

No. WHAIRM 007/2024

Date 9 April 2024

Re: Disclosure Information of WHA Industrial Leasehold Real Estate Investment Trust for the Year 2024

To: Trust Unitholders of WHA Industrial Leasehold Real Estate Investment Trust

Annex: 1) Criteria for consideration questions and steps to submit a question and inquire for additional information to the Company

2) Questions and inquiries form for operational reports for the fiscal year 2023

The Notification of the Capital Market Supervisory Board No. TorJor 33/2566, Re: Rules, Conditions and Procedures for Disclosure of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (No. 12) dated 31 October 2023 repeal the rules on holding annual general meetings and provides the trusts to prepare and disclose information of the trusts to unitholders in a way of two-way communication within 4 months from the end of the trust's fiscal year.

WHA Industrial REIT Management Company Limited ("Company"), acting as the REIT Manager of WHA Industrial Leasehold Real Estate Investment Trust ("Trust") hereby disclose the information of the Trust for the year 2024 to unitholders for acknowledgment as follow:

1. **To Report the performance of Trust for the year 2023, the Management of Trust in critical matters and the strategies of managing Trust in the future.**

In order to comply with the Trust Deed and SEC regulations, that requires REIT Manager to report the operating results of Trust in the past fiscal year to unitholders. The Company has summarized the operating results for the year 2023, accounting period from January 1, 2023 to December 31, 2023. Details appear in the 2023 annual report in QR-Code format. The Company has prepared the report on the performance of Trust for the year 2023 which is the report of the operation of Trust in crucial matters as appeared in the Annual Report for the year 2023. The Trust unitholders can download Trust documents via the QR code provided below.

Annual Report of Trust for the fiscal year 2023



Trust has the policy to pay distribution to unitholders no less than 90 (ninety) percent of adjusted net profit of the accounting year at no more than 4 (four) times per accounting year. In case Trust increases its capital, Trust may pay distribution more than 4 (four) times per accounting year for the benefit of existing unitholders, in accordance with the Trust Deed. The Company, therefore, announced the distribution of the distribution to the trust unitholders for the year 2023 in amounting to 520 million Baht or 0.5476 Baht per unit.

As to the operating direction in the future of Trust, the Company will continue to prioritize revenue generation while efficiently managing costs and expenses. Additionally, the company will explore potential investment opportunities in 2024 to promote growth and ensure consistent and sustainable returns for unitholders. The company also aims to create value for the environment, society, and all stakeholders moving forward.

2. To report the Financial statements of Trust for the fiscal year 2023

The Company has prepared the financial statements of Trust for the year 2023 in accordance with the accounting standard and audited by the auditors, the detail of which appeared in the annual report for the year 2023. The significant details are summarized as follows:

Statement of financial position as of 31 December 2023

Trust had the total assets of THB 13,109.32 million, total liabilities of THB 4,634.15 million. Total net assets were THB 8,475.17 million, which includes of capital received from unitholders amount of THB 7,790.28 million and retained earnings at the end of period amount of THB 684.89 million

Income Statement for the period from 1 January to 31 December 2023

Trust had the total income of THB 871.93 million, total expense was Baht 129.29 million, therefore Trust has net investment gain before finance costs and net gain (loss) gain from investments of Baht 742.64 million. After including financial cost of Baht 181.54 million and net loss from change in fair value of investments of Baht 154.88 million, The REIT had the increase in net assets from operations during the year (net gain) of Baht 406.22 million.

3. To report the appointment of auditors and specification of the auditor's remuneration for the year 2024 of Trust

The Company considered appointing the auditors of Trust for the year 2024 from Pricewaterhousecoopers ABAS Ltd. ("Pricewaterhouse"), namely:

1. Ms. Wanvimol Preechawat, Certified Public Accountant No. 9548, and/or
2. Ms. Rodjanart Banyatananusard, Certified Public Accountant No.8435and/or
3. Mr. Boonrueng Lerdwiseswit, Certified Public Accountant No.6552

Whereby, one of the aforementioned persons shall review and give their opinions to TRUST's financial statements. In case such auditors cannot perform the work, Pricewaterhouse shall provide other certified public accountants in Pricewaterhouse to carry out the work. The remuneration of the auditors for the year 2024 is Baht 790,000 (exclusion of other expenses). The remuneration is for auditing the annual and quarterly financial statements.

The Stock Exchange of Thailand allows the listed companies to provide Annual Report in the QR Code format. Therefore, the Company hereby provides the Annual Report of the year 2023 of the Trust to Trust unitholders in the QR Code format. In case any unitholder requires the Annual Report in the booklet format, kindly contact Business Development and Investor Relations Department at WHA Industrial Estate REIT Management Co., Ltd. Room 2206A, 22nd Floor, WHA Tower, 777, Thaparattan (Bangna-Trat) Road, Moo 13, Bangkaew Sub-district, Bangplee District, Samut Prakran Province, 10540. or Tel: (662) 719-9557, Fax Number: (662) 719-9553, E-mail: [ir@whai-rm.com](mailto:ir@whai-rm.com)

The Company will provide the communication channel for unitholders to submit additional questions and inquiries on the date between 10 April 2024 and 24 April 2024, through the following channels:

- 1) E-mail: [ir@whai-rm.com](mailto:ir@whai-rm.com)
- 2) Registered mail: Business Development and Investor Relations Department.

WHA Industrial Estate REIT Management Co., Ltd. Room 2206A, 22nd Floor, WHA Tower, 777, Thaparattan (Bangna-Trat) Road, Moo 13, Bangkaew Sub-district, Bangplee District, Samut Prakran Province, 10540

For the benefit of submitting questions and asking questions. Trust unitholders, please study the criteria for consideration questions and steps to submit a question and inquire for additional information to the Company according to the details appearing in Annex 1 and the questions and inquiries form for operational reports for the fiscal year 2023 according to the details appearing in Annex 2.

The Company will summarize all the questions and inquiries and will publish the same in the information system of the Securities and Exchange of Thailand by 8 May 2024.

The Company reserves the right not to respond to questions and inquiries if the Company does not receive the information of Trust unitholders, or did not follow the criteria for consideration questions and steps to submit a question and inquire for additional information to the Company, or fill out the questions and inquiries form for operational reports for the fiscal year 2023 that is inaccurate and incomplete.

Please be informed accordingly.

Yours sincerely,

*-Jareeporn Jarukornsakul-*

(Miss Jareeporn Jarukornsakul)

Chairman of the Board of Directors

WHA Industrial REIT Management Company Limited

REIT Manager of WHA Industrial Leasehold Real Estate Investment Trust