

Invitation to the 2023 Annual General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust by Electronic Meeting

Friday 28 April 2023 at 10.00 hours,

The REIT Manager will convene the AGM via electronic means (E-meeting) only which are in accordance with the electronic meeting laws. The REIT manager has not arranged an additional place/meeting venue to support the unitholders. The registration, vote casting (if any), and vote counting (if any) of the meeting will be carried out via electronic means only. If the trust unitholders intend to attend the meeting through Electronic Media, the trust unitholders or proxies shall send the registration form for attending the AGM through Electronic Media (E-AGM)



30th March 2023

Subject: Invitation to the 2023 Annual General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust by Electronic Meeting

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

Enclosures:

1. Copy of the Minutes of the Extraordinary General Meeting of Unitholders No. 1/2022
2. Annual Report of the year 2022 (QR Code)
3. Profiles, experience, and work experience of the auditors of SSTRT year 2023
4. Trust Deed in respect of the meeting of unitholders and vote casting
5. Documentation and evidence required to be presented before attending the meeting, procedures for the appointment of a proxy, registration, and voting at the meeting of Unitholders
6. Proxy Form A. and From B.
7. Registration form for attending the E-AGM through Electronics Meeting Platform
8. Procedures for using the electronic conferencing system (E-AGM)
9. Personal data protection notice (Privacy Notice)
10. Business Reply Mail envelope



Annual Report 2022 (EN)

Regarding to the Board of Director of SST REIT Management Company Limited, as the REIT Manager of Sub Sri Thai Real Estate Investment Trust (“SSTRT” or “REIT”), resolution to convene the 2023 Annual General Meeting of Trust Unitholders on Friday 28 April 2023 at 10.00 a.m. by Electronic meeting (E-AGM) following Emergency Decree on Electronic Meeting B.E.2563 and other related laws and regulation.

In this regard, REIT gave the Trust unitholders an opportunity to exercise their right to propose the agenda item for the consideration of the 2023 Annual General Meeting of Trust unitholders in advance from 10 January 2023 to 10 February 2023, and the appears that no Trust unitholder has proposed matters to be included as meeting agendas.

Therefore, the REIT Manager would like to invite trust unitholders to attend the meeting as per date, time and method thereof, in order for the unitholders to consider the matters in accordance with the following agenda items:

Agenda 1 To Acknowledge the Minutes of Extraordinary General Meeting of Trust Unitholders No. 1/2022

Objective and Rationale: The Minutes of the Extraordinary General Meeting of Unitholders No. 1/2022, held on 25 July 2022, were prepared by the REIT, disclosed to the Stock Exchange of Thailand in accordance with the prescribed timeframe, and made available on the website of SSTRT. And a copy of the minutes of the aforementioned meeting was attached to this invitation letter for the trust unitholders' consideration and acknowledgment. The details can be found in Enclosure 1.

Opinion of the REIT Manager: The minutes from the Trust Unitholders Extraordinary General Meeting No. 1/2022, which was conducted on 25 July 2022, were accurately and properly documented. As a result, it is thought suitable to suggest to the Trust Unitholders Annual General Meeting of 2023 to consider and acknowledge.

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

Agenda 2 To acknowledge the operating results for the year 2022

Objective and Rationale: To comply with the Trust Deed, REIT is required to report the operating results for the year ending 31 December 2022 which show the performance of the REIT in the preceding year, as detailed in the Annual Report for the fiscal year ending 31 December 2022 (QR CODE Format) Enclosure 2. The related details to the operating result are summarized as follows:

Operation results for the period from 1 January - 31 December 2022

(Unit : THB)

	1 January - 31 December 2022	1 January - 31 December 2021
Rental and services income	118,123,528.86	117,974,883.90
Interest income	16,373.04	16,685.66
Other income	200.01	114,155.63
Total income	118,140,101.91	118,105,725.19
Fees	11,901,119.22	11,941,548.43
Deferred expense	7353516.36	7,315,756.53
Operating expenses	1,655,230.24	668,556.09
Finance costs	8,400,939.66	9,067,625.55
Total expenses	29,310,805.48	28,993,487.60
Net income from investment	88,829,296.43	89,112,237.59
Net realized gain on invests	22,467.63	27,686.39
Net loss from change in fair value of investments	(5,277,026.20)	(6,831,430.02)
Total Net Gain (Loss) from Investments	(5,254,558.57)	(6,803,743.63)
Net increase in net assets resulting from operations	83,574,737.86	82,308,493.96

Opinion of the REIT Manager: The report on the operation result for the year 2022 as set out in Annual Report for the year ending 31 December 2022 was accurately prepared and in accordance with the terms of the Trust Deed. The REIT Manager, therefore, deemed it appropriate to present the report to the 2023 Annual General Meeting of Trust Unitholders for acknowledgment.

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

Agenda 3 To acknowledge the financial statement for the year 2022

Objective and Rationale: The financial statement and the profit and loss statement for the year ending 31 December 2022 have been audited and certified by auditor of SP Audit Company Limited. The company's Board of Director has reviewed and approved the financial statement and the profit and loss statement on 27 February

2023, therefore, The financial statement and the profit and loss statement are set out in the Annual Report 2022

Enclosure 2 The Financial Statements can be summarized as follows:

(Unit: Baht)

Statement of financial position	2022	2021
Assets		
Investments in properties at fair value	1,611,606,619.45	1,423,606,637.95
Investments in securities at fair value through profit or loss	22,947,500.31	17,852,012.38
Cash and cash equivalents	16,868,011.66	2,521,240.28
Accounts receivable from rental	70,208,569.66	68,764,249.18
Deferred expenses	-	7,353,516.36
Deposit at bank with commitment	33,522,124.08	33,521,046.18
Other assets	1,583,165.85	964,173.03
Total Assets	1,756,735,991.01	1,554,585,875.36
Liabilities		
Accrued expenses	19,729,688.56	9,569,477.75
Deposits from rental	33,500,000.00	33,500,000.00
Borrowing from financial institution	215,183,631.00	238,836,768.01
Other liabilities	54,051.88	233,719.89
Total Liabilities	268,467,371.44	282,139,965.65
Net Assets	1,488,268,619.57	1,272,445,909.71
Net asset value per unit	7.7858	8.1436
Income statement		
Total Income	118,140,101.91	118,105,725.19
Total Expenses	29,310,805.48	28,993,487.60
Net investment gain	88,829,296.43	89,112,237.59
Total Net Loss from Investments	(5,254,558.57)	(6,803,743.63)
Increase in Net Assets from Operations	83,574,737.86	82,308,493.96
Statement of cash flow		
Earnings per unit trust	0.4372	0.5268
Net Cash Provided by (Used in) Operating Activities	(84,533,647.18)	86,355,907.48
Net Cash Provided by (Used in) Financing Activities	98,880,418.56	(90,181,681.87)
Net Increase (decrease) in Cash and Cash Equivalents	14,346,771.38	(3,825,774.39)
Cash and Cash Equivalents at the Beginning of the Year	2,521,240.28	6,347,014.67
Cash and Cash Equivalents at the End of the Year	16,868,011.66	2,521,240.28

Opinion of the REIT Manager: The financial statement and the profit and loss statement for the fiscal year ending 31 December 2022 were accurately and completely prepared in accordance with generally accepted accounting principles and were audited and certified by a certified public accountant. The REIT Manager, therefore, Approved The financial statements on 27 February 2023 and deemed it appropriate to present the same to the 2023 Annual General Meeting of Trust Unitholders for consideration and acknowledgment.

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

Agenda 4 To acknowledge the distribution payment for the year 2022

Objective and Rationale: The REIT has the policy to distribute dividends to the unitholders at the rate of no less than 90 percent of the adjusted net profit for the fiscal period.

For the operating results from 1 January 2022 to 31 December 2022, the REIT has net profit after adjustment of 77,095,030.90 Baht. The REIT Manager, therefore, announced the distribution of dividends to the unitholders 2 times from the operating results for the year 2022 at the rate of 0.4000 Baht per unit, the total distribution of dividends is 69,480,000.00 Baht, which is equivalent to 90.12 percent of the adjusted for net profit for the fiscal period of 2022 in accordance with the criteria prescribed in the Trust Deed. The details of distribution of payment can be summarized as follows:

No.	Operating Result Period	Date of payment	Amount of Distribution payment (Baht)	Amount of payment per unit (Baht)
1.	1 Jan – 30 Jun 2022	14 Sep 2022	31,250,000.00	0.2000
2.	1 Jul – 31 Dec 2022	30 Mar 2023	38,230,000.00	0.2000
	Total		69,480,000.00	0.4000

In addition, for the year 2022, the REIT did not reserve money additionally for repayments of loan principal. However, the REIT will maintain the policy to reserve money for loan repayment in the year 2023 and in the following years by adjusting the amount of money which reserve for debt repayment in order to not affect the distribution payment to trust unitholders which will decrease at the end of period of loan agreement. The details of reserving money for repayments of loan as in the Annual Report 2022 (Form 56-REIT1) Part 2, Section 2.6.3 Reserve money for Loan Repayment

Opinion of the REIT Manager: The payment of dividends to the unitholders for the fiscal year ending 31 December 2022 was in accordance with the distribution of dividend policy prescribed in the Trust Deed and related practice from the Securities and Exchange commission of Thailand. The REIT Manager, therefore, deemed it appropriate to present to the 2023 Annual General Meeting of Trust Unitholders for acknowledgment.

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

Agenda 5 To acknowledge the appointment of the auditors and the remuneration for the year 2023

Objective and Rationale: REIT Manager has considered and appointed SP Audit Company Limited to be as an auditor of SSTRT for 2023 with the remuneration of 365,000 Baht (exclusive of out of pocket). A list of Auditors is as follows:

Name	Certified Public Accountant Number	
- Miss Susan Eiamvanicha	4306	and/or
- Mr. Suchart Panicharoen	4475	and/or
- Miss Chuenta Chommern	7570	and/or
- Miss Wandee Eiamvanicha	8210	and/or
- Mr. Kiatisak Vanithanont	9922	and/or
- Miss Amornrat Chaeuthongborisut	10998	

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

Opinion of the REIT Manager: SP Audit Company Limited have performed their duties appropriately and possess the required knowledge and expertise to audit the REIT, and neither have relationships with nor interests in the REIT, and thus show independence in performing their auditing duties, therefore, appropriate to appoint SP Audit Company Limited, which was the auditor for the REIT for the year 2022 and as to be the auditor for the REIT for the year 2023 with remuneration of appointment of auditors and audit fee 365,000.00 Baht. (Remuneration of auditor exclude expenses incurred from the expense of travel to audit the accounts at the REIT manager and counting the securities at the securities keeper Registration and postage fees for account balance confirmation and other expenses. SP Audit Company Limited will reimburse the amount actually paid by practicing the same as the general auditing firm) and to present the appointment of the auditor and the remuneration for the year 2023 to the 2023 Annual General meeting of Trust Unitholders for acknowledgment.

Audit Fees

Details	Year 2023 (Baht)	Year 2022 (Baht)
Audit Fee	365,000.00	365,000.00
Other Services	200,000.00	-

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

Agenda 6 Other subject (if any)

The trust unitholders of SSTRT are cordially invited to attend the meeting at the date, time and method as specified in this invitation letter. In this regard, the Company will start the meeting through Electronic Media at 10.00 a.m. Onwards. The REIT Manager will convene the AGM via electronic means (E-meeting) only which are in accordance with the electronic meeting laws. The REIT manager has not arranged an additional place/meeting venue to support the unitholders. The registration, vote casting (if any), and vote counting (if any) of the meeting will be carried out via electronic means only. If the trust unitholders intend to attend the meeting through Electronic Media, the trust unitholders or proxies shall send the registration form for attending the AGM through Electronic Media (E-AGM), details of which are provided in the Enclosure 7 of this letter, and identification documents as per the details provided in the Enclosure 5 of this letter to the company by (1) packing in a business reply mail envelope in Enclosure 10 or (2) scan the document and submit it via the website www.sstrm.co.th or send to Email: info@sstrm.co.th to the Company within 21 April 2023. In this regard, the sending documents via electronic mail, trust unitholders must submit a copy of the original identification evidence to the Company before the meeting date as well. Once the Company has verified the name of the trust unitholders at the record date on 17 March 2023, the Company shall send the "Username" and "Password" to be used for accessing into the E-Meeting and procedures for using the electronic conferencing system (E-AGM) as per the details provided in the Enclosure 8 of this letter.

In case a trust unitholder is unable to attend the meeting in person and wish to authorize a person to attend the meeting and cast the vote on your behalf at this meeting, please complete and sign the Proxy Form attached to this invitation letter as appeared in Enclosure 6 and duly affix the stamp duty of 20 Baht. In this connection, any trust unitholder may appoint the trustee of the REIT "One Asset Management Company Limited" as his or her proxy to attend the meeting and vote on his or her behalf at this meeting.

For the trust unitholders' benefit, please study Guidelines for attending the AGM through Electronic Media (E-AGM) as per the details appeared in the Enclosure 9 which is delivered to the trust unitholders together with this invitation letter. If any trust unitholder has any questions or inquiries relating to AGM through Electronic Media (E-AGM) or the proxies, please contact, SST REIT Management Company Limited, Tel. 02-318-5514-5 ext. 115, 128, 129 during office hours and business days.

SST REIT MANAGEMENT COMPANY LIMITED

206, Plaza Building, 4th Floor, Soi Pattanakarn 20

Suan Luang Sub-District, Suan Luang District Bangkok 10250

Please be informed accordingly.

Sincerely yours,

SST REIT Management Company Limited



(Mr. Supasith Sukhanindr)

Chairman of the Board Director

(Translation)

Minutes of the Extraordinary General Meeting of Trust Unitholders of
Sub Sri Thai Real Estate Investment Trust No. 1/2022

The Meeting was held on 25th July 2022, at 14.00 hrs., at The Emerald Hotel No. 99/1 Ratchadapisek Road, Din Daeng, Bangkok 10400

Introduction prior to the meeting

Ms. Namfa Hanham, Assistant Operational Support Manager, the spokesperson of the Meeting (the “Spokesperson”), welcomed the Trust Unitholders and introduced the representatives of SST REIT Management Company Limited (the “Company” or the “REIT Manager”) as the REIT manager of Sub Sri Thai Real Estate Investment Trust (“SSTRT”) and representatives of One Asset Management Company Limited (the “Trustee”) as the Trustee of SSTRT, the financial advisor, the legal advisor, the independent financial advisor and the auditor attending the Meeting as follows:

1. REIT Manager

Mr. Supasith Sukhanindr	Chairman of the Board of Directors and Chairman of the Meeting
Mr. Akkachai Limsiriwattana	Managing Director
Mrs. Surang Chansathaporn	Independent Director

SST REIT Management Company Limited

2. Trustee

Mr. Thanathorn Prasitprom	Assistan Managing Director
Ms. Pornthip Tokthongkam	Deputy Director

One Asset Management Company Limited

3. Independent Financial Advisor

Mr. Pornthep Thangkaseni	Partner
Mr. Nuttawut Ananthanawat	Junior Partner
Mr. Ithidech Chuearangsarn	Advisor

Discover Management Company Limited

4. Financial Advisor

Ms. Jirayong Anuman-Rajadhon Managing Director

Mr. Peamdej Jombunud Manager

Ms. Nitchakarn Anuwatkasem Associate

Jay Capital Advisory Company Limited

5. Legal Advisor

Ms. Benjaporn Puttinan Partner

Charin and Associates Company Limited

6. Auditor

Mr. Kiatisak Vanithanont

SP Audit Company Limited

After introducing the attendees, the Spokesperson invited Mr. Supasith Sukhanindr, Chairman of the meeting (the “**Chairman**”) to commence the Meeting.

The Chairman welcomed the trust unitholders and informed the Meeting that due to the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak which has continuously been spreading and has resulted in the growing numbers of infected people and covering a wide range, where prediction of the ending in the near future is far reached; the Company is deeply concerned over the health and safety of all trust unitholders, including participants who are involved in the organization of the Meeting. The Company hereby holds the Extraordinary General Meeting of Trust Unitholders of SSTRT No. 1/2022 by taking into account and complying with the measures relating to the holding of meetings of the government in order to prevent and reduce the spread of COVID-19. In this regard, the Company would like to express its sincere apology for any inconvenience and asks for the cooperation of trust unitholders to comply with the Precautionary Measures and Guidelines for Holding the Extraordinary General Meeting of Trust Unitholders, details of which are as appeared in Enclosure 12 which has been delivered to the trust unitholders together with the invitation letter. The Chairman then declared the commencement of the Meeting.

The Chairman declared to the Meeting that at 14.00 hrs., there were 19 trust unitholders attending the Meeting in person, representing 3,501,283 trust units and 38 trust unitholders attending the Meeting by proxy, representing 63,521,192 trust units totaling of 57 trust, holding a total number of 67,022,475 trust units, representing 42.8944 percent of the total issued and offered trust units of SSTRT of 156,250,000 trust units,

thereby constituting a quorum according to the Trust Deed, which specified that there must be attendees of not less than 25 persons or not less than half of the total number of trust unitholders and must together held number of trust units not less than 1/3 of the total offered trust units. Then the Chairman assigned the Spokesperson to explain the meeting procedures, voting and vote counting processes for the Meeting.

The Spokesperson then explained the meeting procedure, voting and the vote counting processes for the Meeting as follows:

1. For voting in each agenda, the trust unitholder shall have number of votes equal to the total owned trust unit or equal to the number of trust units under proxy, in which 1 trust unit is equal to 1 vote;
2. For trust unitholders attending the Meeting in person and the proxy, shall cast their vote either approve or disapprove or abstain, and please sign with pen in each agenda. In case the trust unitholder casted his/her vote in the proxy form, the REIT Manager had collected and recorded the vote pursuant to the intention specified in the proxy form. The proxy will not further receive the voting card.
3. In order to facilitate the vote counting, the trust unitholders who disapprove or abstain from votes are asked to raise their hands in order that the staffs of the REIT Manager could collect the ballot from the trust unitholders disapproving or abstaining from vote for each agenda. For the trust unitholders who do not raise their hand nor give the ballot to the staffs in any agenda, their vote shall be deemed as approval votes of such agenda. The trust unitholders are asked to return the ballots after the Meeting adjourned.
4. In the case where none of the trust unitholder disapproves or abstains from voting for any agenda, it shall be deemed that the Meeting resolves such agenda unanimously.
5. For the counting of votes of all trust unitholders having the right to vote, the REIT Manager will disregard the votes of the trust unitholders who have an interest in the proposed agenda. In this regard, the REIT Manager has already stated the details of the trust unitholders who have an interest and do not have the right to vote for the proposed agendas in the invitation letter.
6. In the case as follows, shall be considered as void ballot and will not count as vote:
 - A ballot that did not specifying the type of vote or note signed by the trust unitholder, or the proxy attending the Meeting.
 - A ballot with a cross-out or in which its filled-in marks or terms are amended without the

signature provided

- A ballot specifying more than one type of vote for such agenda
 - A ballot which the proxy casts its vote not in accordance with what is specified in the proxy form
7. Before collecting the ballots in each agenda, the attendee may ask any questions in relation to such agenda as appropriate. To ask any question each time, please raise up their hand and declare the name-surname as well as declare whether it is trust unitholder attending in person or the proxy. In this regard, the REIT Manager reserved the right to consider answering the question which is in relation to the presenting agenda only, if it is related to other agenda, it shall be consider answering in such agenda. However, if such question is not related to the agenda presenting in this Meeting, the REIT Manager may consider answering after the Meeting through the SSTRT's website.
8. For the result of the voting in each proposed agenda, the REIT Manager shall declare the result after finishing with presenting of all agendas.

The Spokesperson asked the Meeting whether any trust unitholders have any questions regarding the meeting procedures, voting and vote counting processes. As no trust unitholders objected or disapproved the aforementioned meeting procedures, voting and vote counting processes, it shall be deemed that the Meeting approved such meeting procedures, voting and vote counting processes.

In addition, the Spokesperson informed the Meeting that the representative of the Trustee of SSTRT had been invited to witness the vote counting in Agenda 1 to Agenda 4, together with the staff of the REIT Manager. For the purpose of transparency and in order to be in accordance with principal of good governance, 2 volunteers from the trust unitholders were invited to observe the vote counting. However, there were no volunteers from the trust unitholders to observe the vote counting.

Meeting commenced

The Spokesperson invited the Chairman to explain the details the Meeting of the trust unitholders of SSTRT, of the 5 Agendas to be proposed for consideration as follows:

- Agenda 1** To consider and approve the investment in the Additional Investment Assets No.1
- Agenda 2** To consider and approve the first capital increase of SSTRT through the issuance and offer for sale of approximately not exceeding 36,530,000 newly issued trust units for the

investment in the Additional Investment Assets No. 1 and the method for determining the price of the trust units to be issued and offered for sale of the first capital increase

Agenda 3 To consider and approve the offering for sale and allocation method for the trust units to be additionally issued and offered for sale in the first capital increase and the listing of the new trust units as listed securities on the Stock Exchange of Thailand

Agenda 4 To consider and approve the amendment of the Undertaking Agreements of SSTRT

Agenda 5 Other matters (if any)

Prior to consideration of Agenda 1, the Chairman assigned the Spokesperson to explain the condition to propose the Agenda 1 to Agenda 3.

The Spokesperson declared that Agenda 1, Agenda 2, and Agenda 3 to be proposed for approval in the Extraordinary General Meeting of Trust Unitholders of SSTRT No. 1/2022 are related and conditional upon each other.

Agenda 1 is in relation to the investment in the Additional Investment Assets No.1, while Agenda 2 and Agenda 3 are in relation to the sources of funds from issuance and offering of additional trust units.

If any of Agenda 1, Agenda 2, and Agenda 3 (which are in relation to the investment in the Additional Investment Assets No.1 and the sources of funds from the issuance and offering of additional trust units) has not been approved by the Extraordinary General Meeting of Trust Unitholders of SSTRT No.1/2022, all agendas which have been previously approved by the Extraordinary General Meeting of Trust Unitholders of SSTRT No. 1/2022 shall be deemed to be canceled and any other agenda will not be proposed to the Extraordinary General Meeting of Trust Unitholders of SSTRT No. 1/2022 for further consideration.

Moreover, the Spokesperson declared the details in relation to the amendment of the list of the trust unitholders as appeared in Enclosure 8 of the invitation letter delivered to the trust unitholders, in which adding the list of the trust unitholders having the special interest, having no right to vote in Agenda 1 and Agenda 4 as follows:

- Ms.Duangdao Chinthammit, having total trust units of 200,000 units, representing approximately 0.13 percent of total trust units.
- Ms.Duangkae Chinthammit having total trust units of 300,000 units, representing approximately 0.19 percent of total trust units.

Therefore, the total number of trust units held by trust unitholders with special interest in Agenda 1 and Agenda 4 shall be totalling of 55,446,456 trust units or calculated as approximately 35.49 percent of the total

trust units. The details of such amendment are as appeared in the Stock Exchange of Thailand's website and SSTRT's website and according to the document delivered to the trust unitholders.

Agenda 1 To consider and approve the investment in the Additional Investment Assets No.1

The Chairman declared that in order to be in accordance with the objectives of SSTRT in raising funds to invest in immovable properties and to procure benefits from such immovable properties and in order to generate income and return to SSTRT and trust unitholders of SSTRT.

The REIT Manager intends for the SSTRT to invest in freehold of the land, Document Warehouse No. 36 – 39 (4 buildings in total) and utilities system and equipment of the Sub Sri Thai Project in Samut Prakarn Province, in which currently Sub Sri Thai Public Company Limited (“SST” or the “Asset Owner”) is the owner. The Company foresaw the potential growth from additional investment in immovable properties of document warehouse, whereby such assets are located in a decent location which is same location of the assets that are currently wholly leased by SST, which will increase benefit for the trust unitholders.

The REIT Manager deemed it appropriate to propose to the trust unitholders' meeting of SSTRT to consider and approve the investment in the additional investment assets of SSTRT at this time (the “Additional Investment Assets No. 1”), in order to increase the sources of income and to generate return to the trust unitholders.

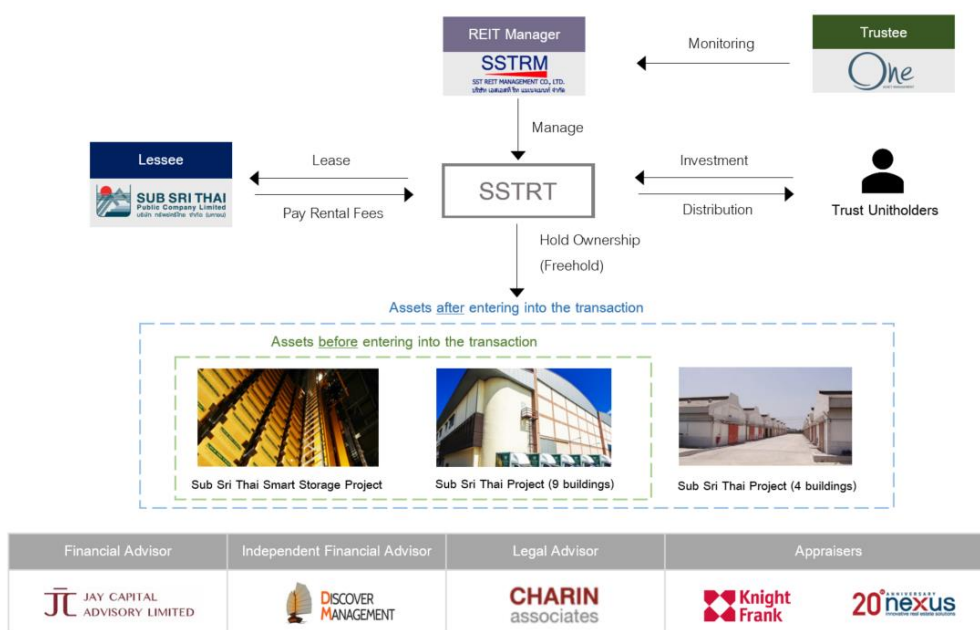
Moreover, the Chairman assigned Ms. Jirayong Anuman-Rajadhon, the Financial Advisor to further present the details of the Additional Investment Assets No. 1.

Ms. Jirayong Anuman-Rajadhon declared that the Additional Investment Assets No. 1 in which SSTRT expected to invest are the document warehouses which shall comprise ownership of land represented by 1 title deed (Title Deed No. 261431) with the land area according to the title deed of 4 Rai 1 Ngan 68.9 Square Wah and ownership of 4 document warehouses which are Document Warehouse No. 36 - 39 with the building area of approximately 1,750 square meters each building, including utilities system and equipment, located in Bang Chak Sub-District, Phra Pradaeng District, Samut Prakarn Province. Currently, SST is the owner of such land and document warehouses.

After the investment, SSTRT will procure benefits by renting out the Additional Investment Assets No. 1 to the Asset Owner to operate the document warehouse business pursuant to the Land and Building Lease Agreement of Sub Sri Thai Project and the Utilities System and Equipment Lease Agreement of Sub Sri Thai Project with the lease period of 10 years from the date on which the Asset Owner registers the transfer of the ownership of the Additional Investment Assets No. 1 to SSTRT at the relevant land office and the right to renew the lease agreements for periods of at least 3 years each.

In this regard, the Asset Owner agrees to implement the registration of the servitude right over the lands adjacent to the land which is the Additional Investment Asset No. 1, for benefits of such land which is the Additional Investment Assets No. 1, for the purposes of walkway, car way, entrance and exit to public roads, electricity, water supply, telephone, drainage, as well as other utilities, without conditions of time and without any consideration.

The Additional details of the Additional Investment Assets No. 1 are as appeared in Enclosure 1 and the details of the Additional Investment Assets No. 1 as per appeared in the registration statement for the offering for sale of trust units and the prospectus for the offering for sale of additional trust units issued in the first capital increase of SSTRT, which is expected to submit draft prospectus and registration statement to the Office of the Securities and Exchange Commission (the “Office of the SEC”) by early next month, shall be considered as the details of the Additional Investment Assets No. 1. However, the REIT Manager may opt to invest in any item of the Additional Investment Assets No. 1, provided that the REIT Manager will significantly take into account the utmost benefits of SSTRT and trust unitholders of SSTRT.



Before investment in the Additional Investment Assets No. 1, the REIT Manager has engaged 2 appraisal companies namely Knight Frank Chartered (Thailand) Company Limited and Nexus Property Consultants Company Limited (altogether referred as the “Appraisers”), which are the appraiser approved by the Office of the SEC, to appraise the value of the Additional Investment Asset No. 1. Both of the Appraisers opted to apply the income approach method for valuation of the Additional Investment Assets No. 1, whereby the REIT Manager and the Appraisers shared the same view that the appraised value from the income approach method is an appropriate method for comparison with the investment value of the Additional Investment Assets No. 1 as the sources of income of the assets are from rental fee. The details are as follows:

	Investment Land Area (Rai-Ngan-Square Wah)	Utilized Area of Document Warehouses (Square Metre)	Box Capacity (Boxes)	Appraised Value by Income Approach Method (Baht)	
				Knight Frank Chartered (Thailand) Company Limited	Nexus Property Consultants Company Limited
Document Warehouses in Sub Sri Thai Project Ownership of 4 document warehouses which are Document Warehouse No. 36, 37, 38, and 39, including other related assets which are utilities system and equipment, located in Bang Chak Sub-District, Phra Pradaeng District, Samut Prakarn Province.	4-1-68.9	7,000	460,440	209,400,000	203,000,000

- References:**
- The appraised value of asset of Knight Frank Chartered (Thailand) Company Limited based on the appraisal report dated 18 April 2022 (value as at 1 December 2022, which SSTRT expects to invest in the Additional Investment Assets No. 1)
 - The appraised value of asset of Nexus Property Consultants Company Limited based on the appraisal report dated 18 April 2022 (value as at 1 December 2022, which SSTRT expects to invest in the Additional Investment Assets No. 1)

SSTRT shall invest in the Additional Investment Assets No. 1 in the total value of not exceeding Baht 190,000,000 (One Hundred Ninety Million Baht) (payable on the date on which SSTRT invests in the Additional Investment Assets No. 1) which comprises the purchase price of the land and buildings, including other related assets (excluding taxes, registration fee, specific business tax, other relevant fees and expenses). The details of the Additional Investment Assets No. 1 as per appeared in the registration statement for the offering for sale of trust units and the prospectus for the offering for sale of additional trust units issued in the first capital increase of SSTRT shall be considered as the details of the Additional Investment Assets No. 1.

The value in which SSTRT will invest in the Additional Investment Assets No. 1 of not exceeding Baht 190,000,000 (One Hundred Ninety Million Baht) will be lower than the lowest appraised value of the Additional Investment Assets No. 1 appraised by the Appraisers, which is Baht 203,000,000 (Two Hundred Three Million Baht), by 6.40 percent.

The details of the projected statement of income and details of net investment income and auditor's report for the projection period from 1 December 2022 to 30 November 2023 for the Additional Investment Assets No. 1 of SSTRT are as appeared in Enclosure 3.

In this regard, the source of fund for investment in the Additional Investment Assets No. 1 will be funds from the capital increase of SSTRT by issuance and offering for sale of additional trust units. The details of such capital increase of SSTRT are as mentioned in Agenda 2.

In addition, the investment in the Additional Investment Assets No. 1 shall be subject to the conditions specified in the invitation letter page 5 – 6 as follows:

(1) The Asset Owner is approved by the board of directors' meeting and/or shareholders' meeting (if necessary) of the Asset Owners to sell the Additional Investment Assets No. 1 to SSTRT, and rent the Additional Investment Assets No. 1 from SSTRT, and had prepared the Additional Investment Assets No. 1 to be ready for investment and procurement of benefits by SSTRT;

(2) There are no significant unresolved issues from legal due diligence, or in case there is any legal issue, or cannot be carried out, the Company will disclose such risk in the registration statement for the offering of trust units and the prospectus for the offering for sale of additional trust units issued in the first capital increase of SSTRT, and will comply with relevant laws and regulations, which shall not be an issue resulting in the Additional Investment Assets No. 1 in which SSTRT wishes to invest to be in compliance with relevant laws, rules and notifications;

(3) The Trustee has certified that the process of capital increase of SSTRT is in accordance with the Trust Deed and relevant laws, rules and regulations; and

(4) SSTRT is approved by the trust unitholders' meeting and the Office of the SEC to proceed with the capital increase of SSTRT and to perform other relating acts for such investment in the Additional Investment Assets No. 1, including related party transaction of SSTRT.

In this regard, the Chairman additionally explain to the Meeting that, as SST is the related person to the REIT Manager is considered as a person related to the REIT Manager, and the investment in the Additional Investment Assets No. 1 by receiving the transfer of the ownership from SST, including the procurement of benefits by renting out the Additional Investment Assets No. 1 to SST as aforementioned is thus a transaction

between SSTRT and a person related to the REIT Manager with a value of approximately 29.37 percent of the net asset value of SSTRT, which has the transaction size from Baht 20,000,000 and exceeding 3 percent of the net asset value of SSTRT.

Therefore, the entering into aforementioned transaction between SSTRT and SST requires an approval from the trust unitholders' meeting of SSTRT by a vote of not less than 3/4 (three-fourth) of all votes of trust unitholders attending the meeting and having the right to vote pursuant to the Trust Deed and the Notification of the Office of SEC No. SorRor. 26/2555.

The Company attached the Information Memorandum on SSTRT's Acquisition of the Assets and Related Party Transactions with Person Related to the REIT Manager as appeared in Enclosure 4. The Company has carefully examined the Information Memorandum on SSTRT's Acquisition of the Assets and Related Party Transactions with Person Related to the REIT Manager and certifies that such information memorandum is true and does not cause others to misunderstand in any material respects.

In this regard, the Company hereby requests for trust unitholders' approval of the investment in the Additional Investment Assets No. 1 as per details proposed above and to authorize the Company and/or the Trustee to perform the related matters, in order to provide flexibility in the investment in such additional assets. The details are as appeared in the invitation letter page 6 - 7 as follows:

(1) Determine additional investment method, details of this Additional Investment Assets No. 1, method of asset appraisal as well as the appropriate price for such Additional Investment Assets No. 1;

(2) Negotiate, prepare, sign, deliver and/or amend any agreement or commitment indicating purchasing, leasing and investing in the Additional Investment Assets No. 1, agreement to sale and to purchase of assets and/or assets sale and purchase agreement and/or assets lease agreement and/or any related agreement in relation to the investment in the Additional Investment Assets No. 1 and the procurement of benefits for the Additional Investment Assets No. 1 and/or agreements and/or any related documents upon approval of trust unitholders of SSTRT and the Office of the SEC to invest in the Additional Investment Assets No. 1, including to correspond with the Office of the SEC, the Stock Exchange of Thailand, government agencies or organization or any persons for such performance, etc.;

(3) Perform any other acts necessary for or related to the above purposes in all respects so as to ensure a success in the aforementioned acts, including the appointment and/or removal of the sub-authorized person for the aforementioned acts above for the purpose of achieving the said matter until its completion; and

(4) Exercise discretion to invest or withhold from investing in some of the Additional Investment Assets No. 1 and/or to set forth, modify any method and/or condition of investment, if it appears that, any condition or result from negotiation with the Asset Owner or result from legal due diligence, indicates that

SSTRT's investment in such assets will not generate overall benefit to SSTRT and/or trust unitholders, or will cause unnecessary obligation to SSTRT. In this regard, benefits of SSTRT and trust unitholders will be deemed the utmost priority. Moreover, the Company and/or Trustee have its discretion to consider approving SSTRT to invest or not invest in some of such Additional Investment Assets No. 1 as appropriate. Whereby taking into account relevant investment factors such as the appraisal value of each asset, estimated paid return per unit, and distribution per unit (DPU) that the unitholders are expected to earn after investing in the Additional Investment Assets No. 1 or the amount of capital increase from the issuance and offering of additional trust units, etc.

In this regard, once SSTRT received approval from trust unitholders, the Company will request for approval for the first capital increase of SSTRT to the Office of the SEC thereafter.

After SSTRT has considered investing in the Additional Investment Assets No. 1, the REIT Manager and the Trustee shall amend the Trust Deed of SSTRT by amending and/or updating information and other relevant details including preparing the details of the additional investment assets in the form of an attachment to the Trust Deed of SSTRT. Nonetheless, in accordance with the Trust Deed of SSTRT, the said amendment of the Trust Deed is the case that the acquisition of main assets of SSTRT, which is in accordance with the investment policy, type of assets, rules and procedures on the acquisition of main assets, including the entering into the related party transaction with the person related to the REIT Manager as prescribed in Trust Deed and in accordance with the relevant laws, rules, notifications and regulations. Moreover, it is not an amendment that affects any right of the trust unitholders in the way that the trust unitholders may lose their benefits. Therefore, the parties shall have an authority to amend, change and update the Trust Deed, without requirement to seek for the resolution from the trust unitholders. In this regard, such amendment, change and update shall be approved by Trustee in order to be in accordance with Trust Deed of SSTRT.

In addition, in order to support the consideration, the Chairman invited Mr. Nuttawut Ananthanawat, the Independent Financial Advisor, Discover Management Company Limited to briefly express the opinion of the Independent Financial Advisor (the "IFA").

Mr. Nuttawut Ananthanawat declared the opinion of the IFA to the Meeting in respect of the acquisition of the Additional Investment Assets No. 1 of SSTRT and the entering into transaction between SSTRT and person related to the REIT Manager of SSTRT as follows:

For the appropriateness of the asset price for the Additional Investment Assets No. 1, IFA applies Discounted Cash Flow Approach to value the Additional Investment Assets No. 1. This method analyzes the results of past operations and mostly reflects on the capability and the future performance of the property. The asset appraisal of IFA is consistent with the appraisal method of the independent appraisers, despite the fact that some assumptions are different due to discretion of each of the appraisers. IFA is of the opinion that the

appraised value of the assets by IFA and the independent appraisers are suitable. Therefore, IFA is of the opinion that the expected transaction price which is 190.00 million Baht is reasonable, because it is lower than the appraised asset value which is between 198.24 -211.69 million Baht by (21.69) - (8.24) million Baht or (10.25) - (4.16) percent.

Property Valuation Method	Property value (THB million)	The highest price expected to enter the transaction (THB million)	Price higher (lower) than the transaction price (THB million)	Percentage higher (lower) than the transaction price
1. Valuation by independent appraiser	203.00 - 209.40	190.00	(19.40) - (13.00)	(9.26) - (6.40)
2. Valuation by IFA	198.24 - 211.69	190.00	(21.69) - (8.24)	(10.25) - (4.16)

For appropriateness of conditions for entering into the transaction, the investment in the Additional Investment Assets No. 1 is the transaction between the SSTRT and the connected person to the REIT manager having the value of approximately 15.04 percent of the net asset value of SSTRT, which exceeds 3 percent of the net asset value of SSTRT. Thus, the transaction with the related person to the REIT Manager requires an approval from the trustunitholders' meeting of SSTRT by a vote of not less than three-fourth of all votes of trust unitholders attending the meeting and having the right to vote. In counting of such votes of all trust unitholders having the right to vote, SSTRT will not include the votes from the trust unitholders with a special interest in the proposed agenda.

After IFA has considered the appropriateness of the investment conditions for the investment in the Additional Investment Assets from the summary of various contracts, IFA views that that the conditions for investing in the Additional Investment Assets No. 1 are appropriate and in accordance with the normal conditions of general real estate rentals condition, whereby several conditions and provisions in the contract help preserve the interests of SSTRT and the trust unitholders. In addition, it is also in accordance with the rules and conditions of good corporate governance and the rules related to the Securities and Exchange Commission.

In this regard, the advantages, disadvantages and risks of investing in the Additional Investment Assets No. 1 are as follows:

Advantages of investing in the Additional Investment Assets No. 1

1. It is an investment that is in line with SSTRT's investment policy.
2. It is an investment in assets that have the potential to generate and increase income and cash flow for SSTRT in the long run.
3. The projected cash distribution per unit in the first year after the investment in the Additional Investment Assets No. 1 is expected to not be lower than in the case of no additional investment.

4. The Additional Investment Assets No. 1 has a location that is beneficial for the document warehouse business.
5. SSTRT will benefit from the ownership of land and the Additional Investment Assets No. 1 as an owner.
6. The Additional Investment Assets No. 1 are in the same location with the Assets currently owned by SSTRT, which will be easy to management.
7. Help to increase size and income of SSTRT, resulting in positive effects on the liquidity of trading of the trust units in SET.
8. This investment does not cause liabilities and financial costs from investment loan.

Disadvantages of investing in the Additional Investment Assets No. 1

1. The Additional Investment Assets No. 1 have been used for a long time.
2. It is an investment in the document warehousing business, which is an asset that is similar to the existing assets.
3. SSTRT will lose the opportunity to diversify investment to other areas.
4. The investment area is limited in the utilization of the land, according to the relevant land control laws.
5. There are expenses occurred for entering into the transaction.
6. The existing trust unitholders of SSTRT may be affected by the capital increase.

Risks of investing in the Additional Investment Assets No. 1

1. Risk from the change of document storage to electronic media.
2. Risk from affecting economic recovery and the need for document warehouse space.
3. Risk from SSTRT's capital increase to reach the full amount.
4. Risk from the trust unitholders' Meeting not approving the transaction.
5. Risk from natural disasters and fire
6. Risk from the company of original asset owner does not have business interruption insurance contract.
7. Risk in the event that the condition precedent is not fulfilled, causing SSTRT to be unable to enter into the transaction

In this regard, the advantage, disadvantage for entering into transaction with the connected person are as follows:

Advantages of entering into a transaction with a connected person

1. The connected person has experience in business, investing in land ownership and managing documents for a long time.
2. The connected person is the tenant and the original owner; therefore, it is easier in terms of asset management.
3. Negotiating various conditions is more flexible than other people.
4. Asset management and document is a management policy in the same direction.

Disadvantages of entering into a transaction with a connected person

1. May cause conflicts of interest from transactions with connected persons.

Advantages of entering into transactions with third parties

1. There is no doubt about the REIT Manager's independence.

Disadvantages of entering into transactions with third parties

1. Lack of experience in working with SSTRT.
2. SSTRT and/or the REIT manager have additional obligations.

Furthermore, Mr. Nuttawut Ananthanawat declared the opinion of IFA to the Meeting about the renting out of the Additional Investment Assets No.1 and entering into a transaction with a connected person with SSTRT as follows:

For appropriateness of rental price, according to the land and building lease agreement and utilities system and equipment lease agreement of Sub Sri Thai project, SSTRT will receive rental fees from SST of 17.50 - 19.00 million Baht per year. In this regard, the rental fees as specified in the agreements are as negotiated between SST and the REIT Manager under the projection rental fees that SSTRT will receive is in the same level with the ability to generate cash flow of the Additional Investment Assets No. 1.

IFA has considered the rental rate that will reflect the return that the trust unitholders will receive. It is found that the rental fee for the Additional Investment Assets No. 1 that the SSTRT will receive from SST is consistent with the net cash flow received by SST after deducting operating expenses from the current use of the property and will result in an increase in the return of the trust unitholders. The estimation of dispensing return per unit (DPU) will increase from THB 0.4110 per unit to THB 0.4183 per unit and the IFA expected that the distribution rate that the trust unitholders will receive is at 7.09 percent per year which is higher than the pre-investment in the Additional Investment Assets No. 1 at 6.97 percent per year.

For the appropriateness in conditions of the transaction, renting out the Additional Investment Assets No. 1 is the transaction between SSTRT and the connected person having value of approximately 14.33 of the net asset value of SSTRT which is higher than 3 percent of the net asset value of SSTRT. Therefore, the transaction between SSTRT and the connected person to the REIT manager requires an approval from the trust unitholders' Meeting of SSTRT by a vote of not less than three-fourth of all votes of trust unitholders attending the meeting and having the right to vote. In counting of such votes of all trust unitholders having the right to vote, SSTRT will not include the votes from the trust unitholders with a special interest in the proposed agenda.

IFA has considered the appropriateness of the conditions for the lease of the Additional Investment Assets No. 1 to SST, a connected person, for a period of 10 years and renew at least 3 years each time from the contract summary, according to the various contracts, the conditions for the lease of the Additional Investment Assets No. 1 are appropriate and in accordance with the conditions of general real estate rental. Several conditions and provisions in the contract help preserve the interests of SSTRT and the trust unitholders. It also complies with the rules and conditions of good corporate governance and the rules related to the Securities and Exchange Commission.

In this regard, the advantages, disadvantages and risks of renting out the Additional Investment Assets No. 1 are as follows:

Advantages of Renting out in the Additional Investment Assets No.

1. It enables continuity in asset management.
2. For SSTRT to have continuous income and reduce the risk from procurement of tenants and renewal of document warehouse lease agreements.
3. SST's existing customer's consent to change document storage provider is not required.
4. Increase confidence in document management for retail customers.
5. Diversification of a lease that does not expire in conjunction with other leases.
6. SSTRT will not be responsible for expenses of document warehouse throughout the contractual life of SST.

Disadvantages of Renting out in the Additional Investment Assets No.1

1. There is no competition in the rental price from other tenants.
2. Loss of opportunity to manage investment assets by themselves.
3. Incurred expense for entering into the transaction.
4. It is difficult to compare the rental price of the document warehouse with land and the market price.

Risks of Renting out in the Additional Investment Assets No.1

1. There is a risk of relying on only one tenant.
2. Risk from SST's ability to pay rent.
3. Risk from economic recovery.
4. Risk from the Trust Unitholders' Meeting not approving the transaction
5. Risk from unable to find a replacement tenant for SST after the lease term expires.
6. Risk of default on rental payments and/or terminate the lease before the term expires.
7. Higher competitive risk may affect rental prices.

In this regard, the advantages, disadvantages for entering into transaction with the connected person are as follows:

Advantages of entering into a transaction with a connected person

1. Negotiating various conditions is more flexible than other people.

Disadvantages of entering into a transaction with a connected person

1. May cause conflicts of interest from transactions with connected person.

Advantages of entering into transactions with third parties

1. The trust unitholders feel confidence in the independence of the REIT Manager.

Disadvantages of entering into transactions with third parties

1. It is more difficult in negotiating rent.
2. SSTRT and/or the REIT Manager have risks from the new tenant's ability to pay rent.

In brief, from the analysis of the advantages and disadvantages of a connected person, the potential risks from transaction, suitable price, and transaction conditions, IFA views that investing in the Additional Investment Assets No. 1 and transactions between SSTRT and the connected person with the REIT Manager is appropriate. The Trust unitholders will benefit from the transaction and should approve the resolution of entering into this transactions.

In this regard, the Chairman additionally explained that the details are as appeared in the Opinion Report of the Independent Financial Advisor on Acquisition of Assets and Related Party Transactions in Enclosure 5.

The REIT Manager's opinion for Agenda 1 is provided in the invitation letter page 8.

Thereafter, the Spokesperson asked the Meeting whether any trust unitholders have any questions regarding Agenda 1. There were trust unitholders having questions regarding Agenda 1 to which the questions and answers can be summarized as follow:

Mrs. Kiratikarn Paenglard, representative from the shareholders rights protection volunteers as a proxy of Thai Investor Association asked the following question:

As Agenda 1 referred from the Opinion Report of the IFA as aforementioned, for the disadvantages and risks on investment in the Additional Investment Assets No. 1. In this regard, it is questioned whether SSTRT significantly has analysed and focused on any of such disadvantages and risks or not, and whether SSTRT has any appropriate measures which will result in the good, stable and sustain performance, to build confidence for the trust unitholders and interested investors.

The Chairman explained that the REIT Manager had carefully considered the disadvantages and risks and viewed that the disadvantage that SSTRT significantly focuses on is the renting out to the person related to the REIT Manager, however, on the other hand, such disadvantage can be viewed as an advantage which results in easier negotiation. Moreover, the Additional Investment Asset No. 1 had quite stable returns even though during the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak, The location which the Additional Investment Assets No. 1 is located, is also the same location with the main assets of SSTRT. There is also an advantage in the aspect of management as the Additional Investment Assets No. 1 is similar to the main assets of SSTRT, although there is risk from not considering risk diversification to other assets located elsewhere.

In this regard, Ms. Jirayong Anuman-Rajadhon, the Financial Advisor additionally explained that to enter the transaction with the person related to the REIT Manager may be considered as transaction with the special interest. However, the Additional Investment Assets No. 1 is located at the same location with the main assets of SSTRT. In each year, SSTRT can project the distribution per unit of capital decrease cash per unit (DPU), which will be distributed at the rate of Baht 0.41 per trust unit and the distribution of benefits of SSTRT is considered as one of the REITs which provides best rate for the distribution at the rate of 7 percent per year, for pre-investment and post investment. Therefore, even though there may be some disadvantage from entering into transaction with the related person of the REIT Manager, but the structure of SSTRT is to invest and lease back to SST to manage and pay rental fee in fixed rate.

Mrs. Kiratikarn Paenglard, representative from the shareholders rights protection volunteers as a proxy of Thai Investor Association additionally asked the following question:

As the investment condition at this moment may not be favourable, both external and internal circumstance. Thus, it is questioned whether SSTRT considered the risk from the uncontrollable circumstance or not and how SSTRT will manage such circumstance.

The Chairman explained that in considering the risk of SSTRT, the stability of SST who is the lessee will have to be taken into account. SST is the listed company in the Stock Exchange of Thailand which had been maintaining such status for over a long period and has the credit rating in the level of investment grade. In this regard, in terms of the risk management of SSTRT, the factors of having the ownership over of the assets of SSTRT, whereby SSTRT can consider divesting such assets and be able to change the asset manager at any time, together with the preparation of the adequate insurances such as fire and flood. Moreover, SSTRT has the sponsor as the listed company in the Stock Exchange of Thailand, and adequate risk management since being property fund and being converted to the Real Estate Investment Trust. The distribution is consistent regardless of the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak. Therefore, the REIT Manager is confident that SSTRT will be able to manage such risks.

In addition, the Chairman explained that SSTRT was not affected by the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak. Even though, currently there is a trend that the storing of documents in electronic format may replace the storing of documents in paper format, the document warehouse service rate did not decrease for over past 10 years period, as the customers are still concerned about the hacker issues and viewed that the the storing of documents in paper format is more secure. Therefore, if nothing changes, for upcoming 5-10 years the document warehouse service rate will not decrease.

In this regard, Ms. Jirayong Anuman-Rajadhon, the Financial Advisor additionally explained that document warehouse of SST is different from the document warehouses of other service provider, as the main customers of SST are various financial institutions, which needed the documents in paper format to use in the legal proceeding. Thus, there should not be concern regarding the decrease of the service rate during the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak.

Mr. Adirek Pipatpatma, the trust unitholder attending in person, asked the following questions:

As the assets that SSTRT has invested in are concentrated on the document warehouses which had lease agreement for 10 years with SST. However, there is uncertainty after such 10 years. Thus, as the investor, there is concern over the future regarding the demand of the document warehouse business, hence, the REIT Manager was asked to explain that if in the upcoming 10 years there is a gradual decrease in demand of the financial institution to use the service of the document warehouses because of the disruption of the storing of documents in electronic format, how will the REIT Manager manage. Moreover, it is questioned whether the warehouses in such area can be used for other purpose besides using as document warehouses, in order to diversify the risk of relying only from the service of document warehouse.

In addition, regarding the rental fee rate that SST has to pay to SSTRT, previously when SSTRT received the main assets from the conversion of property fund which are 9 warehouses, from total of approximately 156 million investment units, SSTRT can generate income of Baht 120 million per year, but for the Additional Investment Assets No. 1, SSTRT will increase of capital of approximately 36.5 million trust units but will be able to generate income from rental fees of Baht 18 million only. On average, the main assets that SSTRT received from conversion of the property fund, the rental fee rate that SST has to pay to SSTRT having more value than the rental fee rate of the Additional Investment Assets No. 1, calculated as income of approximately Baht 0.798 per investment unit, while the Additional Investment Assets No. 1 which had value of approximately Baht 200 million from the issuance of the trust units of 36.5 million trust units, will generate income if SST lease for approximately 10 year, of approximately Baht 18 million per year which will have an income of approximately Baht 0.49 per trust unit. Thus, it is questioned whether such rental fee rate is too low or is appropriate or not.

The Chairman explained that the main assets that SSTRT currently invested in and the Additional Investment Assets No. 1, having different characteristics in aspect of land value, lease period and circumstance which are different. Moreover, each asset can perform and generate income inequally and the REIT Manager had carefully considered the rental fee rate, whereby having the Independent Financial Advisor and Independent Director to help considering the appropriate rental fee rate, including having negotiation with SST by take into account the utmost benefits of trust unitholders of SSTRT. Also, currently the demand of the document warehouse service still trend to gradually increase, especially the customers which are the financial institution that provide credit card service. However, if in the future the demand of the document warehouse service trend to decrease, SSTRT can convert the document warehouse in the warehouse by removing the racks from such document warehouses. In addition, SST had other services other than document warehouses such as agriculture commodities warehouse, but the reason that SST did not sell such warehouse to SSTRT is because SSTRT had the objective of investing in the warehouse and document warehouse only. Hence, in the future SSTRT will further consider for the diversification, but currently SSTRT will focus on the document warehouse which provide good return during uncertain market conditions.

Mr. Adirek Pipatpatma, the trust unitholder attending in person, additionally asked the following questions:

From projection, if SSTRT has increased capital, it is expected that the distribution will be approximately Baht 0.41 per trust unit. However, SSTRT had a long term debt in certain amount of approximately Baht 228 million, in which currently still appeared in the financial statement of SSTRT. Thus, it is concerned whether an income of SSTRT will be used to pay the debt or not. In such case, it will not allow the trust unitholders to receive an income of Baht 0.41 per trust unit per year. Therefore, it is questioned, in terms of the policy to manage a

long term debt of approximately Baht 200 million, whether SSTRT will maintain such debt or not or had any plan to pay such debt and what are the terms of the lender's interest rate.

The Chairman explained that regarding the interest rate it is asked not to disclose by the lender. In this regard, it can be observed that SSTRT will invest in the Additional Investment Assets No. 1 without taking loan and one of the main reasons to increase capital at this time is to help the trust unitholders not to face the reduction of the distribution per unit, by increase the average equity and decrease the debt. Moreover, SSTRT had paid off part of the debt and will continue to pay the debt for approximately next 6-7 years. Thus, the distribution per unit at Baht 0.41 per trust unit that are calculated by the Financial Advisor had already deduct the part of the debt. Therefore, in the future if the period to pay the loan debt is over, the distribution per unit receive by the trust unitholders will significantly increase.

Mr. Adirek Pipatpatma, the trust unitholder attending in person, additionally asked the following questions:

From the capital increase of 36.5 million trust units, it is expected that the offer price will be at Baht 5.90, but the market price is at Baht 5.50. Thus, there is concern whether the REIT Manager will be able to sell all the additional issued trust units or not and whether there is any backup plan.

The Chairman explained that the offer price for the additional issued trust units may not be such price, as the relevant factors shall be taken into consideration. However, it is confident that all additional issued trust units can be sold.

Mr. Methi Anadirekkul, the trust unitholder attending in person, asked the following questions:

If considering the additional issued trust units in the same way as bond, which SST issued with the characteristic of perpetual bond having lease agreement of approximately 20-30 years and having land as collateral, the fixed rental fee shall be considered in the same way as loan which pay off at approximately 7 percent per year, and as mentioned by Mr. Adirek Pipatpatma regarding the possibility in receiving additional rental fee from SST. Thus, it is questioned whether there is any other expense such as maintainance or any others or not, and who is responsible between SSTRT and SST because it was observed that the location that the assets is situated is a lowland and there is a housing estate inside. Moreover, in such area there is newly build warehouse, the land as been more developed and there is newly build road behind Wattana housing estate. Thus, it is questioned what color is such land under the town planning, and for what purpose such land can be used or cannot be used.

The Chairman explained that currently the land in which the assets are located is of purple color under town planning which is for warehouse and industry purpose which may change in every 5 years and SST who is the lessee will be responsible for all the expenses. In this regard, the investment in the Additional Investment

Assets No. 1 is not considered as a bond but it is the wholly lease back, in which it can be differentiate that the real estate investment trust can increase of capital while bond cannot. Moreover, SSTRT had considered of profit sharing rental fee structure but such structure may be disputable, at the end the fixed rental fee structure is being used in which the trust unitholders will be more confident with.

In this regard, Ms. Jirayong Anuman-Rajadhon, the Financial Advisor additionally explained that SSTRT is the real estate investment trust that had same characteristic with other companies by transferring the assets to real estate investment trust and had the sponsor to lease back the assets like WHA or INETREIT, and explained to the trust unitholders that the REIT Manager had intensely negotiation with SST by considering from other real estate investment trusts, the price of the assets that will be transfer to real estate investment trusts are usually higher than the appraised value of not exceeding 10 percent but for SSTRT the price of the assets that will be transfer to SSTRT is less than the appraised value of 6 percent. Therefore, it came out at such price. In this regard, a real estate investment trust is one kind of fundraising in which SSTRT raised fund to invest in assets of SST and SST wholly lease back from SSTRT. Therefore, it is completely different from fundraising by issuance of bond.

In addition, the location where the Additional Investment Assets No. 1 is located is area of purple color pursuant to the Appraisal Report of Nexus Property Consultants Company Limited dated 18 April 2022, to use as industry and warehouse according to Ministerial Regulation on Town Planning of Samutprakarn Province BE. 2556.

Mr. Methi Anadirekkul, the trust unitholder attending in person, additionally asked the following questions:

Regarding the rental fee of Baht 18 million, it is questioned whether there is any expense and after calculated as net rental fee how much will the trust unitholders receive and whether it includes the land tax or not.

The Chairman explained that the rental fee of Baht 18 million is a net rental fee and no other additional expense and there will be no land tax involved.

Mr. Adirek Pipatpatma, the trust unitholder attending in person, additionally asked the following questions:

As SSTRT had to rely on an income from SST but currently by considering the financial statement, it appeared that SST is under a loss. Thus, it is questioned, in order to be sure, that an income which will receive from SST is being managed and will not be mixed up with SST's business, as the assets of SSTRT are fully rented which result to profit but SST performance is not quite well. In aspect of such risk, it is questioned how SSTRT will manage so it is able to distribute the benefits to the trust unitholders as projected.

The Chairman explained that SST had investment grade for credit rating received from Tris Rating Company Limited. In this regard, the financial statement which is disclosed contained of separate financial statement and consolidated financial statement. In which, the separate financial statement showed that SST is performing quite well but for the consolidated financial statement, as SST is the major shareholder of Mud and Hound Public Company Limited which had a poor performance during the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak. However, if considering the cashflow of SST, it can be observed that there are lot of non-cash assets and SST still have a good cashflow, including by consider the earnings before interest, taxes, depreciation, and amortization (EBITDA), SST is still performing well. Moreover, everytime that SST issued bond, there will be lot of investors to subscribe all the issuance bond and there always be investors over subscribing. In this regard, the trust unitholders can kindly consider further study in more details as there were a time that take over other businesses and after taking over, the financial statement of SST will be harder to amortize. Thus, the part that are intangible assets will be more of non-cash and there are no leakage from this part. Therefore, SST is still confident regarding the performance and will try to take care and manage with its best effort.

Mr. Amnartchai Manalert, the trust unitholder attending in person, asked the following questions:

It is questioned how it will be if the income of Baht 18 million per year comparing to the income from rental fee that SSTRT currently receives by using per square meter basis.

The Chairman explained that comparing per square meter cannot be done as certain warehouses are builded with height of 15 meters and placed the racks inside, some warehouses are builded with machines inside. However, the Additonal Investment Assets No. 1 is quite old and were not builded with height of 15 meters. Therefore, it cannot be compared by using per square meter basis.

Mr. Amnartchai Manalert, the trust unitholder attending in person, additionally asked the following questions:

It is questioned what if later we would like to renovate the assets to be the same way as the assets that received earlier, that had income of approximately baht 7,000 per square meter, meanwhile the latest assets will receive at this time is at approximately Baht 2,500 per square meter, which is quite huge difference. It is questioned whether we have possiblity to renovate the assets of SSTRT or not.

The Chairman explained that SSTRT will not be responsible for the renovation of the assets. However, SSTRT can consider renovate the assets but will cause to huge additional costs calculated as approximately many hundred million baht and only for the machines it would costs approximately almost one hundred million baht. In this regard, the aforementioned costs may only be part of the additional costs. Therefore, if considering

the costs of renovation of the assets, the proportion of investment of trust unitholders and distribution that will receive may not receive as much as trust unitholders currently receive.

As none of the trust unitholders raised any further question, the Spokesperson then asked the trust unitholders to consider and approve the investment in the Additional Investment Assets No. 1, including the authorization of the Company and/or the Trustee to have the authority to perform various acts. The details are as appeared in the invitation letter.

The Spokesperson informed that the resolution of this Agenda must be approved by a vote of not less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, in which the Company will not count votes of the trust unitholders having special interest in the proposed matter. The details are as appeared in the Enclosure 8.

Resolution

The Meeting considered and resolved with the following votes (excluding the votes of the trust unitholders who have an interest and are not entitled to vote on this Agenda):

-	Approved	11,139,508	votes	or equivalent to	93.7447	percent
-	Disapproved	688,300	votes	or equivalent to	5.7924	percent
-	Abstained	55,000	votes	or equivalent to	0.4629	percent
-	Void ballot	0	votes	or equivalent to	0.0000	percent ¹

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.

Therefore, as the Meeting resolved to approve by a vote of not less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, it is considered as the Meeting approved the investment in the Additional Investment Assets No. 1, including the authorization of the Company and/or the Trustee to have the authority to perform various acts.

Agenda 2 To consider and approve the first capital increase of SSTRT through the issuance and offer for sale of approximately not exceeding 36,530,000 newly issued trust units for the investment in

¹ Remark: revised as per the information memorandum published on the website of the Stock Exchange of Thailand No. 023/2022 re: Notification of Resolutions of the Extraordinary General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust No. 1/2022 (Edited) which was published on on 4 August 2022

the Additional Investment Assets No. 1 and the method for determining the price of the trust units to be issued and offered for sale of the first capital increase

The Chairman assigned to Ms. Jirayong Anuman-Rajadhon, the Financial Advisor to further present the details of this Agenda. Ms. Jirayong Anuman-Rajadhon declared that SSTRT will invest in the Additional Investment Assets No. 1 in the total amount of not exceeding Baht 190,000,000 (One Hundred Ninety Million Baht) (payable on the date on which SSTRT invests in the Additional Investment Assets No. 1) which comprises the purchase price of the land and buildings, including other related assets (excluding taxes, registration fee, specific business tax, other relevant fees and expenses). The fund for investment in the Additional Investment Assets No. 1 will be funded from the first capital increase of SSTRT by issuance and offering for sale of additional trust units. In this regard, the Company deemed it appropriate to use proceeds received from the capital increase of SSTRT through issuing and offering additional trust units no. 1, whereby issuing and offering new trust units of SSTRT in the total amount of not exceeding 36,530,000 (Thirty Six Million Five Hundred Thirty Thousand) units.

The method for the offer for sale of trust units of SSTRT at this time will be an offer for sale through underwriters. The price of the trust units to be offered for sale at this time will be determined based on the appraised value of the assets, as assessed by independent appraisers approved by the Office of the SEC, and taking into account other relevant factors, namely: (1) conditions of the capital and financial markets during the offering for sale of the trust units, (2) the appropriate rate of return for investors, (3) the commercial potential of the assets, (4) interest rates, both domestic and on the global market, (5) the rate of return on investments in equity instruments, debt instruments, and other investment options, and (6) results from the survey of institutional investors (Book building) (if any). The information of the increased capital, number of additional trust units and offering price of trust units to be issued and offered for sale for the first capital increase shall be as set out in the registration statement for the offering of trust units and the prospectus for offering of additional trust units issued for the first capital increase of SSTRT.

The objectives of the capital increase are to invest in the Additional Investment Assets No. 1 in order for SSTRT to have more assets which will result in an opportunity for SSTRT to enhance the stability of SSTRT's income from rent and SSTRT's operation. Moreover, the increasing number of trust units will enlarge the size of SSTRT and attract more investors. The Company also expects that it will increase the trading liquidity for the trust units in the secondary market.

Futhermore, the Chairman declared that the Company hereby requests for trust unitholders' approval of the capital increase of SSTRT through the issuance and offering for sale of approximately not exceeding 36,530,000 (Thirty Six Million Five Hundred Thirty Thousand) units. When combining the number of additional trust units issued and offered for the first capital increase of SSTRT with the existing number of trust units of SSTRT of 156,250,000 (One Hundred Fifty Six Million Two Hundred and Fifty Thousand) units, a total number of

trust units of SSTRT shall not exceed 192,780,000 (One Hundred Ninety Two Million Seven Hundred and Eighty Thousand) units, and requests for trust unitholders' approval of the method for determining the price of the additional trust units to be issued and offered for sale. The resolution for the matters in this agenda shall be effective for a period of 1 (One) year from the date the trust unitholders passed the resolution as proposed in all respect, including the authorization of the Company and/or the Trustee to have the authority to perform various acts. The details are as appeared in the invitation letter page 10-11 and the Capital Increase Form as appeared in the Enclosure 6 as follows:

(1) Prescribe method of capital increase of SSTRT by issuing and offering additional trust units, including prescribe number of trust units to be offered, price of offered trust units in accordance with the guidelines set out above;

(2) Communicate with the Office of the SEC, the Stock Exchange of Thailand, government agencies, government organizations or any persons for capital increase of SSTRT by issuing and offering additional trust units; and

(3) Perform any other acts necessary for or related to the above purposes in all respects so as to ensure a success in the aforementioned acts, including the appointment and/or removal of the sub-authorized person for the aforementioned acts above for the purpose of achieving the said matter until its completion.

The Chairman additionally explain the opinion of the REIT Manager regarding the capital increase of the SSTRT in the Agenda 2, in brief that SSTRT will use funds raised from the first capital increase to invest in such Additional Investment Assets No. 1 in order for SSTRT to have more assets and sources of income will enable SSTRT to have the opportunity to receive additional benefits from the newly invested assets for the purpose to generate appropriate and sustainable return to trust unitholders of SSTRT in the long term. In addition, the increase in the number of trust units of SSTRT will increase the trading liquidity for the trust units in the Stock Exchange of Thailand. Therefore, the REIT Manager considered that it is appropriate that trust unitholders should approve the first capital increase of SSTRT as proposed in all respects together with authorizing the Company and/or the Trustee as aforementioned proposed. In this regard, once SSTRT received an approval from trust unitholders, the Company will request for approval for capital increase to the Office of the SEC thereafter.

Thereafter, the Spokesperson asked the Meeting whether any trust unitholders have any questions regarding Agenda 2. There were trust unitholders having questions regarding Agenda 2 to which the questions and answers can be summarized as follow:

Mrs. Kiratikarn Paenglard, representative from the shareholders rights protection volunteers as a proxy of Thai Investor Association asked the following question:

If there is increase of capital but there are no investors subscribing the trust units as demanded by SSTRT, and from Agenda 1 it can be observed that it has to rely on the performance of SST as well. In this regard, as there will be quite a lot of changes. Thus, It is questioned how SSTRT will manage in order to meet the objective as demanded by SSTRT.

The Chairman explained that the REIT Manager is confident that the additional issued trust units will be completely sold, unless there is uncontrollable circumstance such as new species of coronavirus. In such case, SSTRT may consider postpone the offering for sale of additional issued trust units or hold another meeting of the trust unitholders. Moreover, there are not many in number of additional issued trust units, if there is unexpected circumstance, the REIT Manager viewed that the offer for sale of additional issued trust units in another round will not be an issue.

In this regard, Ms. Jirayong Anuman-Rajadhon, the Financial Advisor additionally explained that as long as the Office of SEC approved the registration statement and draft prospectus, SSTRT has offering period of 6 months and if not, the offering period can be extend by submitting the request form to the Office of SEC and also can hold another meeting of the trust unitholders. Moreover, from the discussion with the underwriters who are responsible for the offering of additional issued trust units, in which it is confident that all will be sold and there should not be an issue.

Mr. Methi Anadirekkul, the trust unitholder attending in person, asked the following questions:

If there are remaining additional issued trust units, It is questioned if there will be allocation of additional issued trust units to the over subscribed trust unitholders or not.

Ms. Jirayong Anuman-Rajadhon, the Financial Advisor explained that in concept the first part will be allocated to the existing trust unitholders and the existing trust unitholders can specify if they wish to over subscribe. The remaining trust units after the allocation of the first part will be private placement and the public offering which may result in new investors. It may be considered to allocate the remaining trust units after the allocation of the first part to the over-subscribing trust unitholders.

Mr. Methi Anadirekkul, the trust unitholder attending in person, additionally asked the following questions:

If the additional issued trust units of 36.5 million trust units and offer at the price of Baht 5, it will not be sufficient to purchase the Additional Investment Assets No. 1. Thus, for the remaining it is questioned if it will use the cash from loan or how it will be managed. Due to the price of the additional issued trust units will have to be discounted price as currently trust units which are traded in the market is at Baht 5.40 will receive distribution and during October or December there will be announcement of number of distribution, the price will decrease for Baht 0.20 – 0.25, in which the price of additional issued trust units will have to reduce and

have to offer at slightly discount rate. Therefore, if the cash received is insufficient, the REIT Manager will use the cashflow of the company or ask for discount from SST, as it is viewed that 36.5 million trust units may not be sufficient to purchase the Additional Investment Assets No. 1.

The Chairman reserved the rights to answer such question as it may affect the market price. However, the Chairman additionally explained that the price cannot be determine at this time, but is confident that there will be no issue and will be able to accomplish with the purchasement. Nevethless, if the case received from offering of additional issued trust units are insufficient, the REIT Manager may consider to further negotaitte with SST to reduce the price of the Additional Investment Assets No. 1 or postpone the payment of the price of the Additional Investment Assets No. 1.

As none of the trust unitholders raised any further question, the Spokesperson then asked the trust unitholders to consider and approve the first capital increase of SSTRT through the issuance and offer for sale of approximately not exceeding 36,530,000 newly issued trust units for the investment in the Additional Investment Assets No. 1 and the method for determining the price of the trust units to be issued and offered for sale of the first capital increase, including the authorization of the Company and/or the Trustee to have the authority to perform various acts. The details are as appeared in the invitation letter.

The Spokesperson informed that the entering into the transaction above of SSTRT is considered as the capital increase which is not specified in advance in the Trust Deed. As a result, such transaction requires approval from the trust unitholders' meeting of SSTRT by a vote of not less than 3/4 (three-fourth) of all votes of trust unitholders attending the meeting and having the right to vote. In this regard, there is no trust unitholders with special interest who has no right to vote in this Agenda.

Resolution

The Meeting considered and resolved with the following votes:

-	Approved	66,585,964	votes	or equivalent to	98.8960	percent
-	Disapproved	688,300	votes	or equivalent to	1.0223	percent
-	Abstained	55,000	votes	or equivalent to	0.0817	percent
-	Void ballot	0	votes	or equivalent to	0.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.²

Therefore, as the Meeting resolved to approve by a vote of not less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, it is considered as the Meeting approved the first capital increase of SSTRT through the issuance and offer for sale of approximately not exceeding 36,530,000 newly issued trust units for the investment in the Additional Investment Assets No. 1 and the method for determining the price of the trust units to be issued and offered for sale of the first capital increase, including the authorization of the Company and/or the Trustee to have the authority to perform various acts.

Agenda 3 To consider and approve the offering for sale and allocation method for the trust units to be additionally issued and offered for sale in the first capital increase and the listing of the new trust units as listed securities on the Stock Exchange of Thailand

The Chairman assigned to Ms. Jirayong Anuman-Rajadhon, the Financial Advisor to further present the details of this Agenda. Ms. Jirayong Anuman-Rajadhon declared that in accordance with the capital increase of SSTRT as stated in Agenda 2 aforementioned, the offering and allocation method to be proposed to the trust unitholders for consideration shall be as follows:

First Portion To allocate not less than 50 percent of all trust units issued and offered for sale for this capital increase to the existing trust unitholders whose names appear in the register book of the trust unitholders proportionate to their respective unitholding excluding those unitholders who will cause SSTRT to have duties under foreign regulation (Preferential Public Offering). Whereby the existing trust unitholders may declare their intention to subscribe for the number of newly issued trust units in the number based on their entitlement, or in excess of the number they are entitled to, or less than the number they are entitled to, or to waive their rights to subscribe for additional trust units offered for sale at this time.

After the allotment of trust units in the First Portion to existing trust unitholders based on their entitlement, the Company shall allocate the remaining trust units to the existing trust unitholders who have declared their intention to subscribe to trust units in excess of the number they are entitled to, as it deems appropriate, in concurrence with or after the allocation of trust units in the Second Portion.

² **Remark:** revised as per the information memorandum published on the website of the Stock Exchange of Thailand No. 023/2022 re: Notification of Resolutions of the Extraordinary General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust No. 1/2022 (Edited) which was published on 4 August 2022

In the event that the allotment according to the prescribed ratio results in any existing trust unitholders 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.

Second Portion To allocate the outstanding additional trust units after the offering for sale in the First Portion to: (1) the general public (Public Offering), and/or (2) persons on a private placement basis (Private Placement) including institutional investors, who are not the existing trust unitholders of SSTRT and are not connected persons of the Asset Owner according to the relevant notifications of the Securities and Exchange Commission as it deems appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. Tor Thor. 27/2559 Re: Rules, Conditions, and Procedures for Securities Underwriting, and other relevant notifications

The Company reserves the right to allot the remaining trust units to the subscribers who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe to trust units in excess of the number they are entitled to, in concurrence with or after the allocation of trust units in the Second Portion, as it deems appropriate.

In this regard, the details of the number of trust units to be allotted for each type of investor and allocation method shall be as specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the first capital increase of SSTRT.

In any event, such allotment of trust units shall not cause any trust unitholders or group of persons to become trust unitholders of SSTRT holding more than 50 percent of the total number of trust units issued and sold of SSTRT.

In this respect, the Company shall file an application with the Stock Exchange of Thailand for its approval to list the additional trust units of SSTRT as listed securities within 45 days from the closing date of the offer for sale of the trust units.

Furthermore, the Chairman declared to the Meeting that the Company hereby requests for trust unitholders' approval of the offering and allocation method for the additional trust units to be issued and offered for sale at this time and the listing of the additional trust units as listed securities on the Stock Exchange of Thailand. The resolution for the matters in this agenda shall be effective for a period of 1 (One) year from the date the trust unitholders passed the resolution as proposed in all respect, including the authorization of the Company and/or the Trustee to have the authority to perform various acts. The details are as appeared in the invitation letter page 12-13 as follows:

(1) Consider the date of determination of the list of the existing trust unitholders eligible to subscribe for the trust units to be offered for sale by way of offering for sale to the existing trust unitholders;

(2) Determine other details of the offering, and the allotment of the additional trust units, including but not limited to, the number of trust units to be issued and offered for sale, structure of the final offering, subscription period, allotment method, offering method, subscription ratio, offering ratio, offering price, condition and subscription method, including other conditions and other details related to the offering, and the allotment of additional trust units to be issued and offered for sale to the existing trust unitholders of SSTRT, and the allotment method in case the existing trust unitholders subscribe to trust units in excess of the amount they are entitled to, including offering and allotment of the outstanding trust units from public offering to other investors, and to have its discretion to consider denying the offering for sale or denying the allotment of the additional trust units to any trust unitholders, or any investors, or trust unitholders who are American, Canadian, Japanese or any nationality other than Thai if such offering or allotment of the additional trust units does not comply with the regulation related to offering and allotment of trust unit enforced in Thailand or country of the trust unitholder's nationality, or causing unreasonable burden and operation expenses. In this regard, the list of trust unitholders' countries that SSTRT may consider denying the offering for sale or denying the allotment of the additional trust units is as appeared in Enclosure 8;

(3) Determine the period for offering for sale of additional trust units to be issued and offered for sale at this time and file an application with the Stock Exchange of Thailand for its approval to list the additional trust units as listed securities on the Stock Exchange of Thailand;

(4) Negotiate, enter into, prepare, amend and execute the agreement and documents related to the offering for sale and the allotment of additional trust units to be issued and offered for sale, including to appoint underwriters for performing such acts;

(5) Prepare, execute and file applications for approval or relaxation, including other necessary documents related to the offering for sale, the allotment, and listing of the additional trust units to be issued and offered for sale as listed securities on the Stock Exchange of Thailand to relevant governmental agencies and perform any other acts necessary and appropriate in order to carry out the actions as mentioned above until its complete; and

(6) Perform any other acts necessary for or related to the above purposes in all respects so as to ensure a success in the aforementioned acts, including the appointment and/or removal of the sub-authorized person for the aforementioned acts above for the purpose of achieving the said matter until its completion.

In addition, after first capital increase by issuance and offering of additional trust units, the REIT Manager and the Trustee shall amend the Trust Deed of SSTRT by amending and/or updating information and other relevant details provided in the Trust Deed of SSTRT. Nonetheless, in accordance with the Trust Deed of SSTRT, the said amendment of the Trust Deed could be considered as the case that is not an amendment that affects any right of the trust unitholders. Therefore, the parties shall have authority to amend the Trust Deed, without

requirement to seek for the resolution from the trust unitholders. In this regard, such amendment, change and update shall be approved by the Trustee in order to be in line with the Trust Deed of SSTRT.

The Chairman additionally explain the opinion of the REIT Manager regarding the offering for sale and allocation method for the trust units to be additionally issued and offered for sale in the first capital increase and the listing of the new trust units as listed securities on the Stock Exchange of Thailand in the Agenda 3, in brief that the REIT Manager considered that it is appropriate that trust unitholders should approve the offering and allocation method for the additional trust units to be issued and offered for sale at this time and the listing of the additional trust units as listed securities on the Stock Exchange of Thailand. The resolution for the matters in this agenda shall be effective for a period of 1 (One) year from the date the trust unitholders passed the resolution as proposed in all respect. The Company also proposes the trust unitholders to authorize the Company and/or the Trustee to perform the acts as proposed above. In this regard, once SSTRT received trust unitholders' approval, the Company will request approval for the first capital increase from the Office of the SEC thereafter.

Thereafter, the Spokesperson asked the Meeting whether any trust unitholders have any questions regarding Agenda 3. However, none of the trust unitholder having questions regarding Agenda 3.

As none of the trust unitholders raised any further question, the Spokesperson then asked the trust unitholders to consider and approve the offering for sale and allocation method for the trust units to be additionally issued and offered for sale in the first capital increase and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, including the authorization of the Company and/or the Trustee to have the authority to perform various acts. The details are as appeared in the invitation letter.

The Spokesperson informed that the resolution of this Agenda must be approve by the trust unitholders' meeting of SSTRT by a vote of not less than majority vote which is more than one-half of all votes of trust unitholders attending the meeting and having the right to vote. In this regard, there is no trust unitholders with special interest who has no right to vote in this Agenda.

Resolution

The Meeting considered and resolved with the following votes:

-	Approved	66,585,964	votes	or equivalent to	98.8960	percent
-	Disapproved	688,300	votes	or equivalent to	1.0223	percent
-	Abstained	55,000	votes	or equivalent to	0.0817	percent
-	Void ballot	0	votes	or equivalent to	0.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.³

Therefore, as the Meeting resolved to approve by a vote of not less than majority vote which is more than one-half of all votes of trust unitholders attending the meeting and having the right to vote, it is considered as the Meeting approved the offering for sale and allocation method for the trust units to be additionally issued and offered for sale in the first capital increase and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, including the authorization, as proposed in all respects.

Agenda 4 To consider and approve the amendment of the Undertaking Agreements of SSTRT

The Chairman assigned to Mr. Akkachai Limsiriwattana, Managing Director to further present the details of this Agenda. Mr. Akkachai Limsiriwattana declared that following the establishment of SSTRT as a result of conversion from Sub Sri Thai Smart Storage Property Fund (“SSTSS”) in 2017, in which SSTRT entered into the Agreement for the Transfer of Assets and Liabilities of SSTSS between SSTSS and SSTRT dated 19 December 2017 and the Novation Agreement of the Undertaking Agreement between SSTSS, SST and SSTRT dated 19 December 2017, in order to transfer all assets and liabilities of SSTSS to SSTRT, which include the transfer of all rights, duties, liabilities and benefits which SSTSS received under the Undertaking Agreement between SST and SSTSS dated 7 August 2014 (the "Undertaking Agreement"). As a result, SSTRT became a contractual party under the Undertaking Agreement instead of SSTSS.

The Undertaking Agreement has a provision regarding the investment unit holding proportion in SSTSS which specified the maximum number of investment units that SST and/or the associated persons of SST can hold, that is to say, not exceeding 33 (Thirty-Three) percent of the total number of the investment units offered for sale of SSTSS.

Such number is in accordance with the investment unit holding restrictions of property funds according to the Notification of the Capital Market Supervisory Board No. TorNor. 36/2562 Re: The Management of Property Funds (before being amended by the Notification of the Capital Market Supervisory Board No. TorNor. 16/2564 Re: The Management of Property Funds (No. 2) dated 4 March 2021) which specified that the investment units held by a person or the associated persons in each property fund shall not exceed one-third of the total number of investment units sold of the property fund, unless it is excepted by such notification.

In this regard, in order to comply with the guidance and criteria in relation to the trust unit holding proportion as specified in the notifications and laws relating to Real Estate Investment Trusts that are currently

³ **Remark:** revised as per the information memorandum published on the website of the Stock Exchange of Thailand No. 023/2022 re: Notification of Resolutions of the Extraordinary General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust No. 1/2022 (Edited) which was published on 4 August 2022

being enforced as well as with the Trust Deed of SSTRT, and in order for the provision regarding the investment unit holding proportion in the Undertaking Agreement to become clear and consistent with the current facts of SSTRT, the REIT Manager resolved to propose to the trust unitholders to consider and approve the amendment of the Undertaking Agreement of SSTRT regarding the investment unit holding proportion. The details are as provided in Enclosure 7.

In addition, the amendment of the Undertaking Agreement of SSTRT is a transaction between SSTRT and the person related to the REIT Manager, as SST who is the benefactor under the Undertaking Agreement is a person related to the REIT Manager.

The amendment of the Undertaking Agreement of SSTRT which is considered as a transaction between SSTRT and the person related to the REIT Manager is not a transaction with remuneration. Therefore, it is impossible to calculate the size of the transaction for the said amendment of the Undertaking Agreement of SSTRT. However, the Company views that the aforementioned transaction is a transaction with the person related to the REIT Manager which is relating to the important management of SSTRT. The information in relation to the amendment of the Undertaking Agreement of SSTRT is provided in Enclosure 4. The Company has carefully examined the Information Memorandum on SSTRT's Acquisition of the Assets and Related Party Transactions with Person Related to the REIT Manager and certifies that such information memorandum is true and does not cause others to misunderstand in any material respects.

The said transaction between SSTRT and the person related to the REIT Manager is impossible to calculate the size of the transaction for the Independent Financial Advisor to appraise and opine the appropriateness of the value of transaction, the REIT Manager thus consulted the Office of SEC in order to provide advice and guidelines to perform in the event that SSTRT will enter into an uncalculated size of the transaction between SSTRT and the related person to the REIT manager. The Office of the SEC notified that SSTRT can enter into such transaction without having to provide an Independent Financial Advisor's opinion to support the consideration of the trust unitholders' resolution in entering into such transaction.

The Chairman additionally explain the opinion of the REIT Manager regarding the amendment of the Undertaking Agreement of SSTRT in Agenda 4, in brief that the REIT Manager considers that it is appropriate to propose the trust unitholders to approve the amendment of the Undertaking Agreements of SSTRT, which is a transaction between SSTRT and the person related to the REIT Manager. Due to the reason that, the amendment of such agreements is the amendment in order to be in accordance with guideline and criteria regarding holding of trust units as stipulated in the notifications and laws in relation to Real Estate Investment Trusts that are currently being enforced as well as with the Trust Deed of SSTRT, and in order for the provision regarding the investment unit holding proportion in the Undertaking Agreement to become clear and consistent with the current facts of SSTRT. In addition, the REIT Manager views that such amendment of the Undertaking

Agreements does not affect SSTRT as the contractual party to has the inferior right, due to the reason that SST still has to perform in accordance with the existing terms and conditions with the SSTRT regarding the trust unit holding for a period of 10 (ten) years from the date that SST and/or the associated person of SST holding investment units in the issuance and initial offering of investment units of SSTSS (Lock up period).

Thereafter, the Spokesperson asked the Meeting whether any trust unitholders have any questions regarding Agenda 4. There were trust unitholders having questions regarding Agenda 4 which the questions and answers can be summarized as follows:

Mr. Adirek Pipatpatma, the trust unitholder attending in person, asked the following questions:

In the year 2020, SSTRT had profit of Baht 83 million, calculated as distribution per unit of approximately Baht 0.53, but SSTRT distributed of Baht 0.54. However, in the year 2021 which had the circumstance of the Coronavirus Disease 2019 (COVID-19) outbreak, SSTRT had profit of Baht 89 million, calculated as distribution per unit of Baht 0.57, but SSTRT distributed of Baht 0.49, by considering the rate of distribution it can be observed that it is less than the distribution policy that should distribute of not less than 90 percent of the profit. Thus, it is questioned what SSTRT did with the cash that are not distributed and why such cash were not distributed.

The Chairman explained that SSTRT had reserved cash from such profit to pay the loan debt, whereby starting from the previous year and the distribution policy of SSTRT is to distribute the benefits after deducting some amount of cash to pay the loan debt. Eventhough, SSTRT had to reserve some amount of cash which case the reduction of the distribution rate but such distribution rate is still considered as quite high rate. In this regard, after year 6 onward, the distribution rate will significantly increase because SSTRT will no longer have to pay the loan debt, if SSTRT do not cause any debt in the future.

Mrs. Kiratikarn Paenglard, representative from the shareholders rights protection volunteers as a proxy of Thai Investor Association had the following recommendation:

For more appropriateness in presentation of the Meeting, as the Agenda 1 is conditional to Agenda 2 and Agenda 3. Therefore, there should be announcement of the resolution of Agenda 1 before considering Agenda 2 and Agenda 3 and should announce the resolution immediately at the end of each agenda before proceeding to the next agenda.

The Chairman acknowledged and will further consider for the correction and improvement according to the recommendation.

Mr. Amnartchai Manalert, the trust unitholder attending in person, asked the following questions:

Currently, it is questioned what the debt repayment plan of SSTRT is?

The Chairman explained that the debt repayment will be for another 6-7 years and had divided the repayment into equal instalments with fixed interest rate. Thus, the debt repayment began 2 years ago.

In this regard, Ms. Jirayong Anuman-Rajadhon, the Financial Advisor additionally explained that the loan debt will end at approximately year 2027, with the interest rate of approximately 4 percent.

As none of the trust unitholders raised any further question, the Spokesperson then asked the trust unitholders to consider and approve the amendment of the Undertaking Agreement of SSTRT

The Spokesperson informed that the resolution of this Agenda must be approved by a vote of not less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, in which the Company will not count votes of the trust unitholders having special interest in the proposed matter. The details are as appeared in the Enclsoure 8.

Resolution

The Meeting considered and resolved with the following votes (excluding the votes of the trust unitholders who have an interest and are not entitled to vote on this Agenda):

-	Approved	11,139,508	votes	or equivalent to	93.7447	percent
-	Disapproved	688,300	votes	or equivalent to	5.7924	percent
-	Abstained	55,000	votes	or equivalent to	0.4629	percent
-	Void ballot	0	votes	or equivalent to	0.0000	percent

of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote.⁴

Therefore, as the Meeting resolved to approve by a vote of not less than three-fourths of the total number of trust units of the trust unitholders attending the Meeting and having the right to vote, it is considered as the Meeting approved the amendment of the Undertaking Agreement of SSTRT as proposed.

⁴ Remark: revised as per the information memorandum published on the website of the Stock Exchange of Thailand No. 023/2022 re: Notification of Resolutions of the Extraordinary General Meeting of Trust Unitholders of Sub Sri Thai Real Estate Investment Trust No. 1/2022 (Edited) which was published on 4 August 2022

Agenda 5 Other matters (if any)

The Chairman asked the Meeting whether any trust unitholder wishes to propose any additional agenda or whether there is any further questions. There was trust unitholder having question to which the question and answers can be summarized as follow:

Mr. Adirek Pipatpatma, the trust unitholder attending in person, asked the following questions:

It is questioned whether in the future the REIT Manager will consider organizing the meeting of the trust unitholders of SSTRT as a physical meeting or through the electronic media. In this regard, if it is physical meeting it would be easier to ask questions than the meeting through the electronic media.

The Chairman explained that SSTRT can consider organizing as demended by the trust uniholders. If the trust unitholders wish to have the meeting of the trust unitholders of SSTRT as a physical meeting, it can be do so.

In this regard, Ms. Jirayong Anuman-Rajadhon, the Financial Advisor additionally explained that in practice, SSTRT may consider organizing hybrid meeting which consist of physical meeting and through electronic media as well. Hence, in order to reduce the congestion of the trust unitholders attending the meeting.

As none of the trust unitholders raised any matter for consideration or any further question, the Chairman then thanked the related parties and the trust unitholders and adjourned the meeting at 16.02 hrs.



(Mr. Supasith Sukhanindr)
Chairman of the Meeting

Profiles, experience, and work experience of the auditors of SSTRT



Name : MISS SUSAN EIAMVANICHA

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

Educational : - Master of Accounting Thammasat University

Qualification - Bachelor of Accountancy Rajamangala University of Technology

Professional affiliations : - Auditors Approved by SEC

- Auditors Approved by FAP

- Diploma in Auditing, Thammasat University

Position : Audit Partner

Work experience :

○ SP Audit Company Limited, Audit Partner (2005 - Present)

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



Name : MR. SUCHART PANITCHAROEN

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

Educational : - Master of Accounting Thammasat University

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

Professional affiliations : - Auditors Approved by SEC

- Auditors Approved by FAP

- Diploma in Auditing, Thammasat University

Position : Audit Partner

Work experience :

○ SP Audit Company Limited, Audit Partner (2007 - Present)

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



Name : MISS CHUENTA CHOMMERN

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

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

Qualification

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

Position : Audit Partner

Work experience :

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



Name : MISS WANDEE EIAMVANICHA

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

Educational : - Master of Accounting Chulalongkorn University

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

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

Position : Audit Partner

Work experience :

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



Name : MR. KIATISAK VANITHANONT

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

Educational : - Master of Science Program in Applied Statistics Insurance

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

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

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

Professional affiliations : - Auditors Approved by SEC

- Auditors Approved by FAP

Position : Audit Partner

Work experience :

- SP Audit Company Limited, Audit Partner (2013 – Present)
- KV Offices Company Limited, Audit Partner (2012 – 2015)
- ANS Audit Company Limited, Audit Manager (2004 – 2012)



Name: MISS AMORNRAT CHAEUTHONGBORISUT

C.P.A. (Thailand) No. 10998

Educational: - Bachelor of Business Administration (Accounting)

Rajamangala University of Technology Thanyaburi

Qualification

Professional affiliations: - Auditors Approved by SEC

- Auditors Approved by FAP

Position : Audit Partner

Work experience:

- SP Audit Company Limited, Audit Partner (2019 – Present)
- GMS Associate Company Limited, Audit Partner (2015 – 2018)
- ANS Audit Company Limited, Audit Supervisor (2005 – 2012)

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

1. Arrange the Meeting of Trust Unitholders

REIT Manager is responsible to arrange the Meeting of Trust Unitholders

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

REIT Manager shall arrange the meeting by align with trust deed.

2. Calling the Meeting of Unitholders

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

REIT Manager's opinion of each agenda which would describe of the potential impact may occur to unitholders from resolution of those agenda and shall arrange and delivery an invitation letter to unitholders in advance of the meeting date as follows:

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

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

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

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

3. Quorum and chairman of the meeting of unitholders

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

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

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

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

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

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

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

Rules for conducting meetings

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

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- (3) In the event that the meeting considers the matter in accordance with the order of the agenda specified in the invitation letter of the meeting not being completed under (1) or considering other matters that the unitholders propose which is not set forth in invitation letter of the meeting not being completed (2) (as the case maybe) and need to postpone the consideration. The meeting shall determine the place, date and time for the next meeting and the REIT Manager shall send an invitation letter of the meeting that specify the place, date and agenda to the unitholders. not less than 7 (seven) days prior to the meeting date. The invitation letter of the meeting shall be advertised in the newspaper not less than 3 (three) days before the meeting

4. Proxy granting method

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

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

5. Vote counting method

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

6. Resolution of unitholders

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

- (1) In a general case, the majority vote of unitholders attending the meeting and having the voting right.
- (2) In any of the following cases, the favorable vote of not less than 3/4 (three-fourths) of the total votes of unitholders attending the meeting and having the voting right:
 1. acquisition or disposal of principal assets worth 30 percent (30%) of the total asset value of the REIT;

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2. capital increase or reduction of paid-up capital of the REIT that is not specified in advance in the Trust Deed;
3. capital increase under a general mandate of the REIT;
4. Transaction with a value of Baht 20,000,000 (twenty million baht) or more, or exceeding 3 percent (3%) of the net asset value of the REIT, whichever value is higher;
5. Change of distribution and return of investment to the unitholders;
6. Change or removal of the Trustee or REIT Manager;
7. Amendment to the Trust Deed on matters significantly affecting the rights of the unitholders;
8. Dissolution of the REIT.

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

**Documentation and Evidence Required to be Presented before Attending the Meeting,
Procedures for the Appointment of Proxies, Registration, and Voting
at the 2023 Annual General Meeting of Unitholders via Electronic Mean (E-AGM)**

Trust unitholders or proxies who wish to attend the meeting must submit documents proving their identity as specified to the Company within 21 April 2023. The Company shall verify the list of shareholders according to the closing information of the trust unitholders' register book who have the right to attend the meeting wholly and correctly. After that, the electronic conferencing service provider will send a Link to attend the meeting and the user manual to the Email you have sent to inform the Company. The Link will be sent two days in advance of the meeting date.

Requesting to attend the meeting via electronic media

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

1. Submit your request to attend the meeting by sending information to a business reply envelope mail which was delivered with this invitation letter as following address:
SST REIT Management Company Limited
No. 206, Plaza Building, 4th Floor, Soi Pattanakarn 20
Suan Luang Sub-District, Suan Luang District Bangkok 10250
2. Scan the documents and send them to Email: info@sstrm.co.th. The unitholders must also send the original copies of evidence to the Company at the address above before the meeting date.

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

1. Please fill in the registration form for 2023 Annual General Meeting via electronic media (E-AGM) ([Enclosure 7](#)) by specifying your Email and your mobile phone number clearly for registering for the meeting.
2. Attach a copy of proof of identity to confirm the right to attend the E-AGM meeting.

2.1 Trust unitholders who are natural persons:

If a trust unitholders wishes to attend the meeting in person via E-Meeting:

- Attach a copy of a valid government-issued identification document such as an ID card, government ID card, driver's license, or passport. In case of name-surname changes, shareholders are requested to attach supporting evidence.

If a trust unitholders appoints another person to attend the meeting on his/her behalf via E-Meeting:

- The Proxy Form (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;
- A copy of the proxy grantor's identity document, such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed certifying the true copy of the proxy.
- A copy of the proxy's identity document, such as an ID card, a government official an ID card, passport (In the case of foreigners) that have not expired and signed certifying the true copy of the proxy.

2.2 Trust unitholders who are juristic persons:

If the person authorized to sign on behalf of the juristic person (director) wishes to attend the meeting in person via electronic media (E-Meeting)

- A copy of the trust unitholder's juristic person registration certificate issued no later than one year before the date of the trust unitholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
- A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.

If the proxy is assigned to attend the meeting instead via electronic media (E-Meeting)

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

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

3. Submit the documents requesting to attend the meeting via electronic media (item 1) and proof of identity together with supporting documents (item 2) by sending to the Company **within 21 April 2023**

- Email channel: info@sstrm.co.th
- Postal channels: SST REIT Management Company Limited No. 206, Plaza Building, 4th Floor, Soi Pattanakarn 20 Suan Luang Sub-District, Suan Luang District Bangkok 10250

If a shareholder wishes to appoint the trustee as a proxy:

Suppose any trust unitholders cannot attend the E-AGM meeting in person or cannot appoint other proxies to attend the E-AGM meeting and wish to appoint the trustee as a proxy. In this regard, they can send a proxy form (**Enclosure 6**) specifying the proxy as "One Asset Management Company Limited" with specified by the Company along with supporting documents to the Company by the date **within 21 April 2023** via the following channels:

- By Email: info@sstrm.co.th
- By mail: SST REIT Management Company Limited No. 206, Plaza Building, 4th Floor, Soi Pattanakarn 20 Suan Luang Sub-District, Suan Luang District Bangkok 10250

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

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

Please submit the following information:

1. The Proxy Form B (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with a 20-baht duty stamp affixed;
2. Custodian juristic person registration certificate (Custodian) with a signature certifying true copy by the authorized signatory on behalf of the juristic person of the Custodian or the attorney with the corporate seal (if any).
3. A power of attorney from the trust unitholders for the Custodian to be authorized to sign the proxy form;
4. A letter confirming that the person signing the proxy form is authorized to operate a custodian business;
5. Copy of ID card, or a copy of government official ID card, or copy of passport (In the case of foreigners) of the proxy with certified the true copy;
6. Submit information via the following channels:
 - By Email: info@sstrm.co.th
 - By mail: SST REIT Management Company Limited No. 206, Plaza Building, 4th Floor, Soi Pattanakarn 20 Suan Luang Sub-District, Suan Luang District Bangkok 10250

Electronic Meeting Attendance (E-AGM):

1. Once the trust unitholders or proxies wish to attend the meeting and have been fully verified, you will receive an Email from the meeting organizer, a link for attending the meeting, and a system’s user manual two days before the meeting date. Please study the manual on how to use the E-AGM meeting system the detail provided in the **Enclosure 8**. If you haven't received the Email **within the 26 April 2023**, please get in touch with the Company immediately.
2. Meeting attendance and voting via electronic media can be used with computers/ notebooks/tablets and mobile phones via Web Browser: Chrome with 4G internet speed or home internet basic.

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

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

3. The system will open for meetings 60 minutes before the start of the meeting. However, the live broadcast will only start at the time of the meeting.
4. To log in, attendees must use the information of the trust unitholders registration number and the trust unitholder's ID card number.
5. Voting through the E-Voting system, you will be able to vote for each agenda only by voting for agreeing, disagreeing, or abstaining. In case of not voting in any agenda, the system will be deemed to vote as agree immediately (using the vote-counting method by pouring votes towards agreeing).
6. If attendees have any problems or problems in using the E-AGM system, you can contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

***** In this regard, the REIT Manager organizes the Annual General Meeting of Trust Unitholders electronically (E-Meeting) in compliance with the guidelines outlined in the regulations pertaining to meetings via electronic media. only one design No additional location or meeting space exists for receiving trust unitholders. *****

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

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

1. Send advice or questions **in advance** to the Company before the meeting date through the following channels:
 - By Email: info@sstrm.co.th
 - Telephone: 02-318-5514-5
 - By mail: SST REIT Management Company Limited No. 206, Plaza Building, 4th Floor, Soi Pattanakarn 20 Suan Luang Sub-District, Suan Luang District Bangkok 10250
2. Submit advice or questions **during the meeting** to those attending the E-AGM meeting. The attendee must specify his/her first and last name and state whether his/her is a trust unitholder attending the meeting himself/herself or a proxy. Before every suggestion or question is submitted, the Company has opened channels for sending advice and questions during the meeting as follows:
 - Chat channel for text messages;
 - An audio chat channel where attendees press the raising hand button and turn on the microphone on their device after the operator sends you an invitation to chat. Please turn off the microphone after the conversation is finished every time (For more details, please refer to the user manual sent to the attendees' Emails).

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

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

ติดอากร
แสตมป์
20 บาท
Duty Stamp
20 Baht

แบบหนังสือมอบฉันทะ แบบ ก.
Proxy Form A

เขียนที่
Written at

วันที่ เดือน พ.ศ.
Date Month Year

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

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

(3) ขอมอบฉันทะให้
Hereby appoint

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

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

หรือ ทรัสต์
Or the Trustee, namely
ชื่อ บริษัทหลักทรัพย์จัดการกองทุน วรธร จำกัด/
Name One Asset Management Limited
ที่อยู่ สำนักงานตั้งอยู่ที่ 989 อาคารสยามพิวรรธน์ทาวเวอร์ ชั้น 9,24 ถนนพระราม 1 แขวงปทุมวัน เขตปทุมวัน
กรุงเทพมหานคร 10330
Address Situated at 9th, 24th Floor, Siam Piwat Tower, 989 Rama 1 Road, Pathumwan Bangkok 10330

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้น
หน่วยทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์ทรัสต์ไทย (SSTRT) ประจำปี 2566 ในวันศุกร์ที่ 28 เมษายน 2566 เวลา 10.00 น. ผ่าน
สื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปใน
วันเวลาอื่นด้วย

Anyone of the above as my/our proxy holder to attend and vote at the 2023 Annual General Meeting of Trust Unitholders to be held on Friday 28
April, 2023 at 10.00 a.m. through electronic media (E-AGM) in accordance with criteria specified in the law on electronic meeting or any adjournment at any
date, time thereof.

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

วาระที่ 1 เรื่อง รับทราบรายงานการประชุมวิสามัญผู้ถือหุ้นทรัสต์ ครั้งที่ 1/2565

Agenda 1 Subject To Acknowledge the Minutes of Extraordinary General Meeting of Trust Unitholders No. 1/2022

วาระที่ 2 เรื่อง รับทราบผลการดำเนินงานของกองทรัสต์สำหรับปี 2565

Agenda 2 Subject To acknowledge the performance for the year 2022

วาระที่ 3 เรื่อง รับทราบงบแสดงฐานะทางการเงินและงบกำไรขาดทุนเบ็ดเสร็จสำหรับปี 2565

Agenda 3 Subject To acknowledge the financial statement and Statement of comprehensive Income for the year 2022

วาระที่ 4 เรื่อง รับทราบเรื่องการจ่ายประโยชน์ตอบแทนสำหรับปี 2565

Agenda 4 Subject To acknowledge the distribution payment for the year 2022

วาระที่ 5 เรื่อง รับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนผู้สอบบัญชีสำหรับปี 2566

Agenda 5 Subject To acknowledge the appointment of the auditor and the remuneration for the year 2023

หมายเหตุ วาระ 1-5 ข้างต้นเป็นวาระเพื่อรับทราบ ไม่ต้องการลงมติ

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

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

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

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

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

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

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

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor

(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder

(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder

(.....)

หมายเหตุ : ผู้ถือหุ้นหน่วยทรัสต์ที่มอบฉันทะ จะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนนไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

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

ติดอากร
แสตมป์
20 บาท
Duty Stamp
20 Baht

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

เขียนที่
Written at

วันที่ เดือน พ.ศ.
Date Month Year

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

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

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

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้นหน่วยทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์ทรัสต์ศรีไทย (SSTRT) ประจำปี 2566 ในวันศุกร์ที่ 28 เมษายน 2566 เวลา 10.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปในเวลาอื่นด้วย
Anyone of the above as my/our proxy holder to attend and vote at the 2023 Annual General Meeting of Trust Unitholders to be held on Friday 28 April, 2023 at 10.00 a.m. through electronic media (E-AGM) in accordance with criteria specified in the law on electronic meeting or any adjournment at any date, time thereof.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้
In this Meeting, I/We grant my/our proxy to vote on my/our behalf as follows.
วาระที่ 1 เรื่อง รับทราบรายงานการประชุมวิสามัญผู้ถือหุ้นทรัสต์ ครั้งที่ 1/2565
Agenda 1 Subject To Acknowledge the Minutes of Extraordinary General Meeting of Trust Unitholders No. 1/2022
วาระที่ 2 เรื่อง รับทราบผลการดำเนินงานของกองทรัสต์สำหรับปี 2565
Agenda 2 Subject To acknowledge the performance for the year 2022
วาระที่ 3 เรื่อง รับทราบงบแสดงฐานะทางการเงินและงบกำไรขาดทุนเบ็ดเสร็จสำหรับปี 2565
Agenda 3 Subject To acknowledge the financial statement and Statement of comprehensive Income for the year 2022
วาระที่ 4 เรื่อง รับทราบเรื่องการจ่ายประโยชน์ตอบแทนสำหรับปี 2565
Agenda 4 Subject To acknowledge the distribution payment for the year 2022
วาระที่ 5 เรื่อง รับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนผู้สอบบัญชีสำหรับปี 2566
Agenda 5 Subject To acknowledge the appointment of the auditor and the remuneration for the year 2023

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

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

(a) To grant my/our proxy holder to consider and vote on my/our behalf as appropriate in all respects

(ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

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

เห็นด้วย

Approve

ไม่เห็นด้วย

Disapprove

งดออกเสียง

Abstain

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้นหน่วยทรัสต์

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

(6) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนหรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

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

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบ

ฉันทะให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

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

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor

(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder

(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy Holder

(.....)

หมายเหตุ :

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

**แบบฟอร์มลงทะเบียนสำหรับการประชุมสามัญผู้ถือหุ้นประจำปี 2566 ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM)
Registration Form for the 2023 Annual General Meeting of Unitholders by Electronic Meeting (E-AGM)**

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

- (1) ข้าพเจ้า.....หมายเลขบัตรประชาชน/หนังสือเดินทาง.....
I/We Identification Card/Passport Number
- สัญชาติ.....อยู่บ้านเลขที่.....ถนน.....ตำบล/แขวง.....
Nationality Residing at Road Sub-District
- อำเภอ/เขต.....จังหวัด.....รหัสไปรษณีย์.....
District Province Postal Code
- (2) เป็นผู้ถือหุ้นทรัสต์ ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์ทรัสต์ไทย (SSTRT)
Being a unitholder of Sub Sri Thai Real Estate Investment Trust (SSTRT)
- โดยถือหน่วยทรัสต์จำนวนทั้งสิ้นรวม.....หน่วย
Holding the total amount of trust unit
- (3) ข้าพเจ้าขอยืนยันเข้าร่วมประชุมและออกเสียงลงคะแนนในการประชุมสามัญผู้ถือหุ้นประจำปี 2566 ในวันศุกร์ที่ 28 เมษายน 2566 เวลา 10.00 น. ผ่านสื่ออิเล็กทรอนิกส์ (E-AGM)
I/We hereby confirm to attend the meeting and cast the votes in the Annual General Meeting of Trust Unitholders on Friday 28 April 2023 at 10.00 hrs. by electronic meeting (E-AGM)
- เข้าร่วมประชุมด้วยตัวเอง
Self-Attending
- มอบฉันทะให้ (นาย/นาง/นางสาว).....ได้เข้าร่วมประชุมดังกล่าวข้างต้น
Proxy to attend the meeting
- (4) กรุณาส่ง Weblink สำหรับการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ชื่อผู้ใช้ (Username) และรหัสผู้ใช้ (password) มาถึงอีเมล (e-mail) ของข้าพเจ้า ดังนี้
Please send a Weblink for attending the E-AGM, Username and Password to my/our e-mail as follows:
- อีเมล (e-mail)
- หมายเลขโทรศัพท์มือถือ

ลงชื่อ.....ผู้ถือหุ้นทรัสต์
Signed Trust unitholder
(.....)

หมายเหตุ

- โปรดจัดส่งแบบฟอร์มลงทะเบียนสำหรับการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ฉบับนี้ ที่กรอกข้อมูลเรียบร้อยแล้ว พร้อมแนบเอกสารยืนยันตัวตน และ/หรือเอกสารประกอบต่างๆ ตามสิ่งที่ส่งมาด้วย 5 เพื่อใช้ในการตรวจสอบสิทธิในการเข้าร่วมประชุม E-AGM ให้แก่ผู้จัดการกองทรัสต์ ภายในวันที่ **21 เมษายน 2566** ผ่านช่องทางดังต่อไปนี้

Please submit the Registration Form for the AGM by electronic meeting (E-AGM) which is completely filled and attached identification documents, the details in **Enclosure 5 for** document inspection of the right to attend the E-AGM to the REIT Manager within **21 April 2023** via the following channels:

อีเมล (e-mail) info@sstrm.co.th

บริษัท เอสเอสที รีท แมเนจเม้นท์ จำกัด
เลขที่ 206 อาคารพลาซ่า ชั้น 4
ซอยพัฒนาการ 20 แขวงสวนหลวง
เขตสวนหลวง กรุงเทพมหานคร 10250

SST REIT MANAGEMENT COMPANY LIMITED
206, Plaza Building, 4th Floor, Soi Pattanakarn 20
Suan Luang Sub-District, Suan Luang District
Bangkok 10250

- เมื่อได้รับการยืนยันตัวตน บริษัทฯ จะจัดส่งลิงค์การเข้าร่วมประชุมและวิธีการเข้าร่วมประชุมไปยังอีเมลที่ท่านได้ระบุ
Once you have verified, the company will send the Link to join the meeting via email
- ในวันประชุมผู้ถือหุ้นทรัสต์จะต้องเตรียม เลขบัญชีผู้ถือหุ้น และเลขบัตรประชาชนไว้ สำหรับการเข้าร่วมประชุม
Please prepare your Account Number and your Identification Card Number for log in the meeting.

****บริษัทขอสงวนสิทธิไม่รับลงทะเบียน กรณีที่เอกสารหรือหลักฐานไม่ครบถ้วนหรือไม่ถูกต้องหรือไม่เป็นไปตามเงื่อนไข**
The REIT Manager reserves the rights to register of the form, or the supporting document or evidence is incomplete, or incorrect, or unqualified.**

คู่มือนี้จัดทำโดย บริษัท โอเจ อินเตอร์เนชั่นแนล

ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

How to participate in an E-AGM

1. Please submit the form and required document (per an attachment no. #). Once your document is verified. You will receive an email from E-Meeting Service by OJ International Co., Ltd.

(e-agm@ojconsultinggroup.com). There is a Link to log – in an E-AGM in this email.

2. Please read an email and check that all information is yours. The link will be valid as the date mention in an email. (You cannot log in before the date / time mentioned in an email.)

3. On the valid date, please click at the link in an email. The web browser will be opened. Please fill shareholder account number (10 digits) and Identification Number (Thai ID Card No.) or Passport Number. Then check at term and condition. Finally, click Register.

E-AGM: ระบบประชุมผู้ถือหุ้นและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์

บริษัท เอบีซีดี จำกัด (มหาชน)
(ABCD PUBLIC COMPANY LIMITED)

การประชุมสามัญผู้ถือหุ้นประจำปี 25XX
(Annual General Meeting of Shareholder in Year 20XX)

วันจันทร์ที่ 00 เมษายน 25XX เวลา 14:00 น.
(Monday, April 00, 20XX at 2.00 p.m.)

กรุณาระบบข้อมูลเพื่อลงทะเบียนเข้าร่วมประชุม
(Please provide information for meeting registration)

เลขที่บัญชีผู้ถือหุ้น
(Shareholder Account Number)

เลขที่บัตรประชาชน
(Identification Number/Passport Number)

ผู้ถือหุ้นได้อ่านและตกลงผูกพันตามข้อตกลงและเงื่อนไขในการเข้าร่วมประชุมผ่านสื่ออิเล็กทรอนิกส์ รวมถึงให้ความยินยอมเกี่ยวกับข้อมูลส่วนตัวแล้ว
(Shareholder has read and accepted the term and condition about attendance of shareholder meetings through E-Meeting and has given consent to use personal information)

ลงทะเบียนเข้าร่วมประชุม

(Register)

คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตเนชั่นแนล

ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

4. Review your information (Name and No. of shares) then click at “Confirm to attend the meeting”

E-AGM: ระบบประชุมผู้ถือหุ้นและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์

บริษัท เอบีซีดี จำกัด (มหาชน)
(ABCD PUBLIC COMPANY LIMITED)

การประชุมสามัญผู้ถือหุ้นประจำปี 25XX
(Annual General Meeting of Shareholder in Year 20XX)

วันจันทร์ที่ 00 เมษายน 25XX เวลา 14:00 น.
(Monday, April 00, 20XX at 2.00 p.m.)

ยินดีต้อนรับ นาย โอเจ มีหุ้นเยอะ
(Welcome นาย โอเจ มีหุ้นเยอะ)

ถือหุ้นจำนวน 300,000,000 หุ้น
(No. of shares: 300,000,000 shares)

ยืนยันเข้าร่วมประชุม

(Confirm to attend the meeting)

5. Once you successfully log in, there are 2 main buttons. E-Meeting (blue) and E-Voting (green) as below

E-AGM: ระบบประชุมผู้ถือหุ้นและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์

บริษัท เอบีซีดี จำกัด (มหาชน)
(ABCD PUBLIC COMPANY LIMITED)

การประชุมสามัญผู้ถือหุ้นประจำปี 25XX
(Annual General Meeting of Shareholder in Year 20XX)

วันจันทร์ที่ 00 เมษายน 25XX เวลา 14:00 น.
(Monday, April 00, 20XX at 2.00 p.m.)

ยินดีต้อนรับ นาย โอเจ มีหุ้นเยอะ
(Welcome นาย โอเจ มีหุ้นเยอะ)

ถือหุ้นจำนวน 300,000,000 หุ้น
(No. of shares: 300,000,000 shares)

E-Meeting

E-Voting

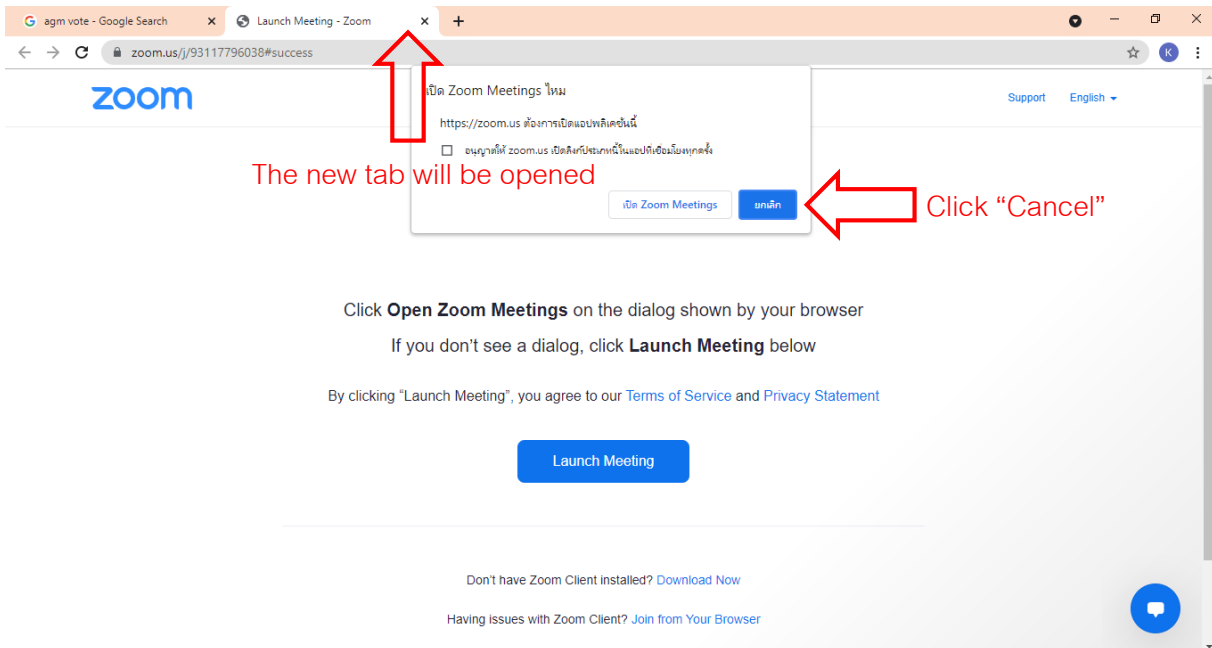
6. Click at “E-Meeting” in order participate Live Meeting by Zoom

7. Click at “E-Voting” to cast your vote.

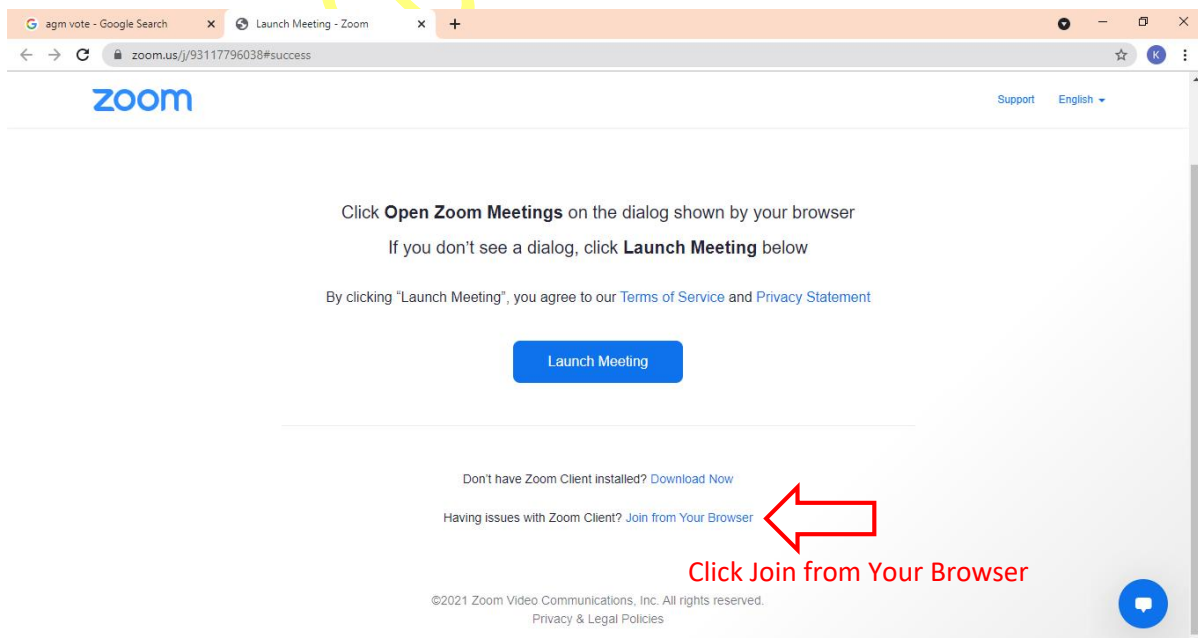
คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตในชั้นแนล
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

Instruction : E-Meeting

1. Once you click at “E-Meeting”. If you are in Desktop or Laptop, the new tab will be opened as below

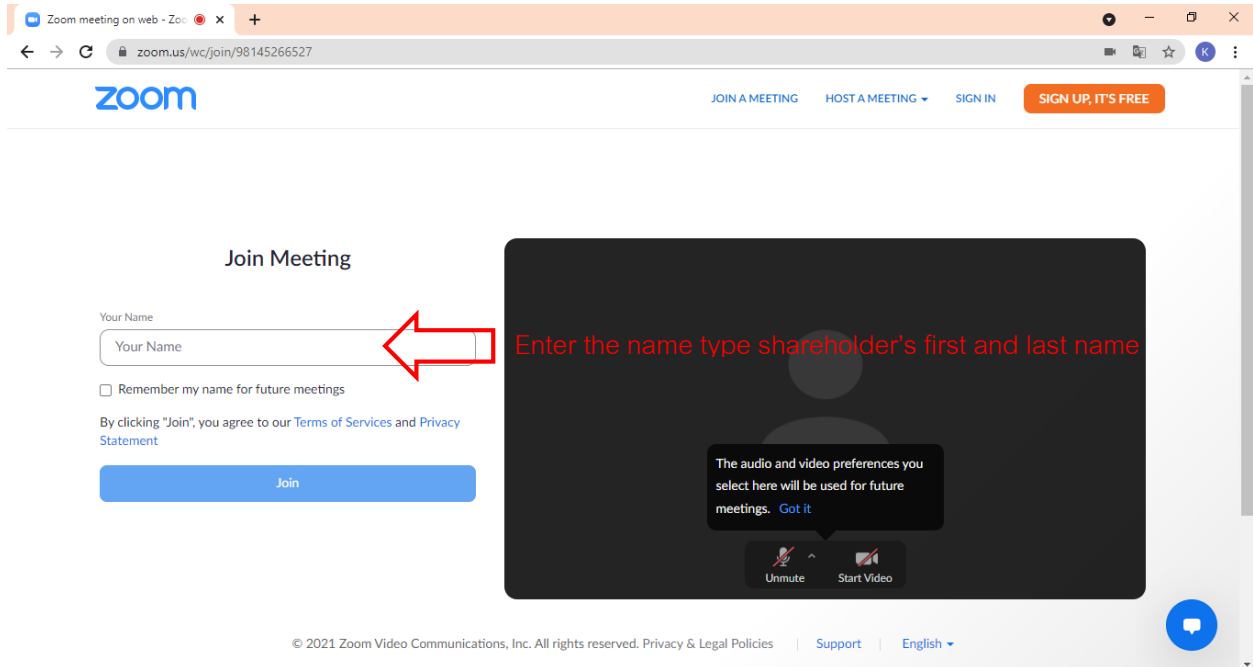


2. If you have Zoom Meeting software, you can use. Or You can click at Cancel then click at “click here” as below

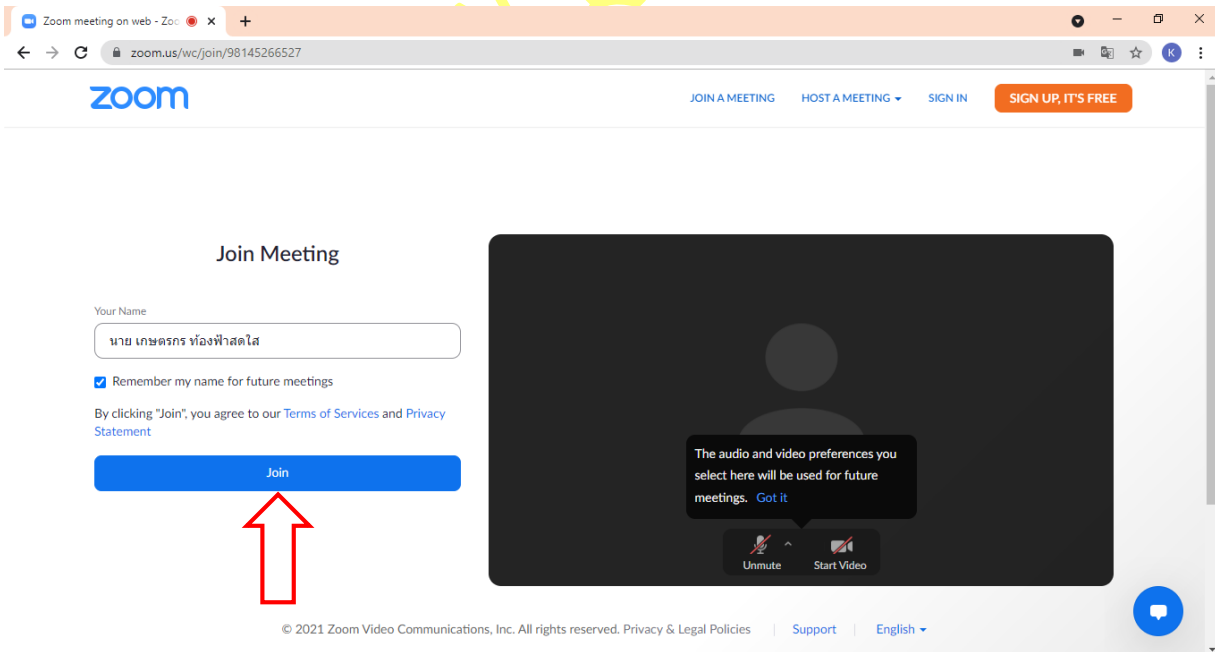


คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตชั่นแนล
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

3. Please type shareholder's first and last name in below text box.




4. Click "Join" as below.



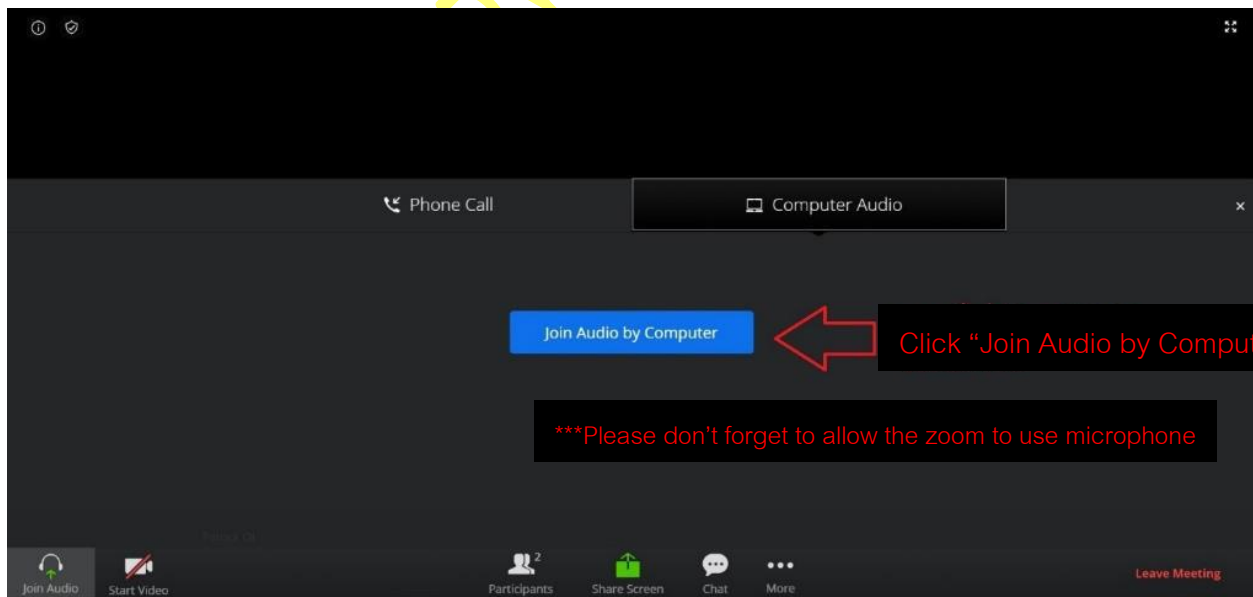
คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตในชั้นแนล
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

5. Then “Please wait, the meeting host will let you in soon.” Message will be displayed. Please wait until the host verify all information and let you in the meeting.

Please wait, the meeting host will let you in soon. 

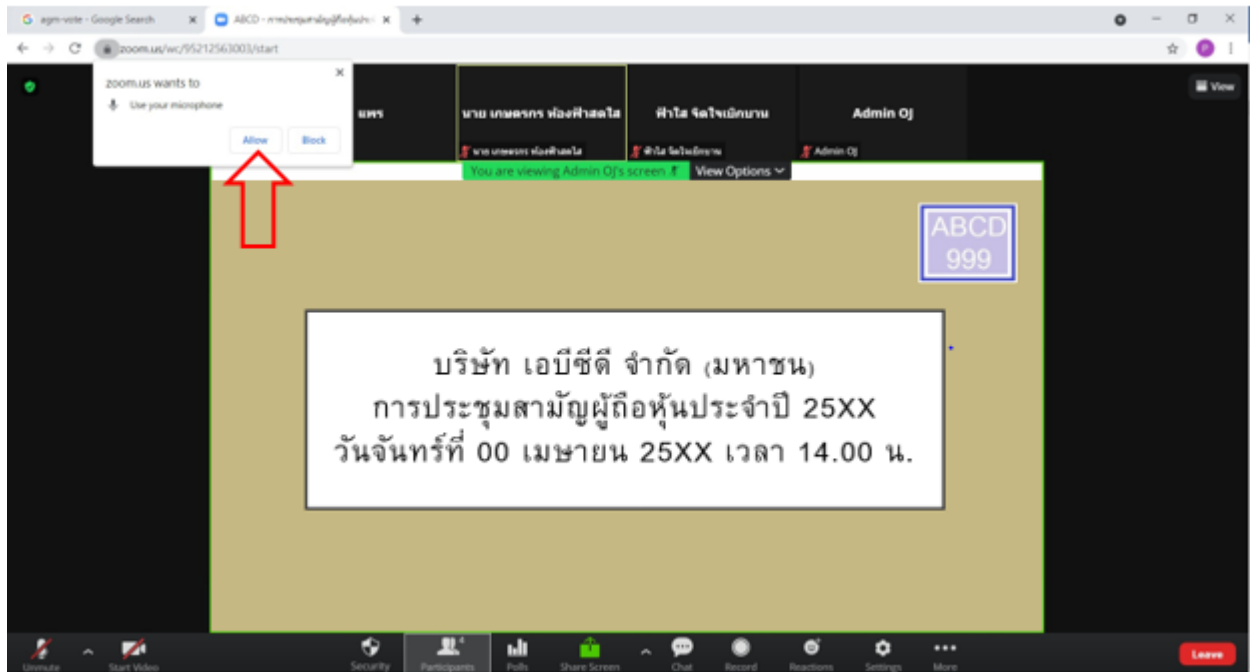
ABCD - การประชุมสามัญผู้ถือหุ้นประจำปี 25xx

6. Once you are in the E-Meeting, please click at Join with Computer Audio to hear Live as below picture. (If you would like to speak, please don't forget to allow the zoom to use microphone)

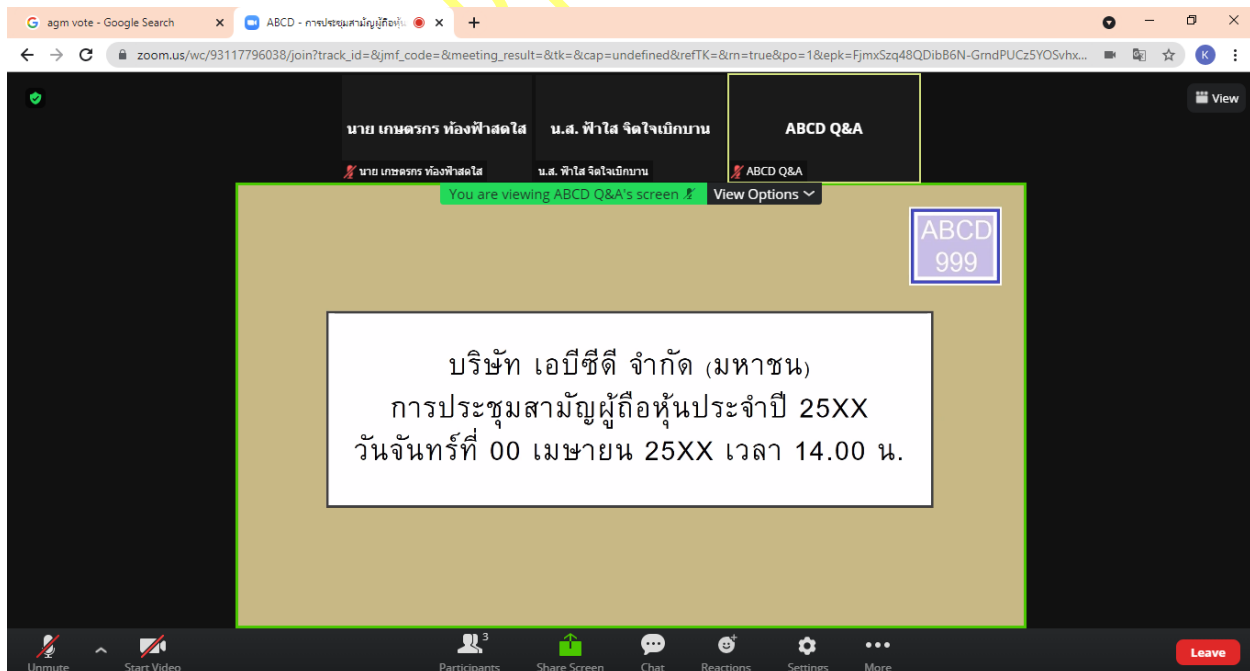


คู่มือนี้จัดทำโดย บริษัท โอเจ อินเตอร์เนชั่นแนล
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

7. Click “Allow”



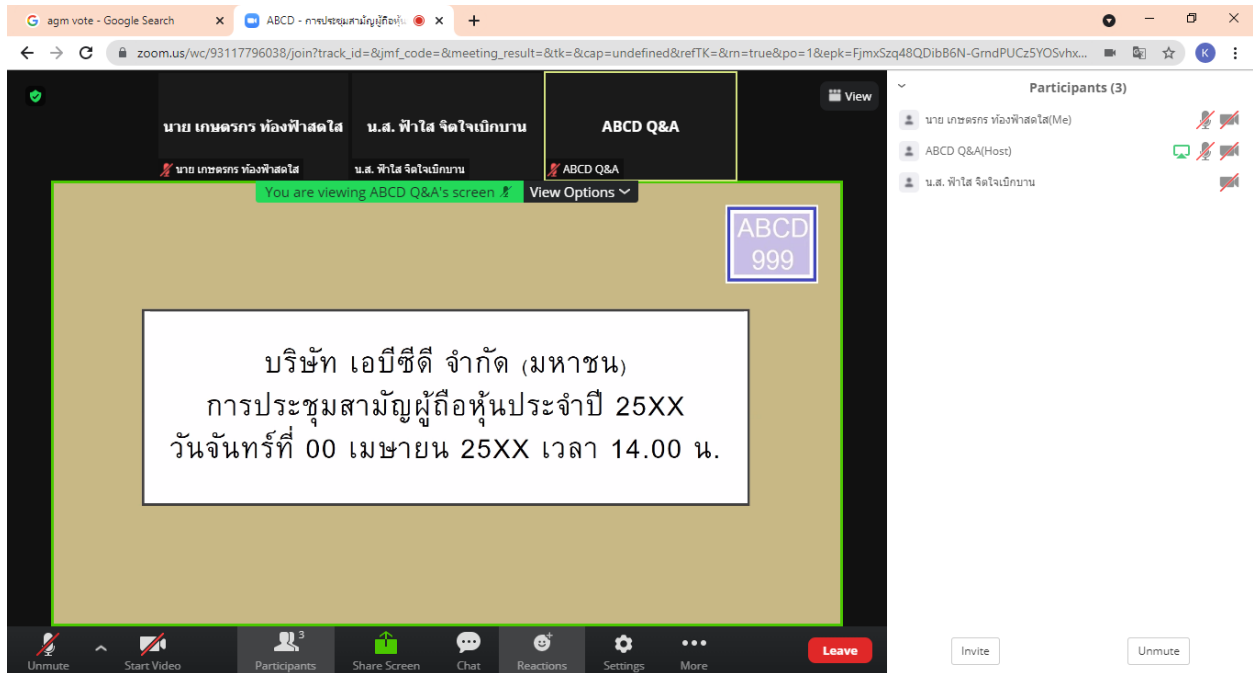
8. Once you successfully join the E-Meeting. You will see all menu as below.



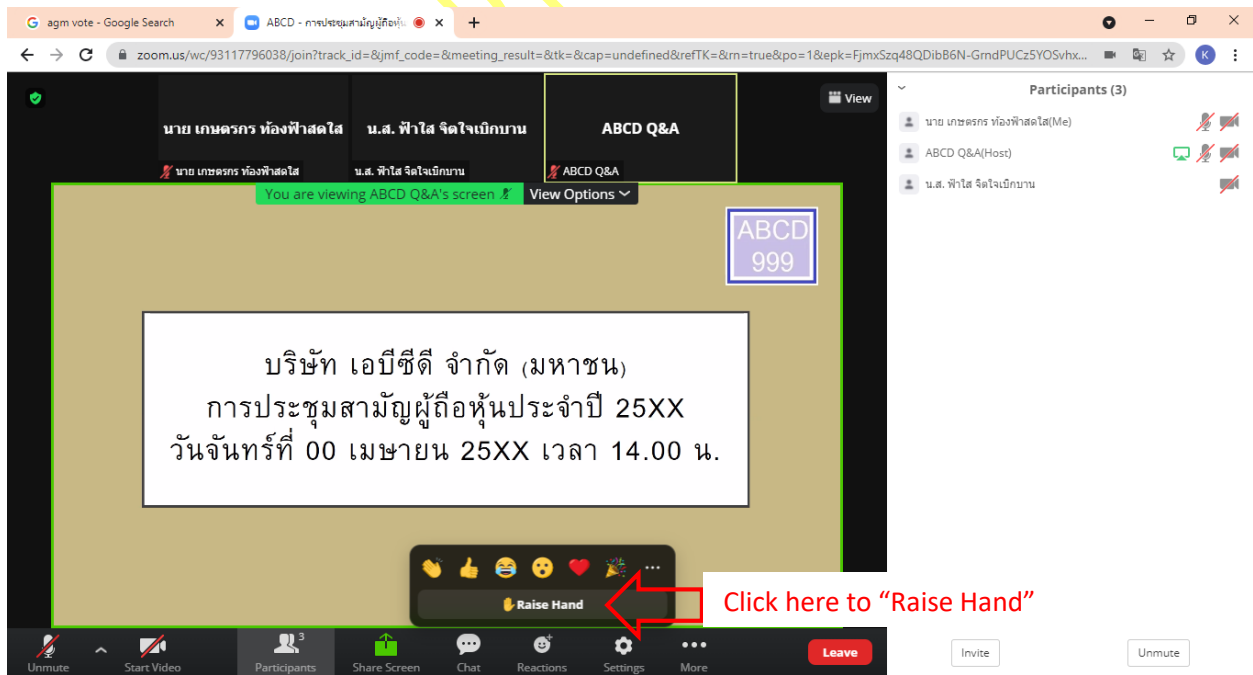
คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตเนชั่นแนล
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

How to ask question by speak through microphone

1. Click at “Reaction” as below

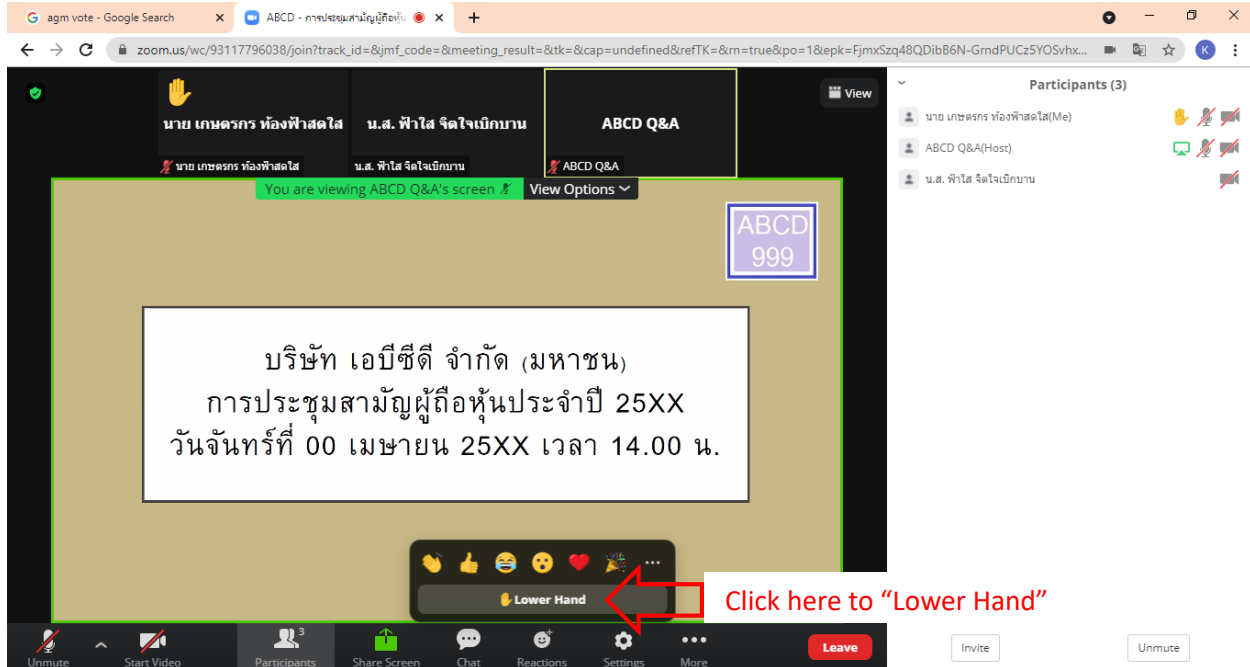


2. Click “Raise Hand” and the sign will be displayed beside your name as below



คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตชั่นแนล
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

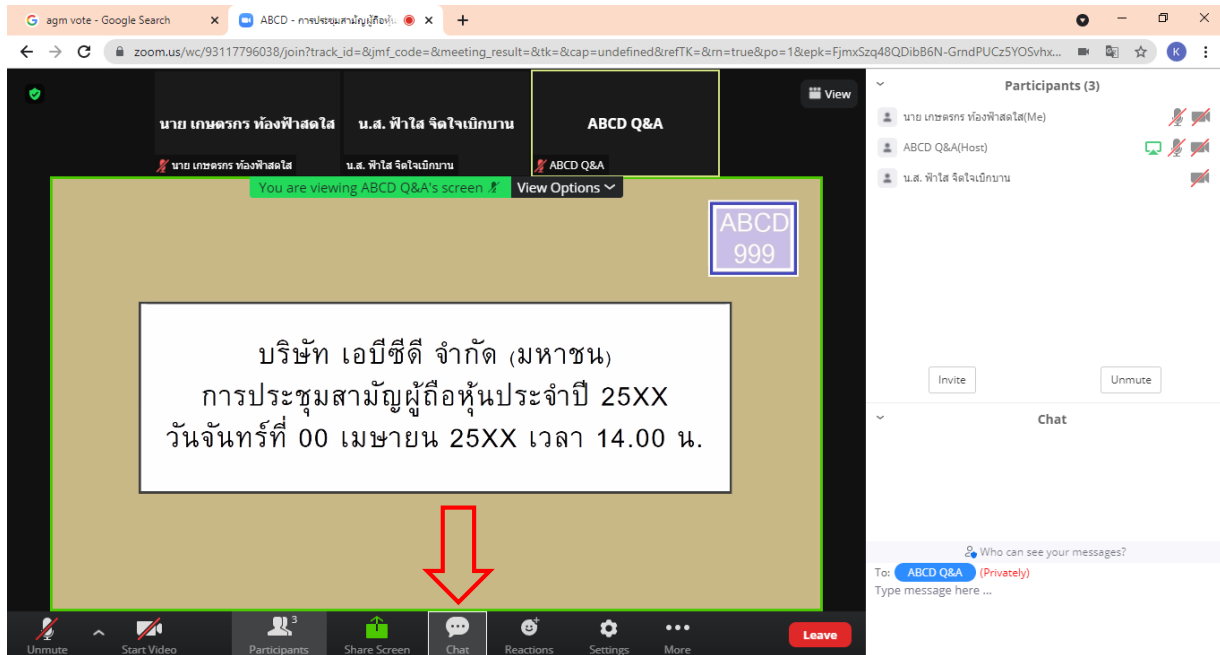
3. Host will allow you to unmute your microphone to ask your question. Please click unmute. Once you finish, please click “Lower Hand”



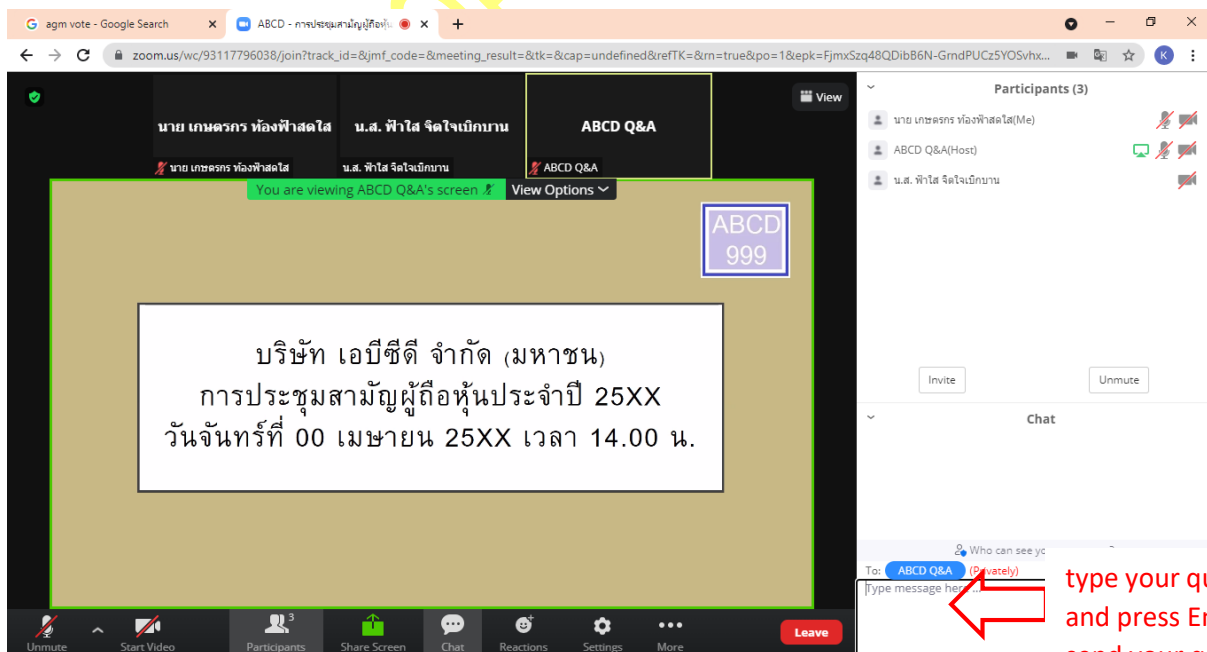
คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตชั้นนำ
ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

How to ask question by Chat

1. Click at "Chat" as below



2. The text box will displayed as below. You can type your question and press Enter to send your question to host



type your question and press Enter to send your question

คู่มือนี้จัดทำโดย บริษัท โอเจ อินเทอร์เน็ตชั้นนำ

ห้ามมิให้นำไปใช้ต่อโดยไม่ได้รับอนุญาต

How to case your vote by E-Voting

1. When you would like to cast your vote, please go to main tab (in Chrome) then click at “E-Voting”. There are 3 options to vote in each agenda (Approve, Disapprove and Abstain)

วาระที่ 1: พิจารณารับรองรายงานการประชุมสามัญผู้ถือหุ้น ประจำปี 25XX

เห็นด้วย

ไม่เห็นด้วย

งดออกเสียง

(Approve)

(Disapprove)

(Abstain)

**วาระที่ 2: พิจารณารับทราบรายงานประจำปีของคณะกรรมการบริษัท เกี่ยวกับ
กิจกรรมของบริษัท**

แจ้งเพื่อทราบ

วาระที่ 3: พิจารณาอนุมัติงบการเงินประจำปี 25XX สิ้นสุด วันที่ XX ธันวาคม 25XX

เห็นด้วย

ไม่เห็นด้วย

งดออกเสียง

(Approve)

(Disapprove)

(Abstain)

2. Once you cast your vote, there is a pop up for you to make a confirmation. If you would like to change your vote, you can do by do the same. However, you cannot change or vote if the agenda is closed.

3. Once you finish your vote, please switch back to the E-Meeting Tab (Zoom) to resume your meeting.

Privacy Notice**Trust Unitholders of Sub Sri Thai Real Estate Investment Trust**

Sub Sri Thai Real Estate Investment Trust (the “Company”) realizes the importance of personal data protection and respects your privacy rights as a personal data subject. In order to comply with the Personal Data Protection Act, B.E.2562 (2019) and related laws (the “PDPA”), the Company would like to clarify the guidelines for personal data protection and the company will take measures to protect your personal data as well as to prevent unauthorized use, other than the primary purpose of collection.

1. Personal Data Collection and the Purpose of Collection

The Company will collect, use, store, disclose and transfer the personal data that you have provided to the Company, such as your name-surname, address, telephone number, identification card number, or information as shown in the copy of the ID card, audio recording or audiovisual record, including an electronic traffic data throughout the period of electronic meeting in order to perform the legal obligations required by law for the purposes of:

- Calling an Annual General Meeting of Shareholders (AGM) as required by law.
- Sending the form 5 6 -REIT One Report (Annual Registration Statement/Annual Report) and/or other meeting documents to the shareholders.
- Disclosing the Shareholder’s personal data to relevant agencies as required by law.
- Identifying the eligible shareholder for legal obligations or exercise of legal rights.

2. Personal Data Storage and Retention Period

The Company will retain your personal data throughout the period of time in which your data is necessary for the processing of the above-mentioned purposes and for other legal compliance and claims.

3. Rights of the Personal Data Subject

According to the Personal Data Protection Act, B.E.2562 (2019)and related laws, the personal data owner, has the rights to request assessment to your personal data, to obtain copies of your personal data, to disclosure of the source of personal data obtained by the Company which you did not consent to, as well as the rights to rectify, to transfer, to suspend, to erase, to object to the processing of your personal data for any purpose other than the primary purpose of collection, or withdraw your consent given to the Company at any time.

Nonetheless, your request to exercise the rights to your personal data must be in accordance with the law and the Company may refuse your requested subject to exception by applicable laws.

PDPA Center

Tel (02) 318-5514-5 E-mail: info@sstrm.co.th