งนี้ นิติบุคคลดังกล่าวต้องไม่เคยเป็นสถาบันการเงินในระยะเวลา 5 ปีก่อนหน้านี้
- (8) เป็นนิติบุคคลที่ประกอบธุรกิจในการให้สินเชื่อหรือการทำธุรกรรมเพื่อกระจายความเสี่ยง (hedging) แก่หรือเพื่อนิติบุคคลที่เกี่ยวข้องที่ไม่ใช่สถาบันการเงิน และไม่มี การให้สินเชื่อหรือทำธุรกรรมเพื่อกระจายความเสี่ยงแก่นิติบุคคลอื่นใดที่ไม่ใช่นิติบุคคลที่เกี่ยวข้อง ทั้งนี้ กลุ่มของนิติบุคคลที่เกี่ยวข้องในกลุ่มต้องเป็น นิติบุคคลที่ประกอบธุรกิจอื่นนอกเหนือจากการเป็นสถาบันการเงิน
- (9) เป็นนิติบุคคลที่ไม่ใช่สถาบันการเงินที่ได้รับการยกเว้น ตามที่กำหนดในหลักเกณฑ์ของกระทรวงการคลังสหรัฐที่เกี่ยวข้อง หรือ
- (10) เป็นนิติบุคคลที่มีคุณสมบัติตามเงื่อนไขดังต่อไปนี้
 - (10.1) เป็นนิติบุคคลที่จัดตั้งและประกอบธุรกิจในประเทศที่เป็นถิ่นที่อยู่ของนิติบุคคลดังกล่าว โดยมีวัตถุประสงค์เพื่อการศาสนา การกุศล วิทยาศาสตร์ ศิลปะ วัฒนธรรม การกีฬา หรือการศึกษา หรือเป็นนิติบุคคลที่จัดตั้งและดำเนินการในประเทศที่เป็นถิ่นที่อยู่ของตนโดยมีลักษณะเป็นหน่วยงานทางวิชาชีพ กลุ่มของธุรกิจ หอการค้า หน่วยแรงงาน หน่วยงานทางเกษตร หรือเป็นนิติบุคคลที่ดำเนินการในการส่งเสริมสวัสดิการสังคมเป็นการเฉพาะ
 - (10.2) เป็นนิติบุคคลที่ได้รับการยกเว้นภาษีเงินได้ในประเทศถิ่นที่อยู่
 - (10.3) เป็นนิติบุคคลที่ไม่มีผู้ถือหุ้นหรือสมาชิกที่ได้รับผลประโยชน์จากการเป็นเจ้าของหรือผลประโยชน์ตอบแทนจากรายได้หรือทรัพย์สินของนิติบุคคลนั้น
 - (10.4) กฎหมายที่บังคับใช้ในประเทศถิ่นที่อยู่ของนิติบุคคลดังกล่าวหรือข้อกำหนดตามเอกสารการจัดตั้งไม่อนุญาตให้มีการแจกจ่ายเงินได้หรือสินทรัพย์ของนิติบุคคลดังกล่าวให้เป็นผลประโยชน์ของบุคคลที่เป็นเอกชนหรือนิติบุคคลที่ไม่ใช่เพื่อการกุศลนอกเหนือจากที่เป็นการประกอบกิจการการกุศลของนิติบุคคลดังกล่าว หรือการจ่ายเงินที่เป็นค่าจ้างหรือค่าตอบแทนในการทำงาน หรือการจ่ายเงินเป็นค่าอสังหาริมทรัพย์ที่นิติบุคคลดังกล่าวได้ซื้อไว้ตามมูลค่ายุติธรรมของตลาด และ
 - (10.5) กฎหมายที่บังคับใช้ในประเทศถิ่นที่อยู่ของนิติบุคคลดังกล่าวหรือข้อกำหนดตามเอกสารการจัดตั้ง ต้องมีข้อกำหนดว่าในการเลิกกิจการหรือการยุบเลิกนิติบุคคลดังกล่าว สินทรัพย์ทั้งหมดจะต้องถูกโอนให้กับหน่วยของรัฐบาลหรือหน่วยที่ไม่แสวงหากำไรอื่น หรือให้สินทรัพย์ที่เหลืออยู่ตกเป็นของแผ่นดิน

นิติบุคคลที่เกี่ยวข้อง (Related Entity) - นิติบุคคลที่เป็น "นิติบุคคลที่เกี่ยวข้อง" กับนิติบุคคลอื่นถ้านิติบุคคลหนึ่งได้อำนาจควบคุมอีกนิติบุคคลหนึ่ง หรือนิติบุคคลสองแห่งที่อยู่ภายใต้การควบคุมเดียวกัน เพื่อวัตถุประสงค์ตามข้อนี้ การควบคุมรวมถึงความเป็นเจ้าของทั้งทางตรงและทางอ้อมมากกว่าร้อยละ 50 ของอำนาจในการออกเสียง หรือมูลค่าของนิติบุคคลนั้น และต่อไปนี้จะถือว่า ประเทศไทยอาจถือว่านิติบุคคลไม่เป็นนิติบุคคลที่เกี่ยวข้องกับนิติบุคคลอื่น ถ้านิติบุคคลทั้งสองแห่งนั้นไม่ได้เป็นสมาชิกของเครือบริษัทเดียวกันตามที่กำหนดไว้ในข้อ 1471(e)(2) ของประมวลรัษฎากรของสหรัฐ

Glossary of key terms

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Entity - means a legal person or a legal arrangement, which is not a natural person.

U.S. Person - For federal tax purposes, an entity is considered a U.S. Person if it is:

- A partnership or corporation incorporated or organized in the United States or under the laws of the United States or any State thereof,
- A trust if - (i) a court within the United States would have authority under applicable law to render orders or judgments concerning substantially all issues regarding administration of the trust, and (ii) one or more U.S. persons have the authority to control all substantial decisions of the trust, or
- An estate of a decedent that is a citizen or resident of the United States

FATCA

FATCA is an abbreviation of Foreign Account Tax Compliance Act. This United States tax legislation is aimed at identifying U.S. Persons that have financial assets outside of the United States. By December 31, 2014, the government of the Thailand is expected to have concluded an agreement with the government of the United States related to FATCA with respect to the exchange of information regarding:

- U.S. Persons who have financial assets in the Thailand, and
- Thai taxpayers who have financial assets in the United States.

Financial Institution - means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company as defined under FATCA.

Passive Income - refers generally to the portion of gross income that consists of:

- Dividends and dividend substitute payments (income equivalent to dividend);
- Interest and income equivalent to interest
- Rents and royalties, other than rents and royalties derived in the active conduct of a trade or business conducted, at least in part, by employees of the NFFE;
- Annuities;
- Income from swap-contracts;
- Rental income of real estate property provided that this income can be obtained by performing little to no activity.

NFFE - is an abbreviation of Non-Financial Foreign Entity, i.e., the entity which is non-financial institution by the definition of FATCA

Active Non-Financial Foreign Entity (Active NFFE) - means any NFFE that meets any of the following criteria:

- (1) Less than 50 percent of the NFFE's gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50 percent of the assets held by the NFFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income;
- (2) The stock of the NFFE is regularly traded on an established securities market or the NFFE is a Related Entity of an Entity the stock of which is traded on an established securities market;
- (3) The NFFE is organized in a U.S. Territory and all of the owners of the payee are bona fide residents of that U.S. Territory;

- (4) The NFFE is a non-U.S. government, a political subdivision of such government (includes a state, province, country, or municipality), or a public body performing a function of such government or a political subdivision thereof, a government of a U.S. Territory, an international organization, a non-U.S. central bank of issue, or an Entity wholly owned by one or more of the foregoing;
- (5) Substantially all of the activities of the NFFE consist of holding (in whole or in part) the outstanding stock of, or providing financing and services to, one or more subsidiaries that engage in trades or businesses other than the business of a Financial Institution, except that an NFFE shall not qualify for this status if the NFFE functions (or holds itself out) as an investment fund, such as a private equity fund, venture capital fund, leveraged buyout fund or any investment vehicle whose purpose is to acquire or fund companies and then hold interests in those companies as capital assets for investment purposes;
- (6) The NFFE is not yet operating a business and has no prior operating history, but is investing capital into assets with the intent to operate a business other than that of a Financial Institution, provided that the NFFE shall not qualify for this exception after the date that is 24 months after the date of the initial organization of the NFFE;
- (7) The NFFE was not a Financial Institution in the past five years, and is in the process of liquidating its assets or is reorganizing with the intent to continue or recommence operations in a business other than that of a Financial Institution;
- (8) The NFFE primarily engages in financing and hedging transactions with or for Related Entities that are not Financial Institutions, and does not provide financing or hedging services to any Entity that is not a Related Entity, provided that the group of any such Related Entities is primarily engaged in a business other than that of a Financial Institution;
- (9) The NFFE is an "excepted NFFE" as described in relevant U.S. Treasury Regulation; or
- (10) The NFFE meets all of the following requirements:
 - (10.1) It is established and operated in its country of residence exclusively for religious, charitable, scientific, artistic, cultural, athletic, or educational purposes; or it is established and operated in its jurisdiction of residence and it is a professional organization, business league, chamber of commerce, labor organization, agricultural or horticultural organization, civic league or an organization operated exclusively for the promotion of social welfare;
 - (10.2) It is exempt from income tax in its country of residence;
 - (10.3) It has no shareholders or members who have a proprietary or beneficial interest in its income or assets;
 - (10.4) The applicable laws of the NFFE's country of residence or the NFFE's formation documents do not permit any income or assets of the NFFE to be distributed to, or applied for the benefit of, a private person or non-charitable Entity other than pursuant to the conduct of the NFFE's charitable activities, or as payment of reasonable compensation for services rendered, or as payment representing the fair market value of property which the NFFE has purchased; and
 - (10.5) The applicable laws of the NFFE's country of residence or the NFFE's formation documents require that, upon the NFFE's liquidation or dissolution, all of its assets be distributed to a governmental entity or other non-profit organization, or escheat to the government of the NFFE's country of residence or any political subdivision thereof.

Related Entity - An entity is a "Related Entity" of another entity if either entity controls the other entity, or two entities are under common control. For this purpose control includes direct or indirect ownership of more than 50 per cent of the vote or value in an entity. Notwithstanding the foregoing, Thailand may treat an entity as not a Related Entity of another entity if the two entities are not members of the same expanded affiliated group.

**List of nationalities of the existing trust unitholders that are not Thai
which the REIT Manager will take into consideration whether to not offer trust units**

As SST REIT Management Company Limited (the “Company” or the “REIT Manager”) has determined the offering and allocation method for the newly issued trust units to be offered in the seventh capital increase with the first portion to be offered to existing trust unitholders whose names appear in the trust unitholders register in proportion to their respective trust unitholding, but will not offer to trust unitholders, if doing so would violate the laws, rules and regulations regarding the offering and allocation of trust units in foreign countries, or would impose unreasonable burden and operation expenses under foreign laws.

SST REIT Management Co., Ltd. (“Company” or “REIT Manager”) has set a recording date for the rights of existing trust unitholders to subscribe for additional trusts. for the 1st trust unit (Record Date) on December 15, 2022 which the REIT manager will consider not to sell trust units (referring to the information as of the date of determining the names of trust unitholders on September 1, 2022), consisting of:

- | | |
|--------------------------------------|-------------------------------------|
| 1. The Federation of Malaysia | 9. The Republic of Austria |
| 2. Commonwealth of Australia | 10. People's Republic of China |
| 3. United Kingdom (England) | 11. Republic of Korea (South Korea) |
| 4. French Republic | 12. Republic of Hungary |
| 5. Republic of Singapore | 13. Japan |
| 6. Swiss Confederation (Switzerland) | 14. Iceland |
| 7. Republic of China (Taiwan) | 15. United States |
| 8. Kingdom of Sweden | |

However, the Company may announce additional list of nationalities which the REIT Manager will take into consideration whether to not offer trust units through the website of The Stock Exchange of Thailand.

The Company has delivered the trust unit subscription form and the details of the trust unit reservation for the 1st capital increase to the existing trust unitholders who are entitled to subscribe for Part 1 by mail without the Company sending documents to Unitholders who have the above nationality Please be informed accordingly.

Yours respectfully,

- Akkachai Limsiriwattana -

(Mr. Akkachai Limsiriwattana)

Managing Director

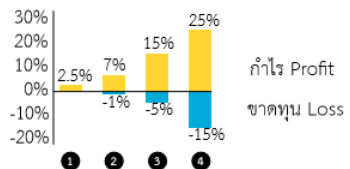
SST REIT Management Company Limited

Suitability Assessment for Ordinary Person

Name and Surname.....A/C / CIF.....

Questions 1-10 are used to assess investment suitability

- Your current age
 - 60 or more
 - 45-59
 - 35-44
 - Less than 35
- Your current financial burdens and regular expenses, such as, mortgage payments, car payments, personal expenses, and family alimony
 - More than 75% of all income
 - Between 50 – 75% of all income
 - 25% to less than 50% of all income
 - Less than 25% of all income
- Your current financial status
 - More assets than debt
 - Assets equal to debt
 - Assets more than debt
 - Confident that you will have enough savings or investment for retirement
- Have you had experience or knowledge in investing in any of the following groups of assets? (Can have more than 1)
 - Bank deposit
 - Government bonds or government bond mutual funds
 - Debentures or Fixed Income funds
 - Common stock or stock mutual fund or other high-risk assets
- Amount of time you will not need to use this investment
 - Not more than 1 year
 - 1 year but less than 3 years
 - 3 years until 5 years
 - More than 5 years
- Your main objective in investing is
 - Emphasis on maintaining the principle and receiving a consistent low return.
 - Emphasis on having opportunities to earn consistent returns, but risk losing some principle.
 - Emphasis on having opportunities to earn higher returns, but may risk losing more principle.
 - Emphasis on the highest return in the long term, but risk losing most of the principle.
- Take a look at the figure below for an example of a potential return on an investment group. Which investment group are you most willing to invest in?



- Investment group 1 has a chance to earn a 2.5% return without any loss.
 - Investment group 2 has the potential for a maximum return of 7%, but a loss of up to 1%.
 - Investment group 3 has the potential for a maximum return of 15%, but a loss of up to 5%.
 - Investment group 4 has the potential for a maximum return of 25%, but a loss of up to 15%.
- If you choose to invest in assets that has high potential for returns but also high potential for losses, how would you feel?
 - Worry and panic, scared of losses
 - Uncomfortable but understands
 - Understands and generally accepts volatility
 - Is not worried about the potential for high losses and hope for higher returns.
- How worried/unacceptable will you feel when the value of your investment has declined in such proportion?
 - 5% or lower
 - More than 5% less than 10%
 - More than 10% less than 20%
 - More than 20%
- If last year you invested 100,000 baht, this year you found that the investment value has dropped to 85,000 baht, what would you do?
 - Shocked and would want to sell the remaining.
 - Worry and will shift some investments to less risky assets.
 - Able to endure and wait for returns to adjust.
 - Still confident, understands that the investment has to be long term and will increase the investment to average costs.

Questions 11-12 are used as additional information to supplement advice (Not counted towards the score)

Applies only to investments in futures (derivatives) and bonds with embedded derivatives only.

- If investing in futures (derivatives) and bonds with embedded derivatives is successful, you will receive a very high rate of return. But if the investment fails, you may lose all of your investment and may need to add some additional compensation. How much do you agree with this?
 - No
 - Yes Only for international investments
- Other than investment risks, how much foreign exchange rate risk can you afford?
 - No
 - Yes

Signed.....	Customer	Dated.....
Signed.....	Investment Consultant	Dated.....
Signed.....	Operation Officer	Dated.....

Part 1 Scoring Criteria

Answered a. = 1 point Answered b. = 2 points Answered c. = 3 points Answered d. = 4 points

For question 4, if answered more than one, choose the one with the most points.

Part 2 Results of Suitability Assessment

Total Score

Score	Risk Levels	Investor Type
Lower than 15	1	Low Risk
15-21	2	Medium-low Risk
22-29	3	Medium-high Risk
30-36	4	High Risk
More than 37	5	Very High Risk

Part 3 Example of Investment Allocation Advice (* including commodities, futures contract)

Investor Type	Investment proportions				
	Deposits and short-term bonds	Government Bonds longer than 1 year	Private Bonds	Equity	Alternative Investment*
Low Risk	>60%		<20%	<10%	<5%
Medium-low Risk	<20%	<70%		<20%	<10%
Medium-high Risk	<10%	<60%		<30%	<10%
High Risk	<10%	<40%		<40%	<20%
Very High Risk	<5%	<30%		>60%	<30%

Advice on the Risk Levels of Debentures

Risk Profile	Risk Levels	Types of Investable Bonds		
Low Risk	1	Plain debentures	Gov /SOE-G Long-term rating	Gov /SOE-G AAA ($\leq 1Y$)
Medium-low Risk	2	Plain debentures	Long-term rating	AAA ($> 1Y$), AA ($\leq 5 Y$), A ($\leq 1 Y$)
			Short-term rating	T1+, T1 / F1+, F1
	3	Plain debentures	Long-term rating	AA ($>5 Y$), A ($>1 Y$)
	4	Plain debentures	Long-term rating	BBB ($\leq 1Y$)
			Short-term rating	T2, T3 / F2, F3+
		Structure note		AAA (Principle protected 100%)
Medium-high Risk	5	Plain debentures	Long-term rating	BBB ($>1Y$)
		Structure note		AAA (Principle protected $< 100\%$)
				AA (Principle protected 100%)
High Risk	6	Plain debentures	Long-term rating	BB ($\leq 1Y$)
			Short-term rating	T4, B
		Structure note		AA (Principle protected $< 100\%$)
				A (Principle protected 100%)
	7	Plain debentures	Long-term rating	BB ($> 1Y - 5Y$)
		Structure note		A (Principle protected $< 100\%$)
				BBB (Principle protected 100%)
		Perpetual bond, Basel III, Insurance capital bond : Investment		
Very High Risk	8	Plain debentures	Long-term rating	BB ($> 5Y$), B (all time frames), CCC/CC/C (all time frames)
			Short-term rating	C, Unrated (all time frames)
		Structure note		BBB (Principle protected $< 100\%$)
				Non-investment grade & Unrated
		Perpetual bond, Basel III, Insurance capital bond : Non - investment		

* Note Short – Term Rating - T1+ T1 , T2, T3, T4 means TRIS Rating and F1+ , F1, F2, F3+, B, C means Fitch Thailand Rating

Advice on the Risk Levels of different types of Fund investments

Risk Profile	Risk Levels	Types of Instruments	Main Type of Investment
Low Risk	1	Domestic Money Market Fund	Has a policy to invest only in Thailand by investing or having deposits, bonds, securities, other securities, or other interests prescribed by the office which is due for repayment on demand or will be due for repayment or the contract period does not exceed 1 year from the date of investment or entering into the contract and has a Portfolio duration not exceeding 3 months.
Medium-low Risk	2	Money Market Fund	Has a policy to invest internationally, some, but not more than 50% of the NAV by investing or having deposits, bonds, securities, other securities, or other interests prescribed by the office which is due for repayment on demand or will be due for repayment or the contract period does not exceed 1 year from the date of investment or entering into the contract and has a Portfolio duration not exceeding 3 months.
	3	Government Bond Fund	Has a policy focusing on investing in government bonds averaging over a fiscal year of not less than 80% of NAV
	4	Fixed Income Fund	Has a policy to invest in general debt instruments
Medium-high Risk	5	Mixed Fund	Has a policy to invest in equity and debt instruments
High Risk	6	Equity Fund	Has a policy to invest mainly in equity averaging over a fiscal year of not less than 65% of NAV
	7	Industrial Fund	Has a policy to invest in specific equity of such industries averaging over a fiscal year of not less than 80% of NAV
Very High Risk	8	Alternative Investment Funds	Has a policy to invest in assets which are an alternative to investments or has a complicated structure, such as, commodity/gold fund/ oil fund/ derivatives, which is not used for hedging, including instruments with hidden characteristics of futures contracts that does not protect the principal.

- Note**
1. In the case of foreign investment funds that do not fully hedge against foreign exchange risk, the seller must warn investors of FX risks in all circumstances, regardless of the investor's level of risk.
 2. When selling very high risk funds, the seller must advise investors on the nature of the fund and its risks in detail in all cases.

In the case of real estate funds, the risk level takes into account the following factors:

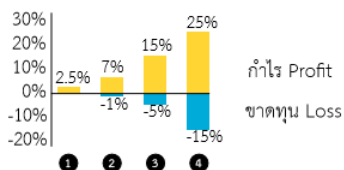
1. Real estate funds risk levels will range from level 4 to level 8.
2. Type of freehold leasehold infrastructure funds, such as leaseholds fund will be riskier than freehold funds in regards to the value of the assets that decreases with the remaining leasehold duration or infrastructure mutual funds that have more complex assets and conditions than real estate funds and therefore may have higher risks.
3. Assets which can be exploited or unable to provide benefits (under construction), which, if still unable to provide benefits, will have a higher risk. This may occur in case of project delay or cost overrun.
4. Classification of investments units (infrastructure fund) such as equity tranche has a higher risk than debt-liked tranche which has the same order of rights as the creditor.
5. Track record of the real estate invested, in the case of real estate that has been exploited for a period of time, there will be customers to support it. This makes it easier to assess the potential benefits and denotes a lower risk of acquiring customers than real estate that does not have a track record.
6. Having a main tenant, such as, in case of a direct lease fund having multiple tenants, despite the potential for more rent, there is a greater risk of renewing a lease or acquiring new customers than renting it out to a single tenant, the original owner who leases the property back from the fund and sublets it.
7. Characteristics of benefits, such as, fixed / variable rental (portion that the fund will receive) which will directly affect the fund's income.
8. Term of the lease and its renewal, such as, if the fund has a long-term lease and the lease is registered, there will be a lower risk of finding tenants than in the case of having a short-term lease (not more than 3 years).
9. Guarantee Income and the ability of the guarantor to comply with the guarantee contract, such as, providing a letter of guarantee issued by a commercial bank with a guarantee period and a credit line covering the guarantee period (for example, a guarantee period of 3 years, a bank letter term of 3 years, the amount equal to the sum of guaranteed income over 3 years) is less risky than a yearly letter of guarantee.

Suitability Assessment for Juristic Person

Juristic Person Name.....A/C / CIF.....

Questions 1-10 are used to assess investment suitability

- Experience investing in corporate securities (i.e. treasury bills, bonds, bills of exchange, stocks, debentures, bonds with embedded derivatives, unit trusts)
 - Less than 1 year
 - 1-5 years
 - 6-10 years
 - More than 10 years
- Your current financial burdens and regular expenses compare against income from business operation
 - More than 75% of all income
 - Between 50 – 75% of all income
 - 25% to less than 50% of all income
 - Less than 25% of all income
- Your current financial status
 - More assets than debt
 - Assets equal to debt
 - Assets more than debt
 - Very few debt compare to assets or no debt at all
- Have you had experience or knowledge in investing in any of the following groups of assets? (Can have more than 1)
 - Bank deposit
 - Government bonds or government bond mutual funds
 - Debentures or Fixed Income funds
 - Common stock or stock mutual fund or other high-risk assets
- Amount of time you will not need to use this investment
 - Not more than 1 year
 - 1 year but less than 3 years
 - 3 years until 5 years
 - More than 5 years
- Your main objective in investing is
 - Emphasis on maintaining the principle and receiving a consistent low return.
 - Emphasis on having opportunities to earn consistent returns, but risk losing some principle.
 - Emphasis on having opportunities to earn higher returns, but may risk losing more principle.
 - Emphasis on the highest return in the long term, but risk losing most of the principle.
- Take a look at the figure below for an example of a potential return on an investment group. Which investment group are you most willing to invest in?



- Investment group 1 has a chance to earn a 2.5% return without any loss.
- Investment group 2 has the potential for a maximum return of 7%, but a loss of up to 1%.
- Investment group 3 has the potential for a maximum return of 15%, but a loss of up to 5%.
- Investment group 4 has the potential for a maximum return of 25%, but a loss of up to 15%.

- If you choose to invest in assets that has high potential for returns but also high potential for losses, how would you feel?
 - Worry and panic, scared of losses
 - Uncomfortable but understands
 - Understands and generally accepts volatility
 - Is not worried about the potential for high losses and hope for higher returns.
- How worried/unacceptable will you feel when the value of your investment has declined in such proportion?
 - 5% or lower
 - More than 5% less than 10%
 - More than 10% less than 20%
 - More than 20%
- If last year you invested 100,000 baht, this year you found that the investment value has dropped to 85,000 baht, what would you do?
 - Shocked and would want to sell the remaining.
 - Worry and will shift some investments to less risky assets.
 - Able to endure and wait for returns to adjust.
 - Still confident, understands that the investment has to be long term and will increase the investment to average costs.

Questions 11-12 are used as additional information to supplement advice (Not counted towards the score)

Applies only to investments in futures (derivatives) and bonds with embedded derivatives only.

- If investing in futures (derivatives) and bonds with embedded derivatives is successful, you will receive a very high rate of return. But if the investment fails, you may lose all of your investment and may need to add some additional compensation. How much do you agree with this?
 - No
 - Yes Only for international investments
- Other than investment risks, how much foreign exchange rate risk can you afford?
 - No
 - Yes

Signed.....	Customer	Dated.....
Signed.....	Investment Consultant	Dated.....
Signed.....	Operation Officer	Dated.....

Part 1 Scoring Criteria

Answered a. = 1 point Answered b. = 2 points Answered c. = 3 points Answered d. = 4 points

For question 4, if answered more than one, choose the one with the most points.

Part 2 Results of Suitability Assessment

Total Score

Score	Risk Levels	Investor Type
Lower than 15	1	Low Risk
15-21	2	Medium-low Risk
22-29	3	Medium-high Risk
30-36	4	High Risk
More than 37	5	Very High Risk

Part 3 Example of Investment Allocation Advice (* including commodities, futures contract)

Investor Type	Investment proportions				
	Deposits and short-term bonds	Government Bonds longer than 1 year	Private Bonds	Equity	Alternative Investment*
Low Risk	>60%		<20%	<10%	<5%
Medium-low Risk	<20%	<70%		<20%	<10%
Medium-high Risk	<10%	<60%		<30%	<10%
High Risk	<10%	<40%		<40%	<20%
Very High Risk	<5%	<30%		>60%	<30%

Advice on the Risk Levels of Debentures

Risk Profile	Risk Levels	Types of Investable Bonds		
Low Risk	1	Plain debentures	Gov /SOE-G Long-term rating	Gov /SOE-G AAA ($\leq 1Y$)
Medium-low Risk	2	Plain debentures	Long-term rating	AAA ($> 1Y$), AA ($\leq 5 Y$), A ($\leq 1 Y$)
			Short-term rating	T1+, T1 / F1+, F1
	3	Plain debentures	Long-term rating	AA ($>5 Y$), A ($>1 Y$)
	4	Plain debentures	Long-term rating	BBB ($\leq 1Y$)
			Short-term rating	T2, T3 / F2, F3+
		Structure note		AAA (Principle protected 100%)
Medium-high Risk	5	Plain debentures	Long-term rating	BBB ($>1Y$)
		Structure note		AAA (Principle protected $< 100\%$)
				AA (Principle protected 100%)
High Risk	6	Plain debentures	Long-term rating	BB ($\leq 1Y$)
			Short-term rating	T4, B
		Structure note		AA (Principle protected $< 100\%$)
				A (Principle protected 100%)
	7	Plain debentures	Long-term rating	BB ($> 1Y - 5Y$)
		Structure note		A (Principle protected $< 100\%$)
				BBB (Principle protected 100%)
		Perpetual bond, Basel III, Insurance capital bond : Investment		
Very High Risk	8	Plain debentures	Long-term rating	BB ($> 5Y$), B (all time frames), CCC/CC/C (all time frames)
			Short-term rating	C, Unrated (all time frames)
		Structure note		BBB (Principle protected $< 100\%$)
				Non-investment grade & Unrated
		Perpetual bond, Basel III, Insurance capital bond : Non - investment		

* Note Short – Term Rating - T1+ T1 , T2, T3, T4 means TRIS Rating and F1+ , F1, F2, F3+, B, C means Fitch Thailand Rating

Advice on the Risk Levels of different types of Fund investments

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Medium-low Risk	2	Money Market Fund	Has a policy to invest internationally, some, but not more than 50% of the NAV by investing or having deposits, bonds, securities, other securities, or other interests prescribed by the office which is due for repayment on demand or will be due for repayment or the contract period does not exceed 1 year from the date of investment or entering into the contract and has a Portfolio duration not exceeding 3 months.
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High Risk	6	Equity Fund	Has a policy to invest mainly in equity averaging over a fiscal year of not less than 65% of NAV
	7	Industrial Fund	Has a policy to invest in specific equity of such industries averaging over a fiscal year of not less than 80% of NAV
Very High Risk	8	Alternative Investment Funds	Has a policy to invest in assets which are an alternative to investments or has a complicated structure, such as, commodity/gold fund/ oil fund/ derivatives, which is not used for hedging, including instruments with hidden characteristics of futures contracts that does not protect the principal.

- Note**
1. In the case of foreign investment funds that do not fully hedge against foreign exchange risk, the seller must warn investors of FX risks in all circumstances, regardless of the investor's level of risk.
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1. Real estate funds risk levels will range from level 4 to level 8.
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6. Having a main tenant, such as, in case of a direct lease fund having multiple tenants, despite the potential for more rent, there is a greater risk of renewing a lease or acquiring new customers than renting it out to a single tenant, the original owner who leases the property back from the fund and sublets it.
7. Characteristics of benefits, such as, fixed / variable rental (portion that the fund will receive) which will directly affect the fund's income.
8. Term of the lease and its renewal, such as, if the fund has a long-term lease and the lease is registered, there will be a lower risk of finding tenants than in the case of having a short-term lease (not more than 3 years).
9. Guarantee Income and the ability of the guarantor to comply with the guarantee contract, such as, providing a letter of guarantee issued by a commercial bank with a guarantee period and a credit line covering the guarantee period (for example, a guarantee period of 3 years, a bank letter term of 3 years, the amount equal to the sum of guaranteed income over 3 years) is less risky than a yearly letter of guarantee.

1. Account Opening Information

☐ Business Owner/Private Business ☐ Employee

☐ Civil Servant/State Enterprise Employee

employed

☐ Monk/Priest ☐ Student ☐ Retired

☐ Housewife/husband

Occupation

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Judge/Prosecutor | <input type="checkbox"/> Lawyer |
| <input type="checkbox"/> Architect | <input type="checkbox"/> Doctor | <input type="checkbox"/> Nurse |
| <input type="checkbox"/> Pharmacist | <input type="checkbox"/> Police/Soldier | <input type="checkbox"/> Politician, Position..... |
| <input type="checkbox"/> Teacher/Professor | <input type="checkbox"/> Farmer | <input type="checkbox"/> Sales Employee |
| <input type="checkbox"/> Investor | <input type="checkbox"/> Other (specify)..... | |

Business Category

- | | | |
|---|---|---|
| <input type="checkbox"/> Informal Lending | <input type="checkbox"/> Electrical Appliances | <input type="checkbox"/> Weapons Manufacturing/Weapons Sale Representative/Armaments Trading |
| <input type="checkbox"/> Land Development/Construction/ Contracting | <input type="checkbox"/> Law Office | <input type="checkbox"/> Non-Financial Institution Domestic and Foreign Money Transfer Service Provision |
| <input type="checkbox"/> Service/Hospital/Restaurant | <input type="checkbox"/> Food/Beverage Production | <input type="checkbox"/> Gem/Gold/Precious Stone Trading |
| <input type="checkbox"/> Transportation/Communication/ Public Utilities | <input type="checkbox"/> Electronic Equipment | <input type="checkbox"/> Acceptance of Foreign Immigrants to Work or Sending People to Work Outside the Country |
| <input type="checkbox"/> University/School/Education Facility | <input type="checkbox"/> Medical/Chemical Supplies | <input type="checkbox"/> Currency Exchange |
| <input type="checkbox"/> Printed Media/Paper | <input type="checkbox"/> Vehicles/Spare Parts | <input type="checkbox"/> Casino/Gambling Den |
| <input type="checkbox"/> Securities/Banking/Insurance | <input type="checkbox"/> Plastic/Petrochemical Supplies | <input type="checkbox"/> Trading in Old Items/Artifacts |
| <input type="checkbox"/> Entertainment/Hotel | <input type="checkbox"/> Woven/Leather Goods | <input type="checkbox"/> Tour Guide/Tour Company |
| <input type="checkbox"/> Department Store/Supermarket/ Retail Store | | |
| <input type="checkbox"/> Cooperative/Foundation/ Association/Club/Temple/Masjid/ Shrine | | |
| <input type="checkbox"/> Other (specify)..... | | |

Workplace Address

Workplace Name.....No.....Village No.....Building/Village.....
 Floor.....Lane.....Road.....Sub-district.....
 District.....Province.....Postal Code.....Country.....
 Work Position.....Department.....

Purpose of Investment

- | | | |
|--|---|--|
| <input type="checkbox"/> Short-Term Investment | <input type="checkbox"/> Long-Term Investment | <input type="checkbox"/> Tax Privileges |
| <input type="checkbox"/> Retirement | <input type="checkbox"/> Savings | <input type="checkbox"/> To Build an Inheritance |
| <input type="checkbox"/> Liquidity Management | <input type="checkbox"/> Speculation | <input type="checkbox"/> Child's Education |
| <input type="checkbox"/> Other (specify)..... | | |

Investment Experience (please specify).....years.....months

A member of my family is a politician: ☐ No ☐ Yes, Position.....

I am close to a politician: ☐ No ☐ Yes, Position.....

2. Financial Information**Country of Income/Investment Origin**

☐ Thailand ☐ Other Countries (please specify).....

Income Source (more than one item may be selected)

☐ Salary ☐ Inheritance ☐ Savings ☐ Investment ☐ Pension ☐ Business Operations
☐ Other (please specify).....

Income per Month (baht).....

	Minor Investor	Major Investor	Special Investor
Net assets consisting of land + condominiums + homes (not including houses + land of residence) at approximate value. Land title deeds/condominium purchase-sale agreements/land + house purchase-sale agreements must be attached.	<input type="checkbox"/> No more than 50 million baht.	<input type="checkbox"/> 50-70 million baht	<input type="checkbox"/> 70 million baht and up
Annual income not including the spouse's. Certificate of salary/certificate of 50 bis income/Por. Ngor. Dor. 90 or 91 filing forms with receipt must be attached.	<input type="checkbox"/> No more than 4million baht.	<input type="checkbox"/> 4-7 million baht	<input type="checkbox"/> 7 million baht and up
Annual income including the spouse's. Certificate of salary/certificate of 50 bis income/Por. Ngor. Dor. 90 or 91 filing forms with receipt must be attached.	<input type="checkbox"/> No more than 4 million baht.	<input type="checkbox"/> 4-7 million baht	<input type="checkbox"/> 7 million baht and up
Investment in securities or futures agreements. Copies of the most recent investment portfolio/share certificates/bonds/certificate of unit holding must be attached.	<input type="checkbox"/> No more than 10 million baht.	<input type="checkbox"/> 10-25 million baht	<input type="checkbox"/> 25 million baht and up
Investment in securities or futures agreements including deposits. Copies of the most recent investment portfolio/share certificates/certificate of unit holding must be attached.	<input type="checkbox"/> No more than 20 million baht.	<input type="checkbox"/> 20-50 million baht	<input type="checkbox"/> 50 million baht and up

I am the account owner and true beneficiary from the trade in securities in this account: ☐ Yes ☐ Another Person (please specify information below)

No. Village No. Building/Village Floor Lane

Road Sub-district District Province

Postal Code Country

No. Village No. Building/Village Floor Lane

Road Sub-district District Province

Postal Code Country

Mobile Phone Basic Phone

Email (please specify)

5. Authorized Person

I have a person authorized to conduct transactions in capital markets on my behalf: ☐ No ☐ Yes (specify below)

1) Prefix: ☐ Mr. ☐ Mrs. ☐ Miss ☐ Other

First Name – Last Name: Thai

Identification Card No. ----

Expiration Date: -- (B.E.) ☐ Lifelong

Passport No. Issuer Country: Expiration Date: -- (B.E.)

Citizenship _____ Relation _____

Current Address: Building _____

No. _____ Village No. _____ Building/Village _____ Floor _____ Lane _____

Road.....Sub-district.....District.....Province.....

Postal Code _____ Country _____ Tel. _____ Fax. _____

Email _____

2) Prefix: ☐ Mr. ☐ Mrs. ☐ Miss ☐ Other

First Name – Last Name: Thai

Identification Card No. ----

Expiration Date: -- (B.E.) ☐ Lifelong

Passport No. Issuer Country Expiration Date: (B.E.)

Citizenship.....Relation.....

Current Address: Building _____

No. _____ Village No. _____ Building/Village _____ Floor _____ Lane _____

Road.....Sub-district.....District.....Province.....

Postal Code _____ Country _____ Tel. _____ Fax. _____

Email _____

Affirmation: I hereby affirm and confirm that the abovementioned information is accurate, complete, true and current.

Signed _____ Customer Signed _____ Investment Advisor

(_____)

(.....)

Customer Information for Investment in Capital Market Products (Legal Entities)

Date: -- (B.E.)

1. Account Opening Information

Legal Entity Name : Thai.....
: English.....

Legal Entity Registration No.....

Tax Payer No.....

Country of Registration

☐ Thailand ☐ Other Countries (please specify).....

Legal Entity Category

Ordinary Legal Entities (Thailand)

- ☐ Tax Exempt
☐ Not Tax Exempt

Foreign Legal Entities

- ☐ Operating Business in Thailand
☐ Not Operating Business in Thailand

Other Categories

- ☐ Partnership (Thailand)
☐ Government Agency/State Enterprise
☐ Cooperative/Foundation/
Association/Club/Temple/Masjid/ Shrine
☐ Other (please specify).....

Business Category

- | | | |
|---|---|---|
| <input type="checkbox"/> Informal Lending | <input type="checkbox"/> Electrical Appliances | <input type="checkbox"/> Weapons Manufacturing/Weapons Sale Representative/Armaments Trading |
| <input type="checkbox"/> Land Development/Construction/ Contracting | <input type="checkbox"/> Law Office | <input type="checkbox"/> Non-Financial Institution Domestic and Foreign Money Transfer Service Provision |
| <input type="checkbox"/> Service/Hospital/Restaurant | <input type="checkbox"/> Food/Beverage Production | <input type="checkbox"/> Gem/Gold/Precious Stone Trading |
| <input type="checkbox"/> Transportation/Communication/ Public Utilities | <input type="checkbox"/> Electronic Equipment | <input type="checkbox"/> Acceptance of Foreign Immigrants to Work or Sending People to Work Outside the Country |
| <input type="checkbox"/> University/School/Education Facility | <input type="checkbox"/> Medical/Chemical Supplies | <input type="checkbox"/> Currency Exchange |
| <input type="checkbox"/> Printed Media/Paper | <input type="checkbox"/> Vehicles/Spare Parts | <input type="checkbox"/> Casino/Gambling Den |
| <input type="checkbox"/> Securities/Banking/Insurance | <input type="checkbox"/> Plastic/Petrochemical Supplies | <input type="checkbox"/> Trading in Old Items/Artifacts |
| <input type="checkbox"/> Entertainment/Hotel | <input type="checkbox"/> Woven/Leather Goods | <input type="checkbox"/> Tour Guide/Tour Company |
| <input type="checkbox"/> Department Store/Supermarket/ Retail Store | | |
| <input type="checkbox"/> Cooperative/Foundation/ Association/Club/Temple/Masjid/ Shrine | | |
| <input type="checkbox"/> Other (specify)..... | | |

Address in Legal Entity Registration Documents/Establishment Documents

No..... Village No..... Building/Village..... Floor..... Lane.....
Road..... Sub-district..... District.....
Province..... Postal Code..... Country.....

2. Financial Information

Total Income per Year (date in the most recent financial statement)..... baht

Country of Income/Investment Origin

☐ Thailand ☐ Other Countries (please specify).....

Income Source (more than one item may be selected)

- ☐ Business Operation
 ☐ Stock Value
 ☐ Donations
☐ Loans
 ☐ Asset Sales
 ☐ Other (please specify).....

Information on Shareholders' Equity and Investments in Assets Declared to Categorize Investor (except in the case of minor investors)

	Minor Investor	Major Investor	Special Investor
Shareholders' Equity The financial statement of the most recent year audited by a certified public accountant must be attached.	<input type="checkbox"/> No more than 100 million baht.	<input type="checkbox"/> 100-200 million baht	<input type="checkbox"/> 200 million baht and up
Investment in Securities or Futures Agreements The financial statement of the most recent year audited by a certified public accountant must be attached.	<input type="checkbox"/> No more than 20 million baht.	<input type="checkbox"/> 20-40 million baht	<input type="checkbox"/> 40 million baht and up
Investment in Securities or Futures Agreements including Deposits The financial statement of the most recent year audited by a certified public accountant must be attached.	<input type="checkbox"/> No more than 40 million baht.	<input type="checkbox"/> 40-80 million baht	<input type="checkbox"/> 80 million baht and up

Investment Objective

- ☐ Liquidity Management
 ☐ Investment
 ☐ Money Management Pending Investment
 ☐ Speculation
☐ Other (please specify).....

Signing Conditions for Legal Entity in Registration Document/Power of Attorney Letter/Minutes of Meeting

Signing Conditions for Transactions

3. List of Shareholders Holding 25% of Shares and Up

Individuals who are shareholders of the legal entity owning the account **(first instance)**:

	First Name – Last Name of Shareholder	Citizenship	ID/Passport No.	Expiration Date	% of Shares
1					
2					
3					
4					

Legal entities who are shareholders of the legal entity owning the account **(first instance)**:

1. Legal Entity Name.....
 Legal Entity Registration No.....Country of Registration.....

1					
2					
3					
4					

Legal entities who are shareholders of more than 25% in the legal entity in the first instance **(second instance)**:

2. Legal Entity Name.....
Legal Entity Registration No.....Country of Registration.....

	First Name – Last Name of Legal Entity Shareholder in the Legal Entity Which Opened the Account	Citizenship	ID No./Passport/ Tax Payer No./ Legal Entity Registration No.	Expiration Date	& of Shares
1					
2					
3					
4					

Legal entities who are shareholders of more than 25% in the legal entity in the second instance **(third instance)**:

3. Legal Entity Name.....
Legal Entity Registration No.....Country of Registration.....

	First Name – Last Name of Legal Entity Shareholder in the Legal Entity Which Opened the Account	Citizenship	ID No./Passport/ Tax Payer No./ Legal Entity Registration No.	Expiration Date	& of Shares
1					
2					
3					
4					

4. True Beneficiary

- 1) First Name – Last Name:
Citizenship (please specify every citizenship)...../...../
Date of Birth: □□-□□-□□□□ (B.E.)

Type of Evidence:

- ☐ Identification Card No. □-□□□□-□□□□□□-□□-□□ Expiration Date: □□-□□-□□□□ (B.E.) ☐ Lifelong
☐ Passport No. □□□□□□□□□□□□□□ Issuer Country.....Expiration Date: □□-□□-□□□□ (B.E.)
☐ Foreigner's Certificate No. □-□□□□-□□□□□□-□□-□□ Expiration Date: □□-□□-□□□□ (B.E.)

Address in Identification Card

No.....Village No.....Building/Village.....Floor.....Lane.....
Road.....Sub-district.....District.....Province.....
Postal Code.....Country.....

Current Address

No.....Village No.....Building/Village.....Floor.....Lane.....
Road.....Sub-district.....District.....Province.....
Postal Code.....Country.....
Mobile Phone.....Basic Phone.....
Occupation.....

☐ Director with Signatory Authority

☐ Shareholder Holding 25% of Shares and Up (First, Second or Third Instance)

☐ Other (please specify).....

A member of my family is a politician: ☐ No ☐ Yes, Position_____

2) Prefix: ☐ Mr. ☐ Mrs. ☐ Miss ☐ Other_____

: English.....

Date of Birth: □□-□□-□□□□ (B.E.)

Expiration Date: -- (B.E.) ☐ Lifelong

Citizenship.....Relation.....

Foreigner's Certificate No. □-□□□□-□□□□□-□□-□□ Expiration Date: □□-□□-□□□□ (B.E.)

Postal Code _____ Country _____

Occupation.....

☐ Director with Signatory Authority

☐ Shareholder Holding 25% of Shares and Up (First, Second or Third Instance)

☐ Other (please specify).....

I am close to a politician: ☐ No ☐ Yes, Position_____

5. Contact Information

Contact Address

☐ Legal Entity Registration Document ☐ Establishment Document ☐ Other Addresses (please specify below)

No. Village No. Building/Village Floor Lane

Road Sub-district District

Province Postal Code Country

☐ Email

Mobile Phone Basic Phone Fax No.

6. Persons Authorized to Conduct Transactions

There is a person authorized to conduct transactions: ☐ No ☐ Yes (please specify below)

1) Prefix: ☐ Mr. ☐ Mrs. ☐ Miss ☐ Other

First Name – Last Name: Thai

☐ Identification Card No. □-□□□□-□□□□□□-□□-□□

Expiration Date: □□-□□-□□□□ (B.E.) ☐ Lifelong

☐ Passport No. □□□□□□□□□□□□□□ Issuer Country Expiration Date: □□-□□-□□□□ (B.E.)

Citizenship Relation

Current Address: Building

No. Village No. Building/Village Floor Lane

Road Sub-district District Province

Postal Code Country Tel. Mobile

Email

2) Prefix: ☐ Mr. ☐ Mrs. ☐ Miss ☐ Other

First Name – Last Name: Thai

☐ Identification Card No. □-□□□□-□□□□□□-□□-□□

Expiration Date: □□-□□-□□□□ (B.E.) ☐ Lifelong

☐ Passport No. □□□□□□□□□□□□□□ Issuer Country Expiration Date: □□-□□-□□□□ (B.E.)

Citizenship Relation

Current Address: Building

No. Village No. Building/Village Floor Lane

Road Sub-district District Province

Postal Code Country Tel. Mobile

Email

Affirmation: I hereby affirm and confirm that the abovementioned information is accurate, complete, true and current.

Signed Signatory on Behalf of Legal Entity
(.....)

Signed Investment Advisor
(.....)

POWER OF ATTORNEY

At

Date

By this letter, I/We

Age Year Nationality..... son/daughter of Mr./Mrs.

Address No. Moo..... Kwaeng/Tambol Khet/Amphoe

Province Telephone

hereby authorize

By this letter, I/We

Age Year Nationality..... son/daughter of Mr./Mrs.

Address No. Moo..... Kwaeng/Tambol Khet/Amphoe

Province Telephone

to have the power of subscribe for trust units of WHA Premium Growth Freehold and Leasehold Real Estate Investment

Trust.....

on my behalf. What has been done by the grantee will remain in full force and effect as it has been done by myself/ourselves. As evidence, I hereby sign or stamp fingerprint in the presence of the witnesses.

(Signed)_____Grantor

(_____)

(Signed)_____Grantee

(_____)

(Signed)_____Witness

(_____)

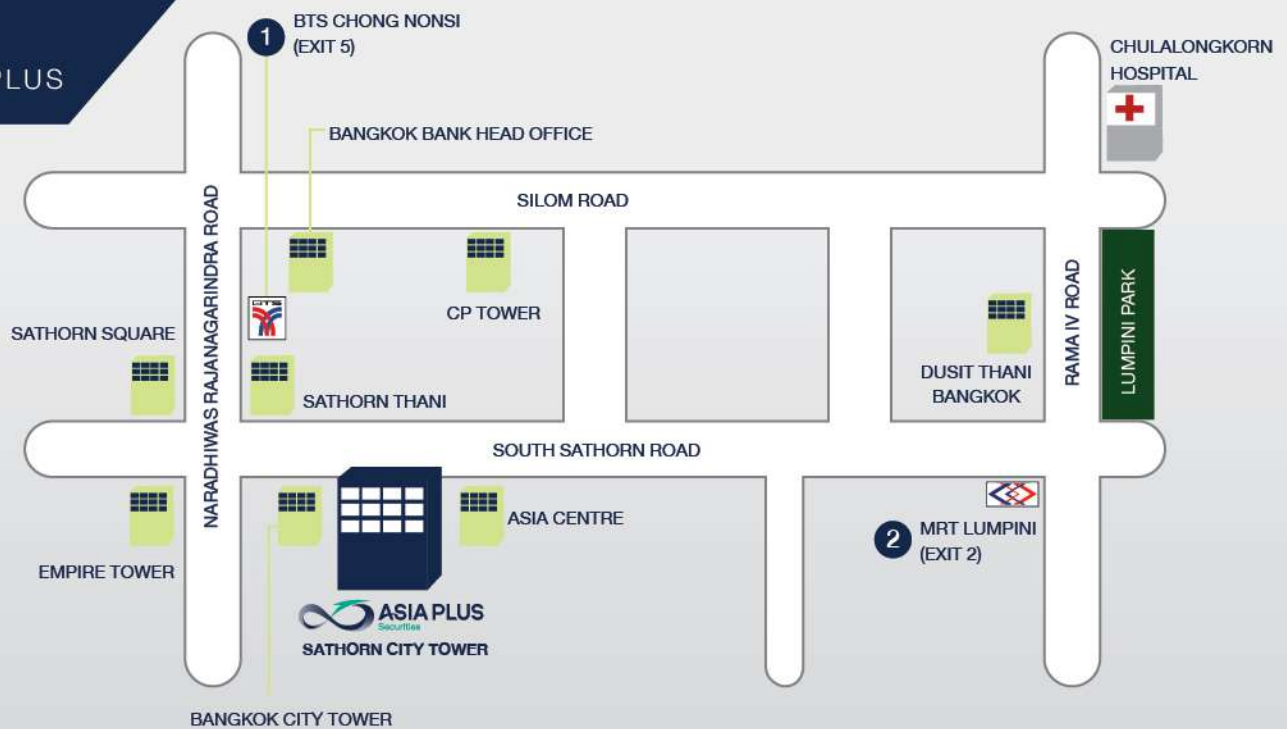
(Signed)_____Witness

(_____)

The Power of Attorney herein is reserved for the subscribers who have completed the Know Your Customer & Customer Due Diligence: KYC/CDD process to the Lead Underwriter only. In the event that the subscribers do not make a subscription for trust units by itself, the subscribers can authorize the Custodian to proceed with subscription on its behalf at and branches of the Lead Underwriter and pay the subscription fee for trust units according to the specified payment method

In the case that the subscriber has not completed the Know Your Customer & Customer Due Diligence: KYC/CDD process to the Lead Underwriter, the subscriber shall proceed the subscription by itself at the branches of the Lead Underwriter and pay the subscription fee for trust units according to the specified payment method only.

MAP TO ASIA PLUS



1 BTS Sky train

Chong Nonsi Station, Exit 5
Take sky bridge and straight to Naradhiwas Road. Turn left at the intersection and down to Sathorn Road. Walk 3 mins, the building is by your right side

2 MRT Subway

Lumpini Station, Exit 2
Take bus no. 17, 115, 149 on Sathorn Rd. and get off at the bus stop in front of Sathorn City Tower.



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