

A watercolor-style illustration of a tropical resort. In the foreground, there's a calm body of water reflecting the sky and buildings. To the left, a small wooden pavilion with a thatched roof stands on stilts in the water. In the middle ground, a larger building with a traditional Thai-style thatched roof and wooden pillars is visible. In the background, there are more buildings and a range of mountains under a sky with soft, white clouds.

ANNUAL REPORT 2025

ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์และสิทธิการเช่าดุสิตธานี
Dusit Thani Freehold and Leasehold Real Estate Investment Trust

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Investor may find additional about DREIT from its annual filing (Form 56-REIT1) published in www.sec.or.th or on DREIT's website www.dtcreit.com

Message from the REIT Manager

Although the overall tourism industry in 2025 faced greater pressure compared to the previous year due to various external factors, including the global economic slowdown, geopolitical uncertainties, and persistently intense competition, the hotels in Thailand under the Trust's investment continued to demonstrate resilient operating performance. The Trust received variable rental income from its hotel assets in Thailand for the third consecutive year, reflecting the strong income-generating capability of the assets and their ability to deliver growing returns despite increasingly challenging market conditions.

For Dusit Thani Laguna Phuket, its main customer base continued to be European and Russian travelers, who generally have strong purchasing power, as reflected in the relatively high spending per visitor. Although Phuket has already moved beyond the tourism recovery stage, the province continues to benefit from strong fundamentals, particularly its wide range of attractions across culture, nature, and lifestyle. These strengths continue to support tourist demand throughout the year and help broaden the hotel's customer base.

Despite the more challenging overall hotel business in 2025, Dusit Thani Hua Hin continued to benefit from solid domestic demand, supported in part by government tourism stimulus measures. In addition, the hotel remained popular among the meetings, conferences, and exhibitions (MICE) segment, which contributed to the property's operating performance in Hua Hin remaining broadly in line with the previous year.

For Dusit Thani Maldives, although operating performance during the period continued to be affected by the ongoing room renovation program aimed at enhancing asset quality and strengthening long-term competitiveness, such investment represents an important foundation for improving the property's ability to meet market demand and elevate the guest experience. The Trust therefore remains confident that, upon completion of the renovation works, the hotel will be able to recover and deliver improved operating performance in line with the continued expansion of the Maldives tourism market, which has shown growth year after year.

While Thailand's tourism industry in 2025 continued to face challenges from multiple external factors, the Trust Manager remains encouraged by several positive developments, particularly the government's continued efforts to elevate Thailand's tourism sector through the promotion of the country's soft power, the expansion of tourist arrivals from new high-potential markets such as India, Europe, and the Middle East, as well as the restoration of confidence among Chinese tourists. These factors are expected to serve as important drivers supporting the recovery and future growth of Thailand's tourism sector.

At the same time, the Trust Manager, together with the property lessee and hotel operator, continues to focus on proactive asset management through ongoing analysis of customer behavior and the enhancement of the physical environment, facilities, and service experience to better align with the evolving needs of modern consumers. These efforts are intended to preserve the competitiveness of the Trust's underlying assets and support the long-term stability of its income stream. In this regard, the Trust Manager remains confident that the Trust will continue to maintain the quality of its investments and generate appropriate value for unitholders on a sustainable basis.

Graciously yours

REIT Manager

Dusit Thani Properties REIT Co., Ltd

SUMMARY OF DREIT

ข้อมูลสำคัญกองทรัสต์



Summary of the REIT

DATA AS OF 31 DECEMBER 2025

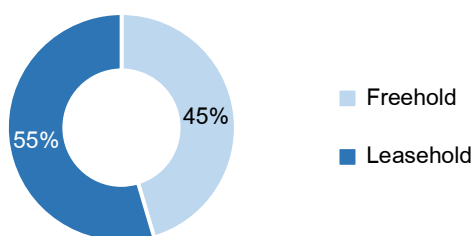
REIT Name	Dusit Thani Freehold and Leasehold Real Estate Investment Trust
Ticker	DREIT
REIT Manager	Dusit Thani Properties REIT Company Limited
Trustee	Krungthai Asset Management Public Company Limited
Auditor	KPMG Phoomchai Audit Limited
REIT Establishment	29 November 2017

Market Cap (Mil. THB)	3,472.12	Number of Trust Units (Unit)	711,500,000
Closing Price as of 30/12/2025 (THB)	4.88	Authorized Capital (THB)	6,201,647,450.00
Net Asset Value (NAV) (Baht)	5,721,407,644	NAV per Unit (THB)	8.0413
REIT Establishment	29/11/2560	Par per Unit (THB)	8.7163
Weighted Avg. Asset Life (Year)^{1,2}	62	P/NAV (Time)	0.61

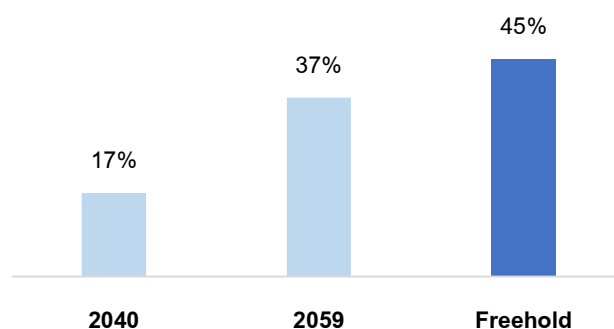
REIT's Capital Structure

Total Asset	7,851.54 Mil. THB	Profit (Loss)	222.24 Mil. THB
Total Liabilities	2,130.14 Mil. THB	Debt/Total Asset	22.70%
Total Equity	5,721.41 Mil. THB	Credit Rating³	BBB- (Stable)

Investment Type¹



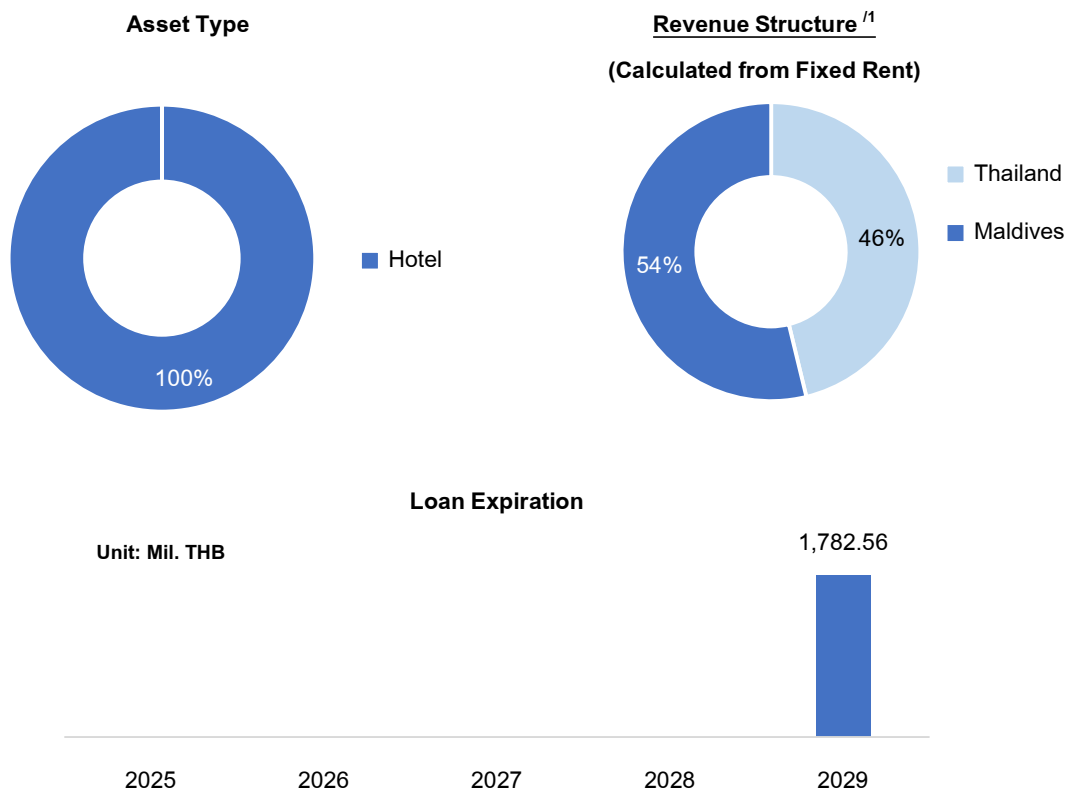
Weighted Average Lease Expiry¹



¹ Calculated from Fair Value as of 31 December 2025

² Asset life used in the calculation of freehold is 100 years

³ Credit Rating by Tris Rating as of 27 November 2025



Appraisal Value

Investment Properties in Thailand	Appraisal Value (Mil. THB)	Appraisal Date	Appraiser
Dusit Thani Laguna Phuket Hotel	3,378.60	31 March 2025	GPV Global Property Valuation Co., Ltd.
Dusit Thani Hua Hin Hotel	1,256.60	31 March 2025	GPV Global Property Valuation Co., Ltd.
The Stable (extension project to Dusit Thani Hua Hin Hotel)	34.08	9 January 2025	Siam City Appraisal Co., Ltd.
Investment Properties in Republic of Maldives	Appraisal Value (Mil. USD)	Appraisal Date	Appraiser
Dusit Thani Maldives Hotel	79.62	31 December 2025	Knight Frank (India) private Limited

Investor may view the full version of latest appraisal report at

https://www.dtreit.com/Investor_Relations/Financial_Information/Appraisal_Report

^{/1} at exchange rate 31.58 THB/USD

Top Major Shareholders as of 25 August 2025

Trust Unitholders	No. of Trust Units	%
1. Dusit Thani Public Company Limited	214,872,668	30.20
2. Social Security Office	180,826,930	25.41
3. Muang Thai Insurance Public Company Limited	29,430,000	4.14
4. Krungthai-AXA Life Insurance Public Company Limited	23,035,488	3.24
5. TMB Easpring Property and Infrastructure Income Plus Flexible Fund	14,932,600	2.10

Foreign Limit	49.00%
Current Foreign Holding	0.25%

Distribution Payment Policy

The REIT Manager shall distribute benefits or return not less than 90% of the adjusted net profit for the fiscal year, not less than 1 time per year and shall distribute the benefit within 90 days from the end of the fiscal year or from the end of accounting period of the latest quarter (if any).

Distribution Year	2018	2019	2020	2021	2022	2023	2024	2025	Total
Dividend (THB per unit)	0.3043	0.4230	0.2044	0.3285	0.3880	0.6006	0.4025	0.4150	0.3063
Capital Return (THB per unit)	-	0.0750	0.0794	0.0595	-	-			0.2139

Remark: - In 2026, the REIT Manager plan to reserve for asset maintenance with the amount not exceeding 141.71 Mil and to reserve funds for the repayment of the principal amount of bank loans, in an amount not exceeding THB 20 million. THB. Such reserve will be calculated in adjusted net profit according to the criteria specified by the SEC Office.

- Not consideration in the accounting period's operation results.

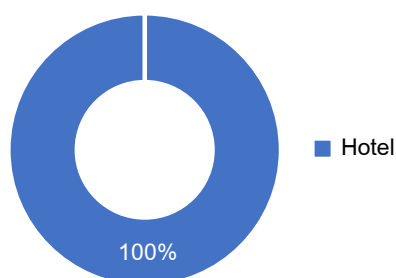
Details of the Tenants

Initial Investment Assets and Second additional investment asset	Tenants
Dusit Thani Laguna Phuket Hotel Dusit Thani Hua Hin Hotel and The Stable (The extension to Dusit Thani Hua Hin Hotel)	Dusit Management Co., Ltd

First Additional Investment Asset	Tenants
Dusit Thani Maldives Hotel	Dusit Maldives Management Pvt. Ltd

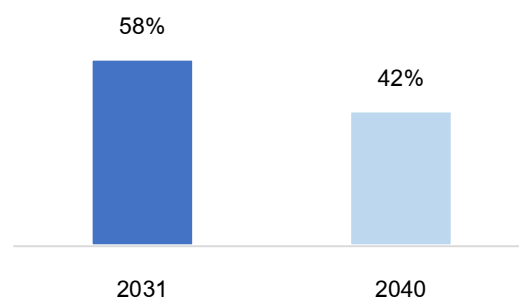
Tenants Proportion by Business Type

For the Initial Investment Assets and Second Additional Investment Asset



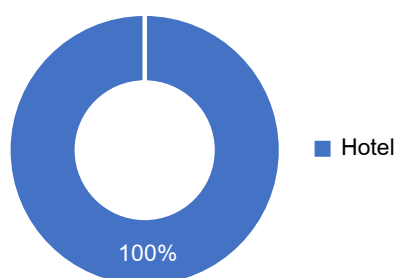
Lease Expiry Proportion^{/1}

(Calculated from latest Revenue)



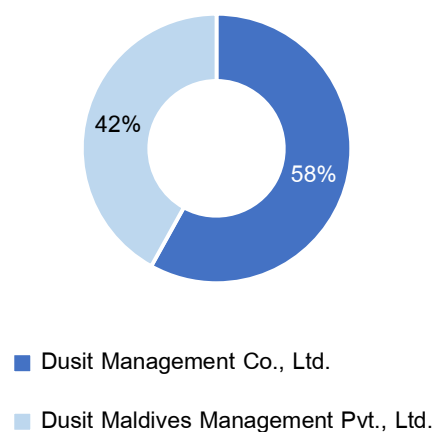
Tenants Proportion by Business Type

For the First Additional Investment Asset



Revenue^{/1}

(Calculated from Latest Revenue)

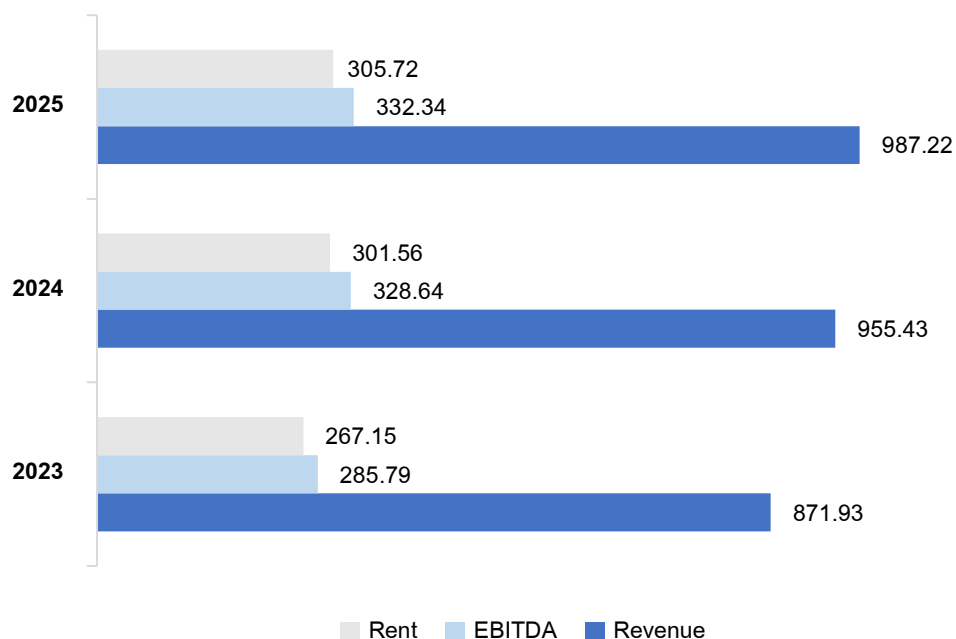


^{/1} at exchange rate 31.58 THB/USD

Operating performance of the tenants

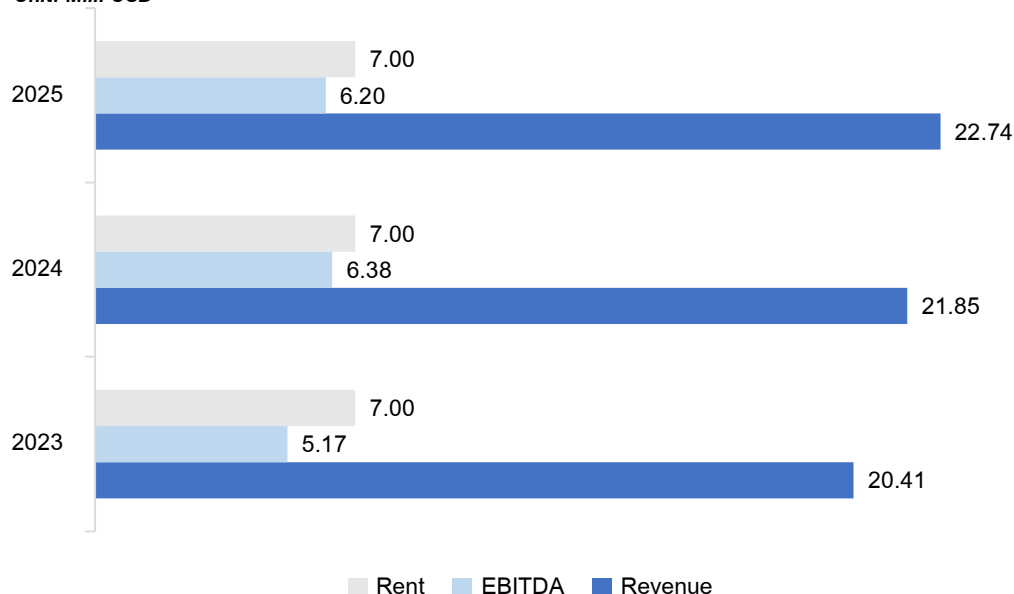
1. Initial Investment Assets (Dusit Thani Laguna Phuket and Dusit Thani Hua Hin) and Second additional investment assets (The expansion of the Dusit Thani Hua Hin Hotel (The Stable))

Unit: Mil. THB



2. First Additional Investment Asset (Dusit Thani Maldives)

Unit: Mill. USD



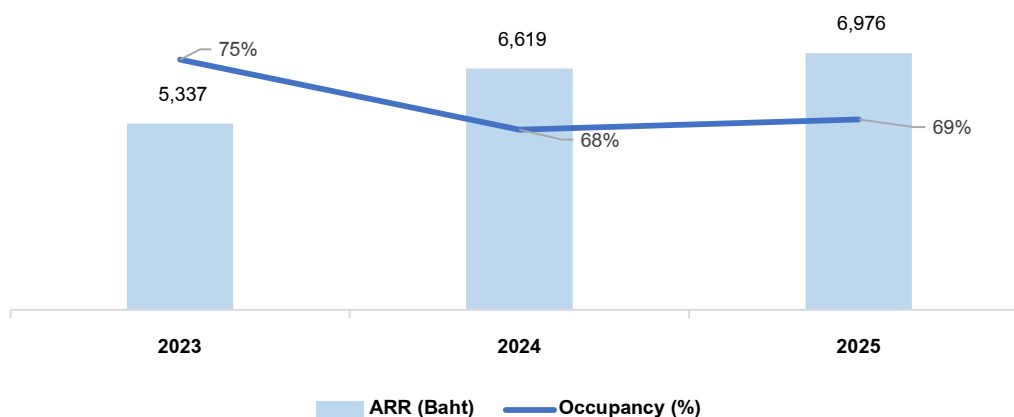
Remark: - DREIT disposed Dusit D2 Chiangmai on 28 December 2022

- DREIT invested in second additional investment in the expansion of the Dusit Thani Hua Hin Hotel (The Stable) on 24 June 2022.

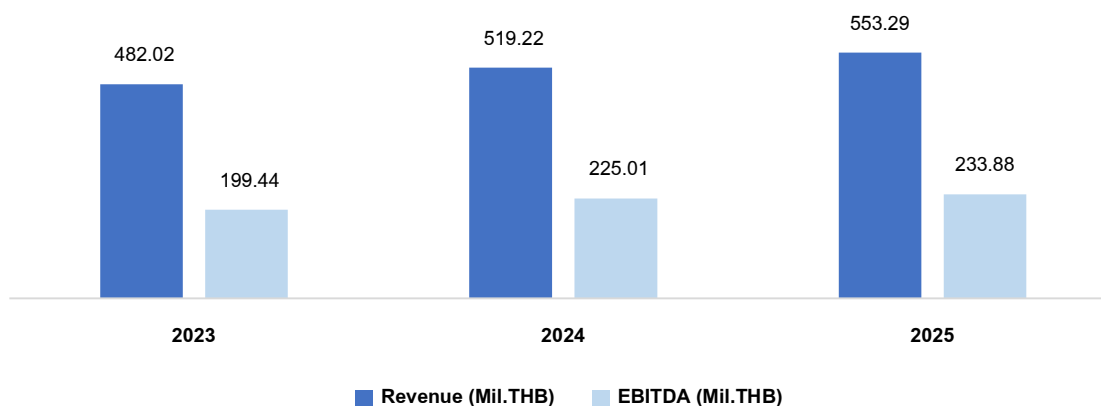
Operating result of the assets under DREIT

1. Dusit Thani Laguna Phuket

Occupancy Rate and Average Average Room Rate



Revenue and EBITDA



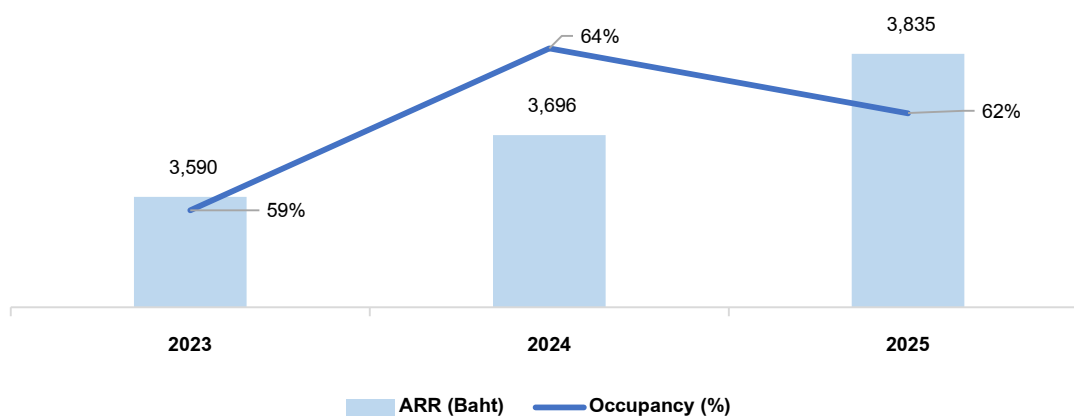
Top 5 Customer group by country

Rank	2023		2024		2025	
	Country	%	Country	%	Country	%
1	Russia	41.88%	Russia	45.92%	Russia	47.73%
2	United Kingdom	8.99%	United Kingdom	8.85%	United Kingdom	8.46%
3	Germany	4.31%	Germany	4.32%	Germany	5.18%
4	Thailand	3.68%	Switzerland	3.16%	India	4.22%
5	India	3.61%	India	2.80%	United States	2.71%

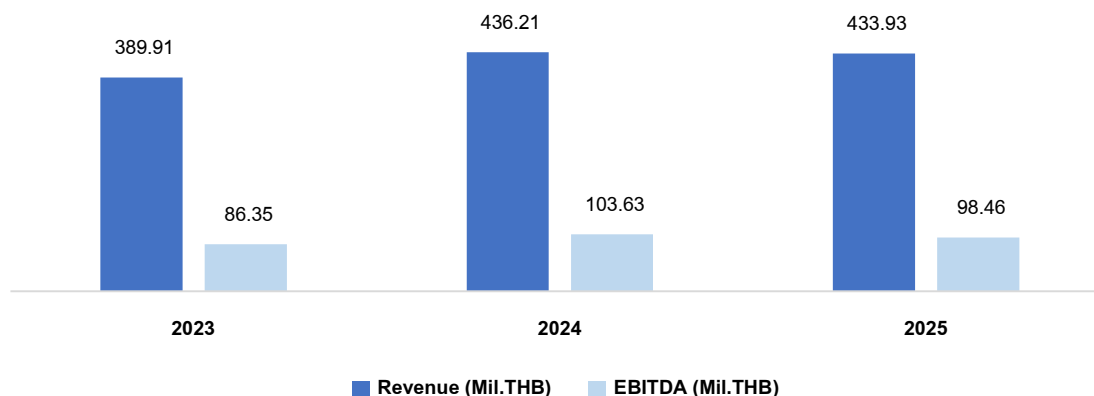
Remark: - Calculated from Room Revenue

2. Dusit Thani Hua Hin and The Stable – extension to Dusit Thani Hua Hin Hotel

Occupancy Rate and Average Average Room Rate



Revenue and EBITDA



Top 5 Customer group by country

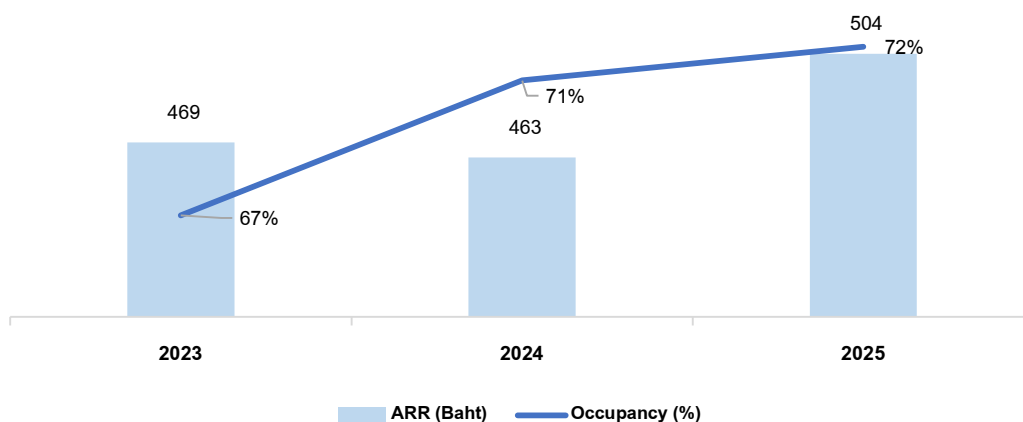
Rank	2023		2024		2025	
	Country	%	Country	%	Country	%
1	Thailand	64.06%	Thailand	57.99%	Thailand	51.81%
2	India	9.28%	India	8.40%	India	10.18%
3	Germany	5.86%	Germany	5.31%	United Kingdom	4.56%
4	United Kingdom	4.30%	United Kingdom	3.90%	Germany	5.93%
5	China	2.96%	China	2.68%	Poland	1.57%

Remark: - Calculated from Room Revenue

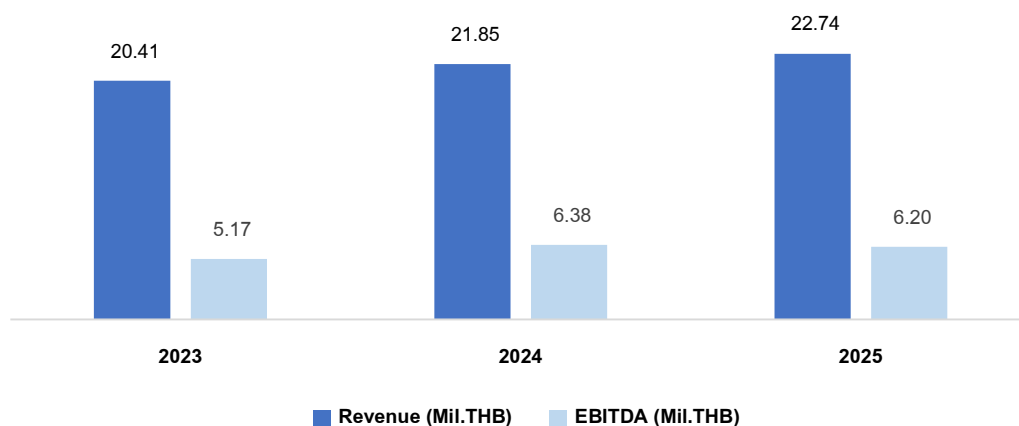
- DREIT invested in second additional investment in the expansion of the Dusit Thani Hua Hin Hotel (The Stable) on 24 June 2022.

3. Dusit Thani Maldives

Occupancy Rate and Average Average Room Rate



Revenue and EBITDA



Top 5 Customer group by country

Rank	2023		2024		2025	
	Country	%	Country	%	Country	%
1	China	19.79%	China	37.24%	China	16.57%
2	Russia	13.69%	Russia	12.48%	Russia	14.72%
3	South Korea	12.75%	South Korea	6.28%	Germany	9.17%
4	United Kingdom	6.41%	Germany	6.24%	United Kingdom	6.77%
5	India	5.38%	United Kingdom	5.02%	France	4.64%

Remark: - Calculated from Room Revenue

Key Financial Highlight of DREIT

Items	Unit	2023	2024	2025
Rental Income	Thousand THB	510,641	547,911	535,353
Interest and other Income	Thousand THB	3,860	8,484	8,157
EBITDA	Thousand THB	465,112	507,110	491,249
Increase in net assets resulting from operations	Thousand THB	270,245	590,768	222,237
Earning per Unit (EPU)	THB	0.3798	0.8303	0.3124
Dividend per Unit (DPU)	THB	0.3975	0.4200	0.3900
Capital Return per Unit	THB	-	-	-
Total Cash Distribution per unit¹	THB	0.3975	0.4200	0.3900
Interest Bearing Debt to Total Asset	Time	0.23	0.22	0.23
Net Cash from Operating Activities	Thousand THB	595,284	491,326	269,593
Net Cash from Financial Activities	Thousand THB	(496,785)	(372,068)	(369,674)
Net Cash on Hand	Thousand THB	247,473	358,693	225,474
Net Asset Value	Thousand THB	5,594,124	5,880,831	5,721,408
Net Asset Value per Unit	THB	7.8624	8.2654	8.0413
Price Per NAV	Time	0.64	0.62	0.61
Market Capital	Mil. THB	3,557.50	3,664.23	3,472.12
Closing Price	THB/Unit	5.00	5.15	4.88

¹Considered from the payment period within the year. In the case of the performance period, DREIT paid total cash distribution to trust unitholders 0.2838 THB per unit in 2020, and 0.3880 THB per unit in 2021. However, the total cash distribution jumped to THB 0.5756 per unit in 2022 as a result of the D2CM divestment. In 2023, DREIT paid total cash distribution to trust unitholders 0.3975 THB per unit. Meanwhile, DREIT paid total cash distribution to trust unitholder 0.4200 THB per unit in 2024. In 2025, the DREIT made a cash distribution payment to trust unitholder THB 0.3900 per unit.

Discussion and analysis of DREIT performance

The total revenue of DREIT in 2025 is at Baht 543.51 million, decreased by 2.32% compared with same period of previous year. This was mainly due to the appreciation of the Thai Baht, which resulted in a decrease in the recognition of fixed rental income from Dusit Thani Maldives when translated into Thai Baht. However, the Dusit Thani Laguna Phuket project and the Dusit Thani Hua Hin project have continued to recognize variable rental income based on operating performance, marking the third consecutive year of such recognition.

The operating expense and financial costs of DREIT in 2025 are Baht 161.82 million, decreased by 7.35% from the previous year due to an ongoing decrease in finance cost. However, the net profit on investments of the trust is at Baht 381.69 million, increased from the last year by 0.01%.

When netting with the total net loss on investments of Baht 159.46 million, which was mainly from the effect of changes in foreign exchange rates at Baht 114.50 million. As a result, the increase in net assets resulting from operations for year ended 31 December 2025 equaled Baht 222.24 million.

Type of Audited Financial Report: Unqualified Opinion

Summary of the Loan Agreement

Lender	Commercial Bank within Country
Credit Facility Amount	Not exceeding 1,500,000,000 Baht
Interest Rate	The MLR interest rate generally announced by the lender minus not exceeding 3.00 percent per annum. The MLR interest rate is subject to adjustment pursuant to the lender's announcement but will not exceed the normal maximum interest rate generally announced by the lender.
Period of Loan	5 years from the first drawdown as of 23 September 2024
Outstanding Loan	THB 1,500.00 million

Lender	Commercial Bank within Country
Credit Facility Amount	Not exceeding 289,000,000 Baht
Interest Rate	The MLR interest rate (average) minus not exceeding 3.00 percent per annum. However, this average MLR rate is subject to change according to the announcements of each bank.
Period of Loan	5 years from the first drawdown as of 23 September 2024
Outstanding Loan	THB 285.99 million

Fee and Expenses Collected from the Trust

Fee & Expenses	Limit %	Amount (Mil. THB)	% Net Assets
Management Fee (Fixed)	Not exceeding 2% of total assets	14.72	0.26
Management Fee (Variable)	None	None	-
Trustee Fee	Not exceeding 2% of total assets	9.40	0.16
Registrar Fee	As specified by the Registrar	3.23	0.06
Professional Fee	Actual Payment	3.64	0.06
Finance Costs	Actual Payment	107.00	1.87
Financial Advisory Fee	Actual Payment	None	-
Fee of Trust Unit Offering	Not exceeding 3% of amount fund raised	None	-
Property Management Fee	None	None	-
Repair and Maintenance Cost	None	None	-
Insurance Premium	Actual Payment	7.25	0.13
Taxes	Actual Payment	2.56	0.04
Cost of Sales, Marketing, and Advertising	Actual Payment	0.17	0.00
Other Expenses	Actual Payment	13.85	0.24
Total		161.82	2.83

Summary of Risk Factors

1. Risk regarding on asset investment

- Risk from investing in properties.
- Risk of the Real Estate Investment Trust concentrated on specific investment compared to other types of Trusts and mutual funds.
- Risk on invested in leasehold assets.
- Risk on high market competition in tourism industry
- Risk on natural disasters and other force majeure events such as terrorism, war, and political uncertainty
- Risk on DREIT's main assets may be subjected to environmental legislation.
- Risk from expropriation of the main assets of DREIT
- Risk from the value of assets appraised by the independent appraiser is not indicated the intrinsic value of the properties.
- Risk on assets located overseas.
- Risk on the pandemic of the infectious diseases which may have negative impact to the Trust's revenue.
- Risk from an increase in business competition, resulting from an increase in numbers of hotel supplies in Maldives.

2. Risk regarding operation and structure of the Trust

- Risk from change in accounting standard or related laws or guidelines of regulators
- Risk on future tax and fees
- Risk from decrease in fair value of the main assets and leasehold properties will have a negative impact to the Profit and Loss statement, Net Asset Value, and the ability to pay distribution of the Trust.
- Risk from the ability to pay rental of the tenants and compliance with the conditions according to the lease agreements.
- Risk from not being able to find new tenants in the future.
- Risk from renovation of the main assets of the Trust and adequacy of reserve for improvement
- Risk on insurance
- Risk regarding breach of the lease agreement
- Risk from the land lease agreement from the Maldives' government
- Risk from borrowing the loan.
- Risk from relying on the REIT Manager, Lessee, and Hotel Management Team
- Risk from conflict of interests of the Trust and Dusit Thani group
- Risk from relying on hotel management team with their trademark or hotel brands used for all Trust's assets.
- Risk from no direct authorization to hotel management team

- Risk from interest rate and exchange rate which limit the benefits which Trust would obtain from the additional assets invested. Such a transaction is not able to secure completely for risk of interest rate and exchange rate.
- Risk regarding the payment distribution from the performance of the first additional investment asset to the Trust depending on the form of remittance which may change and be impacted by change in standards of capital control, remittance guidelines, and control of foreign exchange in the country which the Trust invested in
- Risk from the assets of the Trust may incur additional expenses related to the properties.
- Risk from relying on personnel with expertise and experience in managing the utilization of the properties.
- The risk from the hotel management agreement may not be extended at maturity or the terms and conditions of the extended agreement may not be good and beneficial as current agreement.

3. Risk regarding investing in the Trust.

- Risk associated with investing in Trust units.
- Risk from political in Thailand
- Risk that price of Trust units may change after the offering for sale
- Risk from impairment of asset valuation in accounting aspects
- Risk from sale liquidity in secondary market
- Risk from ability for distribution payment
- Risk from NAV is not relevant to market price.
- Risk from in the case that Trust is terminated, the amount of capital payback may be less than amount of unitholder invested.

General Information

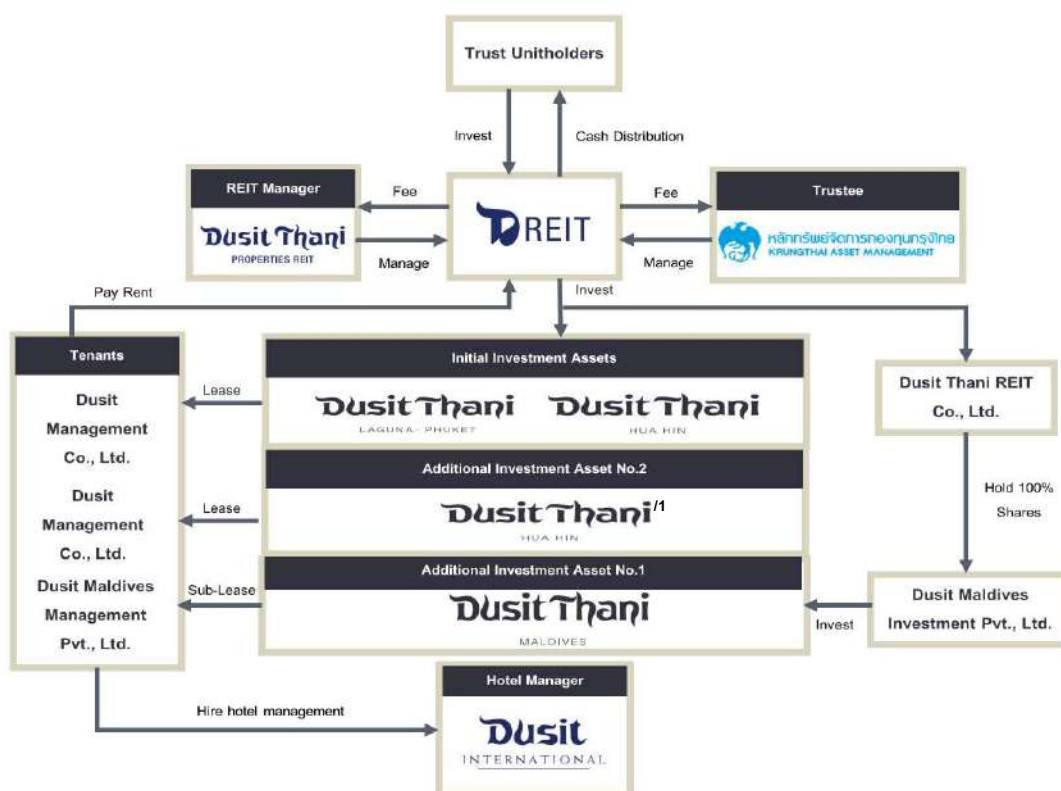
REIT Manager	<p>Dusit Thani Properties REIT Company Limited</p> <p>319 Chamchuri Square, 29th floor, Phayathai Road, Pathumwan Sub-District, Pathumwan district, Bangkok, 10330</p> <p>Tel: 02-200-9999 Ext. 3681-3684</p>
URL	https://www.dtreit.com/
Trustee	<p>Krungthai Asset Management Public Company Limited</p> <p>1 Empire Tower, 32th floor, South Sathorn Road, Yannawa Sub-district, Sathorn District, Bangkok, 10120</p> <p>Tel: 02-686-6100</p>
URL	https://www.ktam.co.th/en/Default.aspx

Information of the Trust

Information of the Trust

Name of the Trust (Thai)	ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์และสิทธิการเช่าอสังหาริมทรัพย์
Name of the Trust (English)	Dusit Thani Freehold and Leasehold Real Estate Investment Trust
Initials	DREIT
Term of the Trust	Indefinite
Paid-up Capital	6,201,647,450 Baht
Type of the Trust	Non-redeemable unit trust from the trust unitholders
REIT Manager	Dusit Thani Properties REIT Company Limited
Trustee	Krung Thai Asset Management Public Company Limited
Property manager	1. Dusit Thani Public Company Limited With respect to assets located in Thailand 2. Dusit Worldwide Maldives Company Limited with respect to assets located in the Republic of Maldives

Structure of DREIT



¹ The Stable (extension project to Dusit Thani Hua Hin Hotel)

Objectives and Investment Policy of the trust

Objectives

The Trust was established on a purpose of investing in core assets by acquiring and/or leasing and/or sub-leasing and/or obtaining the Transfer of Leasehold and/or Sub-leasehold Rights in core assets or by indirect investment, as well as renovating, remodeling, and improving asset potentials and/or disposing current assets for delivering a long-term sustainable revenue and returns for the trust unitholders. Also, use of core assets to generate income by renting as specified by the SEC or authorized parties.

Moreover, the Trust aims to invest in other assets and/or securities and/or seek benefits by other means as specified in the Stocks and Exchange Act and other relevant laws.

Investment Policy

The Trust focus on investing in high potential freehold or leasehold properties especially in hotel properties as well as investing in other assets that favor hotel-related business, such as meeting and convention room, restaurants, fitness center, spa, swimming pool, tennis court etc. The Trust would acquire the core assets by either purchase and/or lease and/or sub-lease, either direct Investment or share acquisition of the companies, aiming to generate benefits in a form of rental income or any related income as well as initiating asset enhancement program to uplift asset potentiality to generate long-term sustainable income. Meanwhile the Trust will invest in other assets and/or other securities and/or any other returns pursuant to the Securities and Exchange Act and/or any other relevant laws in order to diversify investment into other different aspects.

Key improvement and Milestones

Year 2021

- May 10, 2021: The postponement of the annual appraisal for the Dusit Thani Maldives project has been approved by the Securities and Exchange Commission (SEC).
- May 31, 2021: The unitholders' resolution approved on the amendment of the lease agreement, sublease agreement and undertaking agreement by canceling the conditions related to the maintaining shareholders' equity of main lessee and financial support by Dusit Thani Public Company Limited.
- DREIT completed the renovation of Dusit Thani Hua Hin Hotel Phase 2 in June 2021 and began to improve Phase 3 of the swimming pool, seaside restaurant, surrounding landscape and a fitness and spa pavilion in July 2021.

- July 29, 2021: The main lessee of the property in Thailand has requested to postpone 50% payment of fixed rent of properties in Thailand for the period from August 2021 to January 2022 due to the impact of the COVID-19 pandemic situation in Thailand.
- September 28, 2021: TRIS has affirmed the company rating of DREIT at “BBB-” with a “negative” outlook.

Year 2022

- On 22 April 2022, DREIT entered into an agreement with the DMCO and DTPP on the “Stable project”, which was approved in the BOD meeting on 21 February 2022. The value of the investment was not more than THB 37 million, by which DMCO agreed to pay an additional annual fixed rent of 3.4 million. DREIT also had the right for variable rent if the asset could generate higher income than agreed level.
- The renovation of DTHH (Phase 3), which includes the Fitness center, spa rooms, Rim Thalay outlet, swimming pool, as well as the bars in the pool area, was completed in the second quarter of 2022 within the budget of THB 38 million
- On 11 October 2022, TRIS upgraded the credit rating of DREIT from “BBB-” with negative outlook to “BBB-” with stable outlook.
- On 14 December 2022, DREIT held an extraordinary general meeting (EGM), regarding a shareholder’s resolution of D2CM divestment. A conditional divestment with a 3.8 percent increase in value from THB 450 million was approved by the major shareholders.
- On 26 December 2022, DREIT entered into a Selling and Purchasing agreement (SAP) with Chiang Mai Hotel Collection to sell Dusit D2 Chiangmai at THB 467.11 million. As a consequence, the trust also made amendments to related contracts to make the divestment project legally completed. The transaction was completed on 28 December 2022.

Year 2023

- Additional Renovation for the Dusit Thani Laguna Phuket Hotel in the area that affected guest safety in Q2/2023 which consists of improving the roof structure and roof tiles in all building, change the room balcony and replace the short-circuit device and condensation system with a budget does not exceed more than 72 million baht.
- Additional improvements for the Dusit Thani Maldives Hotel Project for building structures, materials and equipment that deteriorate over time. It mainly consists of changing roofing materials to be more durable and longer lasting, improving the network connection, broadband internet (GPON), generator exhaust system (Genset Chimney), improving the housing building for casual staff to be more hygienic and safe. Moreover renovating back-office buildings such as IT equipment storage rooms and engineering equipment room with a budget not exceed more than 1.23 million USD.

- On 11 December 2023, TRIS Rating Company Limited (“TRIS Rating”) has affirmed the issuer rating of Dusit Thani Freehold and Leasehold Real Estate Investment Trust (“DREIT”) at “BBB-” with a “Stable”

Year 2024

- DREIT conducted an annual property valuation. The property valuation of the Dusit Thani Hua Hin Hotel Extension was conducted in January 2024, while that of the Dusit Thani Hua Hin and Dusit Thani Laguna Phuket was conducted in March 2024
- On 23 September 2024, DREIT has obtained the loan from the borrowers (who are not a person related to the trustee) for the purpose of repayment of the existing loan agreement according to the meetings of the Company’s Board of Directors No. 4/2024 on 9 July 2024 and No. 5/2024 on 8 August 2024. The loan structure will be amended to align with the property type by designating the amount and details according to the property type in which the DREIT invests, with a total of 1,500.00 and 285.99 million baht.
- Dusit Thani Laguna Phuket has closed several rooms for a Soft renovation for the entrance, drop-off point, footpath around the building, views around the hotel, lobby, Laguna Café restaurant, room, balconies and doors to improve security, Casuarina Beach restaurant and Beach Club.
- Dusit Thani Maldives has a first phase of renovations which was commenced in middle of year 2024 , involving the replacement of loose furniture in guest rooms, the Staff House, the structure of an underwater building, roofing materials of villa, Generator and various other amenities such as quay and footpath around the villa.
- Dusit Thani Hua Hin renovated the roof of the Dusit Hall banquet hall and the structure of the Benjarong Thai restaurant building in 2024. The curtains in the guest room of Building A were changed, a wooden balcony on the riverside and Air Purifier in Laundry Room.
- For cash distribution in 2024, DREIT had distributed dividend from operational performance as well as retained earnings. The dividend from the operational period of July-December 2023 and retained was paid on 29 March 2024 at the rate of 0.1975, and the one from the operational period of Jan-June 2024 was paid on 6 September 2024 at the rate of 0.2050 respectively.

Year 2025

- DREIT conducted its annual asset valuation in 2025. The extension of Dusit Thani Hua Hin (Extension) was appraised in January 2025, while Dusit Thani Hua Hin and Dusit Thani Laguna Phuket were appraised in March 2025.
- Dusit Thani Laguna Phuket temporarily closed 58 guest rooms for partial renovation works, including repainting the interiors of guest rooms and refurbishing the balconies of Club room categories. In addition, the hotel renovated Laguna Café and the Coffee Corner in the lobby area to better accommodate international guests during the low season, replaced internal directional signage, improved walkways surrounding the hotel,

replaced the roof of La Trattoria, renovated the staff cafeteria, replaced the ventilation system in the Casuarina Beach building, and renovated the Casuarina Beach restaurant into a semi-bar style beach club restaurant. All such renovation works have been completed, and the facilities are expected to be fully operational in Q4/2025.

- Dusit Thani Maldives has been temporarily closing guest rooms on a phased basis for renovation in order to enhance its competitiveness. The renovation program is divided into three phases during 2025–2026. At present, Phase 1 of the guest room renovation has been completed, covering 23 villas, which were available to generate returns during the high season of 2025. The remaining villas/guest rooms are expected to be fully renovated by 2026. In addition, the hotel has undertaken improvements to the underwater concrete structure (including steel beam reinforcement, plastering, and repainting), replacement of artificial roofing materials, renovation of the tennis court, renovation of the padel court, and upgrades to the power generator system.
- Dusit Thani Hua Hin carried out several capital improvement works, including replacement of the bathroom flooring at the Royal Dusit Hall banquet facility, replacement of flooring at the Benjarong Thai Restaurant, replacement of the VRV air-conditioning system at the Club Lounge, replacement of the air handling unit (AHU) serving the office area, replacement of the heat pump for the hot water system, replacement of the roof of the Pavillion building, and improvement of the AHU air-conditioning system in the lobby.
- In 2025, DREIT made a distribution payment in respect of the operating results for the period July–December 2024 and retained earnings on 28 March 2025 at the rate of THB 0.2150 per unit. In addition, DREIT made a distribution payment in respect of the operating results for the period January–June 2025 and retained earnings on 9 September 2025 at the rate of THB 0.2000 per unit, respectively.
- Ms. Suphajee Suthumpun has resigned from her position as a director of Dusit Thani Properties REIT Co., Ltd. (the “Company”), the REIT manager of Dusit Thani Freehold and Leasehold Real Estate Investment Trust (the “Trust”), with effect from 10 September 2025. In this regard, the Company has appointed Mr. Sukit Ngamsangapong to serve as a director in her replacement.

There was one (1) relevant notification announced and effective during 2025, as follows:

1. TorJor. 21/2025

(Rules, Conditions and Procedures for Approval of REIT Managers and Operational Standards (No. 8))

“The REIT manager shall prepare the company’s financial statements in accordance with the accounting standards prescribed under the law governing the accounting profession and submit such financial statements to the Office of the Securities and Exchange Commission (SEC) within four months from the end of the accounting period.”

Pictures of the Renovation of the Dusit Thani Laguna Phuket Hotel

Casuarina Beach Phase II

Before



After



Club room terrace replacement

Before



After



Change the roof for La Trattoria

Before



After



Walkway around the hotel (Phase 2)

Before



After



Public Signage

Before



After



Staff Canteen

Before



After



Aircon for Casuarina

Before



After



Pictures of the Renovation of the Dusit Thani Hua Hin Hotel

Ceramic floor tile for Benjarong (Baan Nguen)

Before



After



Ceramic floor tile for DTHH toilet (Royal Dusit Hall)

Before



After



VRV for Club lounge

Before



After



AHU for Executive office (BOH)

Before



After



Heat pump for hot water system

Before



After



Ceramic roof tiles for Pavilion

Before



After



Improvement of the Air Handling Unit (AHU) System in the Lobby

Before



After



Pictures of the Renovation of the Dusit Thani Maldives

Villa Refresh

Before

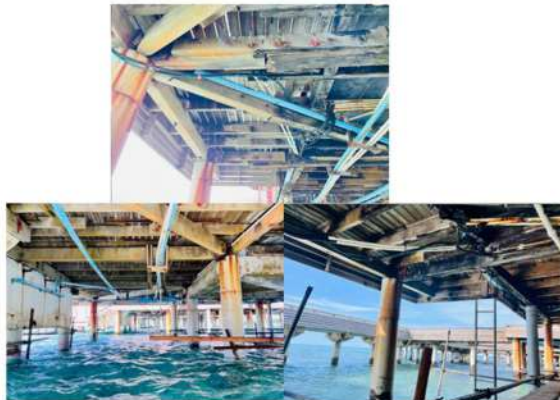


After



Retrofitting – Timber Beam Repair

Before



After



Retrofitting – Concrete Beam Repair

Before



After



Artificial Thatch Roof

Before



After



Tennis Court

Before



After



Paddle Tennis Court

Before



After



Generator

Before



After



ASSET DETAILS

รายละเอียดทรัพย์สิน



REIT Asset Information

Type of Asset

Investment Type	Dec 31, 2025		Dec 31,2024	
	Fair value (Mil. Baht)	Percentage of net asset value	Fair value (Mil. Baht)	Percentage of net asset value
Investment in assets				
Dusit Thani Laguna Phuket Hotel	3,430.60	59.96	3,319.79	56.45
Dusit Thani Hua Hin Hotel	1,311.27	22.92	1,340.09	22.79
Dusit Thani Maldives Hotel	2,815.40	49.21	2,969.88	50.50
Total investment in properties	7,557.28	132.09	7,629.77	129.74
Investment in securities				
Investment in securities	0.00	0.00	0.00	0.00
Investment in common shares	0.00	0.00	0.00	0.00
Total investment in securities	0.00	0.00	0.00	0.00
Total investment	7,557.28	132.09	7,629.77	129.74
Net asset value	5,721.41	100.00	5,880.83	100.00
Market Capital	3,472.12		3,664.23	
Unit Trust Value (Baht)	4.88		5.15	

Asset Details

1) The Initial Investment

Dusit Thani Laguna Phuket Hotel



As a large 5-star hotel with unique design in a southern part of Thailand, a Dusit Thani Laguna Phuket Hotel is situated in the heart of Phuket Province. The hotel has a furnishing style and services which accentuate the distinguished Thai taste in every detail. The hotel is spacious and convenient, and the areas of which stretch extensively alongside the Bang Tao beach and are flanked by large lagoons while most guest rooms have the pleasure of the sea view.

The hotel's location is in the heart of Laguna Phuket, Asia's leading resort complex on the Andaman Sea coast. It has an area of approximately 33 rai 2 ngan 61.4 square wah. Dusit Thani Laguna Phuket Hotel Project consists of a 3-storey hotel building with a total of 226 rooms and 15 other buildings with 5 restaurants, bars, a fitness center, spa, and swimming pool, tennis court, banquet hall, meeting room, laundry service, business information center, 24-hour internet and shops. The hotel building was completed and opened for business in 1987 and has been continuously maintained, repaired, and improved until now.

Detail	Dusit Thani Laguna Phuket Hotel
Location	No.390 Srisoontorn Road, Tambon Cherngtalay, Amphur Talang, Phuket Province
Investment Type	Freehold
Property details	<p>1. 6 plots of land, total area of approximately 33 rai 2 ngan 61.4 square wah</p> <p>2. Buildings and Utilities with facilities and not limited to 3-storey hotel building with total usable area of the hotel building approximately 16,605 square meters, with 226 rooms for rent and 15 other buildings. The hotel's utility system consists of 2 sets of passenger elevators, an emergency power generation system and fire protection systems and sprinklers in buildings with various systems and equipment.</p> <p>3. Furniture, fixed assets and various equipment used in business</p>
Total Land Area	approximately 33 rai, 2 ngan, and 61.4 square wah.
Total usable area	16,605 square meters
Year of Operation	1987
Asset Life	Approximate 38 years (First time room renovation in 2018) and roof structure renovation in 2023
Date transferring hotel from DTCPF	December 8, 2017
Initial Investment value	THB Approximate 2,869 million
Latest Appraisal Date	March 31, 2025
Latest Appraisal Value	THB 3,378.60 million
Appraiser	GPV Global Property Valuation Co., Ltd



Dusit Thani Hua-Hin Hotel



Dusit Thani Hua Hin Hotel is a large 5-star hotel resort that harmoniously combines luxury with the beach. It offers views of the beautiful stretch of sandy beach of the Gulf of Thailand, surrounded by lush nature. The resort's spacious grounds include a beautiful lagoon, lotus pond, tropical gardens, and two beautiful swimming pools. The resort Consisting of three 7-story hotel buildings with a total of 296 rooms (which has renovated and completed since 2022) and 9 other buildings. There are complete facilities such as a banquet room, meeting and seminar rooms, auditorium, tennis court, swimming pool, fitness center "DFit", Devarana Spa, Dusit Shop, Dusit Gourmet, Limousine service, Off-site tour organization service, foreign currency exchange service, Beauty salon, laundry service and Postal service.

The location of the hotel is in the connected area of Cha-am district, Phetchaburi Province and Hua Hin District Prachuap Khiri Khan Province On an area of approximately 63 rai 1 ngan 60 square wah. With a location that is convenient for traveling. The hotel currently has the largest auditorium in the upper southern region. This makes the hotel suitable for both relaxation and social activities including business meeting venues. The hotel building has been completed and has been open for business since 1990, or more than 35 years ago. It has been continually taken care of, repaired and improved until now.

Dusit Thani Hua-Hin Hotel	
Location	No. 1349 Petchkasem Road, Amphur Cha-am, Petchburi Province
Investment Type	30 years Leasehold, ending in 2040 (Remaining lease term as of 31 December 2025 is approximately 14 years and 11 months)
Property details	<p>1. Leasehold right of 5 plots of land, total area of approximately 63 rai 1 ngan 60 square wah</p> <p>2. Buildings and Utilities with facilities and not limited to 7-storey hotel building with total usable area of the hotel building approximately 29,601 square meters, with 296 rooms for rent and 9 other buildings. The hotel's utility system consists of 4 sets of passenger elevators, an emergency power generation system, water production system and fire protection systems and sprinklers in buildings with various systems and equipment.</p> <p>3. Furniture, fixed assets and various equipment used in business</p>
Total Land Area	approximate land area of 63 rai, 1 ngan and 60 sq. wah.
Total usable area	29,601 square meters
Year of Operation	1990
Asset Life	Approximate 35 years
Date transferring hotel from DTCPF	December 8, 2017
Initial Investment value	Approximate 891 million THB
Latest Appraisal Date	March 31, 2024
Latest Appraisal Value	THB 1,256.60 million
Appraiser	GPV Global Property Valuation Co., Ltd



2) Second Additional Investment Assets

The Stable (An extension project to Dusit Thani Hua Hin Hotel)



As Dusit Thani Hua Hin hotel stands out among the rest in the vicinity and stretches alongside a gorgeous beach, the hotel was suitable for being a weekend destination for families who would like to explore organic activities, a wedding venue, as well as a great place for social and business gatherings. To harvest on this competitive advantage, DREIT has decided to invest in an additional land lease with 405.25 sq.wah. of Land along with moveable/immovable assets with a total area of 480 sq.m. The objective for the second additional investment was to use the property as a meeting venue. The property should also help DTHH enhance its attractiveness.

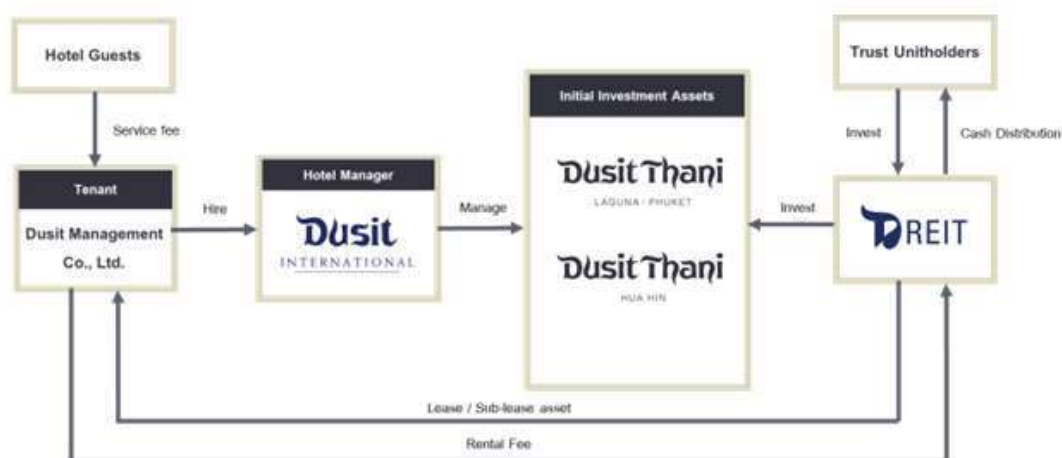
Detail	The Stable (An extension project to Dusit Thani Hua Hin Hotel)
Location	No. 1349 Petchkasem Road, Amphur Cha-am, Petchburi Province
Investment Type	Leasehold 18 years, ending in 2040 (Remaining lease term as of 31 December 2025 is approximately 14 years and 11 months)
Property details	<p>1. A leasehold right on land total area of approximately 405.25 square wah.</p> <p>2. A business/social gathering venue building, along with utilities, facilities, and other movable/immovable assets with area of 480 square meters.</p>
Total Land Area	405.25 square wah.
Total usable area	480 square meters.
First operation date	1 September 2022
Asset Life	4 years
Investment date	24 June 2022
Initial Investment Value	Approximately THB 37 million
Latest Appraisal date	9 January 2024
Latest Appraisal value	THB 34.08 million
Appraiser	Siam City Appraisal Co., Ltd.



Generation of Benefits from the asset investment

Generation of Benefits from the first asset investment

Assets from the first asset investment of DREIT after the disposition of Dusit D2 Chiangmai Hotel including Dusit Thani Laguna Phuket Hotel and Dusit Thani Hua-Hin Hotel are leased/subleased to Dusit Management Company Limited (DMCO), which is a hotel operator under a subsidiary of DUSIT. Thus, as lessee of the asset, DMCO has a duty to pay rental to DREIT in an exchange of the right to use. However, for the operation, DMCO hires DUSIT International to manage the hotels.



To lease/sublease out the assets to DMCO, DREIT has accepted the assignment of rights and duties under the current lease/sublease agreements from DTCPPF. After the assignment, DREIT could extend the lease period for another 1 times, for a period of 3 years each (the last year would be 2031). The terms and conditions would be the same as former lease/sublease agreements, except for the provisions in relation to the rental fee which would be as follows:

1. Total Rental Fee

Total Rental Fee is equivalent to the Final Fixed Rental plus the Variable Rental which is also equivalent to EBITDA deducted with the Share of the Lessee (i) or plus Compensation from the Lessee (ii)

Whereas EBITDA means operating earnings before interest, taxes, depreciation, and amortization of asset invested by DREIT as shown in the calculation method appears in item (5) below

- (i) In case that EBITDA is more than or equal to the Initial Fixed Rental.
- (ii) In case that EBITDA is less than the Initial Fixed Rental

2. Fixed Rental

The Fixed rental means the Initial Fixed Rental in each year or the Final Fixed Rental in each year. (as the case may be) whereas:

2.1 Initial Fixed Rental

- (a) In case of the year of the Lease Agreement extension

Equals to 186.34 million Baht or 2/3 of the average of the Total Rental Fee in the previous 3 years, depending upon whichever is higher.

- (b) In case during 3 years which is not the year of the Lease Agreement extension

Equals to 186.34 million Baht or the Final Fixed Rental of the previous year, depend upon whichever is higher.

The amount of the initial fixed rent before the beginning of 2023 was at least THB 205 million. However, on 28 December 2022, DREIT completed the divestment of Dusit D2 Chiang Mai hotel, and DREIT had to terminate the lease agreement of the hotel as a consequence. Thus, from the beginning of 2023, the fixed rental will be adjusted to THB 186.34 million in accordance with the reduction of the D2CM asset.

2.2 Final Fixed Rental

Final Fixed Rental equals to Initial Fixed Rental or 2/3 of Total Rental Fee in that year, whichever is higher. Lessee/ Sublessee agrees to make rental payment proportionate to the Initial Rental Fee of each year to DREIT as follows:

Month	Proportion of the Initial Rental Fee of Each Year (Percent)
January	12.50
February	12.50
March	10.00
April	10.00
May	5.00
June	5.00
July	5.00
August	5.00
September	5.00
October	7.50
November	10.00
December	12.50

In this regard, in any accounting period, in the case where the accumulation of all Initial Fixed Rental that DMCO pays to DREIT is less than the Final Fixed Rental resulted from the abovementioned calculation method using the financial information of DMCO as appeared in the annual financial statement audited by the auditor of DMCO who is in the list as approved by the Office of SEC, DMCO agrees to pay to DREIT the discrepancy in the Final Fixed Rental in the next accounting period after such calculation was made.

3. Variable Rent

Variable Rental is equivalent to EBITDA deducted with the Final Fixed Rental deducted with Share of Lessee (i) or plus Compensation from Lessee (ii) which would be calculated quarterly or annually (as the case may be)

Whereas EBITDA means earnings before interest, taxes, depreciation, and amortization of asset invested by DREIT as shown below.

- (i) In case that EBITDA is more than or equal to the Initial Fixed Rental;
- (ii) In case that EBITDA is less than the Initial Fixed Rental

In this regard, for any accumulated quarterly accounting period, in the case where the Variable Rental that DMCO pays to DREIT is different from the amount derived from the abovementioned calculation method by using the internal financial information of DMCO or the financial information that appeared in the annual financial statement which is audited by the auditor of DMCO who is in the list as approved by the Office of

SEC (as the case maybe), DMCO agrees to pay to DREIT discrepancy in the Variable Rental or DREIT agrees to set off the excess of the Variable Rental with the Rental that DREIT is entitled to receive in the next accounting period after such calculation was made.

4. Share of Lessee or Compensation from Lessee

4.1 The Share of Lessee shall be applicable only when EBITDA is more than or equal to the Initial Fixed Rental.

Whereas the Share of Lessee in such quarter or in such year (as the case maybe) is equal to the lower amount between the followings:

EBITDA – Initial Fixed Rental; or

$(\text{EBITDA} - \text{THB } 186,340,000) \times (1 - A)$

A = at the rate of 85 percent from the date of 1 January 2017 to 31 December 2022, and at the rate of 80 percent from 1 January 2023 onwards.

4.2 Compensation from Lessee shall be applicable only when EBITDA is less than the Initial Fixed Rental.

Compensation from Lessee = Initial Fixed Rental - EBITDA

At the end of the year, the Initial Fixed Rental in the formula above would be equal to the Final Fixed Rental.

Calculation for the Share of Lessee or the Compensation from Lessee would be on quarterly basis and based on the Initial Fixed Rental or THB 186.34 million, according to the proportion of the total “Proportion of the Initial Rental Fee of Each Year” as shown in the table above.

5. Earnings Before Interest, Taxes, Depreciation, and Amortization of initial investment assets invested by DREIT (EBITDA)

Earnings Before Interest, Taxes, Depreciation, and Amortization of initial investment assets invested by DREIT (EBITDA)

$\text{EBITDA} = (B - C - D - E)$

B = Total revenues from the hotel business operation during the quarter or during the accounting period (as the case maybe) (revenues with respect to the guest rooms, food and beverages, and other operations)

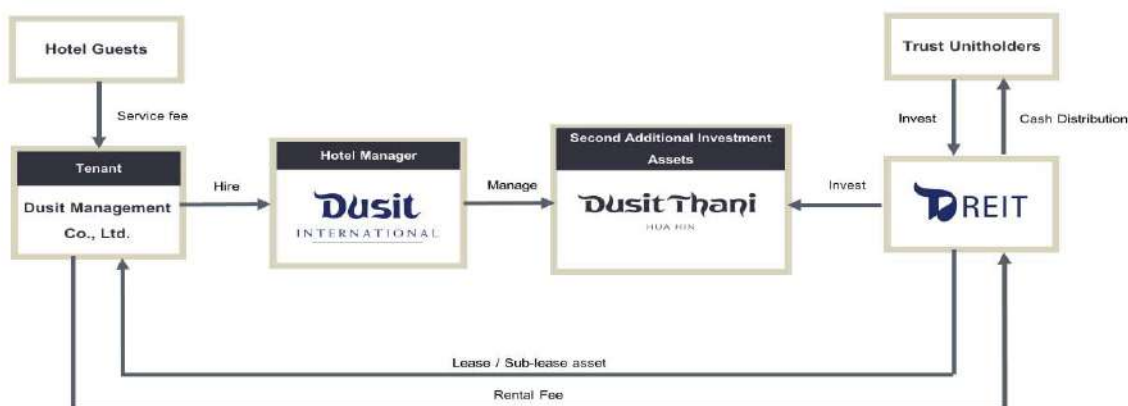
C = Total costs from the hotel business operation during the quarter or during the accounting period (as the case maybe) (costs with respect to the guest rooms, food and beverages, and other operations)

D = Total expenses incurred due to the sales and services from the hotel business operation during the quarter or during the accounting period (as the case maybe)

E = Total expenses incurred due to the other operations from the hotel business operation during the quarter or during the accounting period (as the case maybe) (property tax, hotel management fee, business interruption insurance premiums, and public liabilities insurance premium, etc.)

Generation of Benefits from the extension to Dusit Thani Hua Hin, Stable (Second Additional Asset Investment)

Apart from the D2CM divestment activity in 2022, DREIT also had entered into another sublease agreement with the DMCO., which was called “the second additional investment asset (Stable)”. As the investment was considered an extension to an asset in the first investment, the asset was also subleased to the DMCO with the following detail.



1. Total Rental Fee

Total Rental Fee is equivalent to the Final Fixed Rental plus the Variable Rental which is also equivalent to EBITDA deducted with the Share of the Lessee (i) or plus Compensation from the Lessee (ii)

Whereas EBITDA means operating earnings before interest, taxes, depreciation, and amortization of asset invested by DREIT as shown in the calculation method appears in item below.

(i) In case that EBITDA is more than or equal to the Initial Fixed Rental.

(ii) In case that EBITDA is less than the Initial Fixed Rental

2. Fixed Rental

Lessee has agreed to pay fixed rent at a rate of THB 3.4 million per year. The amount includes THB 3.077 million for Land and Buildings, and THB 0.323 million for movable assets. Lessee/ Sublessee agrees to make rental payment proportionate to the Initial Rental Fee of each year to DREIT as follows:

Month	Fixed rent
January	Approx. THB 425,000
February	Approx. THB 425,000
March	Approx. THB 340,000
April	Approx. THB 340,000
May	Approx. THB 170,000
June	Approx. THB 170,000
July	Approx. THB 170,000
August	Approx. THB 170,000
September	Approx. THB 170,000
October	Approx. THB 255,000
November	Approx. THB 340,000
December	Approx. THB 425,000

Variable rent

Variable Rental will be calculated in a quarterly basis. The amount is equivalent to EBITDA deducted with the Final Fixed Rental deducted with Share of Lessee (i) or plus Compensation from Lessee (ii) which would be calculated quarterly or annually (as the case may be)

Whereas EBITDA means earnings before interest, taxes, depreciation, and amortization of assets invested by DREIT as shown below.

- (i) In case that EBITDA is less than the Initial Fixed Rental, no variable rent will be applicable.
- (ii) In case that EBITDA is more than or equal to the Initial Fixed Rental, the amount of variable rent will be equal the followings:

$$(EBITDA - \text{Fixed Rental}) \times 0.49$$

Earnings Before Interest, Taxes, Depreciation, and Amortization of the Second additional assets investment assets Invested by DREIT (EBITDA)

$$EBITDA = (B - C - D - E)$$

B = Total revenues from the hotel business operation during the quarter or during the accounting period (as the case maybe) (revenues with respect to the guest rooms, food and beverages, and other operations)

C = Total costs from the hotel business operation during the quarter or during the accounting period (as the case maybe) (costs with respect to the guest rooms, food and beverages, and other operations)

D = Total expenses incurred due to the sales and services from the hotel business operation during the quarter or during the accounting period (as the case maybe)

E = Total expenses incurred due to the other operations from the hotel business operation during the quarter or during the accounting period (as the case maybe) (property tax, hotel management fee, business interruption insurance premiums, and public liabilities insurance premium, etc.)

However, for the case which rental period was not covered in full-year term (e.g. 2022 and 2040), the lessee will pay the fee in accordance with the following detail

In 2022, the fee collected each month will be consistent with the detail shown in the table above. Whereas, if an agreement date is not on the first date of the month, the fee will be collected in the same proportion of days in the month.

In 2040, the contract will be valid until 23 December 2040 and the proportion of fixed rent will be calculated as the numbers of days before contract expiry divided by 31 days, multiply by THB 425,000

For the variable rent, the rental fee will be calculated every quarter. And in the first quarter of the contract in 2022, the variable rent will be collected in the same proportion of contract date in the quarter. While for the last quarter of the contract in 2040, the variable will be calculated from 1 October 2040 to 23 December 2040.

Details of Lessee

Lists	Details
Name of Lessee	Dusit Management Company Limited (DMCO)
Date of Establishment	15 December 2010
Head office	319 Chamchuri Square, 29th Floor, Phayathai Road, Pathumwan Bangkok 10330
Board of Directors	1. Ms. Sinee Thienprasiddhi* 2. Ms. Pattaneeporn Thienprasiddhi* 3. Ms. Titiya Xuto Jiamsuk* 4. Ms. Prachoom Tantipasertsuk 5. Mr. Montri Samanwongsathit
Operating Performance	Operating performance of 2025 as follows. Revenue: THB 1,087,588,690 Expenses: THB 1,092,557,202 Net Loss: THB 4,968,512

**The resignation of the director became effective on 11 February 2026*

Qualifications and Experience Lessee

Dusit Management Company Limited is the lessee/sublease of assets of Dusit Thani Real Estate and Leasehold Investment Trust, where Dusit Thani Public Company Limited holds 99.99% of the total voting shares in Dusit Management Company Limited. The major shareholder of the lessee/sublease of the property is Dusit Thani Group will be beneficial to the operation of hotels under the REIT. Since both Dusit Thani Public Company Limited and Dusit Management Company Limited have expertise in such assets, Dusit Thani Public Company Limited, Dusit Management Company Limited and REIT managers can work together in formulating an action plan for the operation of the hotel under the REIT to be successful continuously in the long term.

Impacts on changing lessee.

If there is no renewal of the lease and/or sublease agreements upon expiry of the lease term or a new lessee and/or sublessee (as the case may be) cannot be procured or there is an early termination of the lease/sublease agreements, REIT Manager may have to find a new lessee and/or sublessee who agrees to the terms and conditions of the lease as good as those of the current lease and/or sublease agreements. As a result, DREIT will receive lower rental income from the new lessee and/or lessees.

However, to reduce such risk, it is stated in the 3-year lease/sublease agreement, DREIT can extend the agreement in 1 times, each time with 3-year maturity for Initial Investment Assets. For Second additional investment asset, DREIT can extend the agreement in 5 times, each time with 3-year maturity and 1 additional time until 23 December 2040. DREIT has internal procedure to select new lessee/sublessee, considering the Trust's benefit, in case that DMCO is no longer the lessee.

Shareholding relationship or business relationship with REIT manager

Dusit Management Company Limited, which is the lessee/sublease and REIT manager are related from the fact that the two companies have a major shareholder, namely Dusit Thani Public Company Limited, which holds approximately 99.99% of the total issued shares of both companies. Therefore, Dusit Management Company Limited and REIT manager therefore having the same major shareholder.

Setting rental prices and rental terms

The REIT will receive rent from the lease/sublease of the initial investment property and second additional investment property in the term of fixed rent and variable rent. The rental structure is consistent with the nature of the procurement of benefits from the property that the portion of rent that is based on the lessee's performance (Variable rental) will not exceed 50 percent of the pre-determined rental amount (Fixed rental) in accordance with the rules prescribed in the Capital Market Supervisory Board regarding the issuance and offering of trust units of real estate investment trusts and any other relevant and amended notices.

Opinion of REIT Manager on Lessee ability to pay lease

The DREIT's first investment assets and second additional investment asset have the ability to earn sufficient revenue to cover rent. Consequently, the lessee of the property receives the lessee's share. The following are the key operating result for the first investment assets and second additional investment asset that DREIT invested:

Initial Investment Assets

Year	2023	2024	2025
Earning before interest Tax and depreciation (EBITDA) of assets that DREIT invests in the first time	282.16 million baht	324.85 million baht	329.87 million baht
Pay for property rental	(262.99) million baht	(297.14) million baht	(301.16) million baht
Lessee's share	19.17 million baht	27.71 million baht	28.71 million baht

Second additional investment asset

Year	2023	2024	2025
Earning before interest Tax and depreciation (EBITDA) of the second additional investment assets that DREIT invested	3.63 million baht	3.80 million baht	2.47 million baht
Pay for property rental	(4.16) million baht	(4.36) million baht	(4.56) million baht

During the period of the performance shown in the preceding table, the lessee/sublessee of the initial investment assets has always received the lessee's share of the assets from DREIT. However, throughout the 2017–2018 period, Dusit Thani Laguna Phuket, the asset with the greatest EBITDA compared to the assets that DREIT invested first time (EBITDA in 2018 accounted for nearly 50% of the assets invested by DREIT. DREIT invested for the first time. Major renovations have been made to increase profitability and competitiveness. In 2017, Dusit Thani Laguna Phuket closed for renovations of 136 rooms or approximately 60% of the total number of rooms including improvements in common areas such as 2 restaurants, swimming pool and lobby, therefore, in 2017, the lessee or sublessee of the DREIT's initial investment will not be able to utilize the hotel to generate revenue. Meanwhile, in 2019, DREIT renovated Dusit Thani Hua Hin hotel which consists of 200 guest rooms to increase competitive advantage. Thus, the lessee or sublessee of the DREIT's initial investment will not be able to utilize the hotel to generate revenue.

Furthermore, the tourism sector has been significantly impacted by the global COVID-19 pandemic, resulting in a decrease in the number of tourists and revenue during 2020-2021. In mid-2022, the COVID-19 pandemic restriction has been relaxed on both domestic and foreign country and the renovation of DTHH (Phase 3) was completed in the second quarter of 2022, resulting in the improvement of the DREIT's initial investment performance. However, the lessee/sub-lessee of the DREIT's initial investment has still not yet receive lessee's share. The severe of COVID-19 pandemics in the beginning of 2022 created a strong restriction and the fact that many Chinese tourists have not yet returned are the key contributing factors. In addition, the REIT has invested in a second additional investment which is the Dusit Thani Hua Hin Hotel expansion project (The Stable). The objective for the second additional investment was to use the property as a wedding venue, as well as a great place for social and business gatherings. The property should also help Dusit Thani Hua Hin enhance its attractiveness. Moreover, the lessee agrees to guarantee the minimum revenue that the REIT will receive during a period when target customers may not be well known the property as they should be. While in 2023 and 2024, the lessee/sub-lessee of the DREIT's initial investment received lessee's share of 19.17 million baht and 27.71 million baht, respectively due to the visa-free measures that have contributed to the increase in the number of foreign visitors traveling to Thailand, as well as the ease of the COVID-19 pandemic measure. In 2025, the lessee/sub-lessee of the properties in which DREIT made its initial investment continued to receive a share of the rental income for the third consecutive year, totaling THB 28.71 million

In addition, the lessee/sublease of the first investment assets and second additional investment asset that DREIT invested has an agreement with DREIT specified in the lease/sublease agreement and DUSIT, as the major shareholder of DMCO, has entered into an action agreement with DREIT as follows:

1. DMCO agrees not to incur any debt or obligation. except for incurring debts or obligations due to normal hotel business operations
2. Throughout the period that DMCO is a lessee or a sub-lessee of the hotel project, DUSIT agrees to maintain a shareholding in DMCO of not less than 99.99% of DMCO's total shares by owning or with a subsidiary of DUSIT.
3. Throughout the term of the asset lease agreement between DREIT and DMCO, DUSIT agrees to provide financial support to DMCO by any means in order for DMCO to operate under the hotel project for its objectives and with maximum benefits as DMCO has an agreement with DREIT

Under the provisions of the Lease/Sublease and Action Agreement above, the DMCO will be supported by DUSIT is a publicly listed company with over 70 years of experience in hotel management and management that is well known and internationally recognized.

Details of property manager

Lists	Details
Name of Lessee	DUSIT THANI PUBLIC COMPANY (LIMITED) “DTC”
Date of Establishment	30 June 1993 (Convert to public company)
Type of Business	Hotel Management, Businesses under Dusit Brand, educational businesses and other related businesses
Relations with REIT Manager	Major shareholder.
Fees received from hotel management	1. Management Fee 2. Marketing Fee 3. Incentive Fee

Conflict of interests between the Trust and Property Manager

Although DMCO had carefully determined business boundaries and duties for DTC as a property manager, there still be a chance for conflict of interests between DTC and the trust. This might happen since the party also manages hotels in various areas, other than the assets in the trust.

Nevertheless, the chance of conflict occurrence is not high. Hotels under the name of Dusit brands are located distance away from the assets in the trust. Since each hotel under the brand is in a different area, may have different services offered, and may be decorated differently, the target customers of each hotel are also not identical.

In addition, the trust had also applied a profit-sharing scheme for hotel management, which should help incentivize the hotel operator to run the business in its best interest. Therefore, the incentive scheme should help prevent conflicts of interest for a certain degree.

In general, REIT manager believes the current terms and conditions could reasonably help prevent DTC to compete with businesses under the trust and provide rooms for future investments of the trust.

Summary of Generation of benefits from Trust's Assets (as of 31 Dec 2025)

Details	Investment assets of DREIT
Assets	1. Dusit Thani Laguna Phuket Hotel (First investment asset) 2. Dusit Thani Hua Hin Hotel (First investment asset) 3. The stable, extension project to the Dusit Thani Hua Hin
Lessee	Dusit Management Company Limited
Rental Proportion	100 percent
Rental Period	Renewed for 1 more times, 3 years for each times (end of 2031) for the first investment assets. Meanwhile, the lease of the stable, extension project to the Dusit Thani Hua Hin will be renewed along with the lease of the property which the REIT initially invested.
Fixed Rent	Not less than THB 186.34 million per annual for the first investment assets, and not less than THB 3.4 million per annual for the Stable project
Variable Rent	<u>For the first investment asset</u> 85% of EBITDA in excess of initial fixed rental for 2017-2022 80% of EBITDA in excess of the initial fixed rental for 2023 onwards <u>For stable project</u> 49% of EBITDA in excess of the initial fixed rent
Property Manager	Dusit Thani Public Company Limited
Hotel Management Contract	15 years, renewable for another 5 years (end 2030)

3) First Additional Investment Assets

Dusit Thani Maldives Hotel



Situated on the Mudhdhoo island, Dusit Thani Maldives is a hotel with inimitable characteristic. The island witnesses one of the most stunning natural phenomena in the world and is the only UNESCO World Biosphere reserve of the Republic of Maldives on the area of approximately 116 rai 2 ngan 60 square wah. 95 villa buildings that are uniquely designed by combining Maldivian architecture with Thai decorations combined with beautiful views of the Maldives with a private pool and those without a private pool. Other facilities and interesting activities include snorkeling, large infinity swimming pool, Devarana Spa, fitness center with personal trainers, yoga pavilion, bicycle service, children's club and large outdoor playground, Benjarong Thai Restaurant, Sea Grill Restaurant, The Market Restaurant, Sand Bar Restaurant, 24-hour medical service, currency exchange, laundry service, etc.

Details	Dusit Thani Maldives Hotel
Location	Mudhdhoo Island, Baa Atoll, The Republic of Maldives
Investment Type	Leasehold 40 years ending 2059 (Remaining lease term as of 31 December 2025 is approximately 33 years and 8 months)
Property details	<ol style="list-style-type: none"> 1. Leasehold right of land on Mudhdhoo Island, total area of approximately 116 rai 2 ngan 60 square wah. 2. Building ownership and building and not limited to buildings, 95 villas in various styles, including facilities, reception areas, restaurants and swimming pools, various utilities and fasteners facilities and the fittings of the building. Furniture, fixed assets and various equipment used in business
Total Land Area	approximately 116 rai 2 ngan 60 square wah.
Year of Operation	2002
Asset Life	Approximate 12 years
Date transferring hotel from DTCPF	September 25, 2019
Initial Investment value	Approximate 76.67 million USD
Latest Appraisal Date	December 31, 2025
Latest Appraisal Value	USD 79.62 million
Appraiser	Knight Frank (India) private Limited



2. Fixed Rental

The Fixed rental means the Initial Fixed Rental in each year or the Final Fixed Rental in each year (as the case may be) whereas:

2.1 Initial Fixed Rental

(a) In case of the year of the Lease Agreement extension

Equals to 7 million Baht or 2/3 of the average of the Total Rental Fee in the previous 3 years, depending upon whichever is higher.

(b) In case for 3 years which is not the year of the Lease Agreement extension

Equals to 7 million Baht or the Final Fixed Rental of the previous year, depending upon whichever is higher.

2.2 Final Fixed Rental equals to Initial Fixed Rental or 2/3 of Total Rental Fee in that year, whichever is higher.

Lessee/ Sublessee agrees to make rental payment proportionate to the Initial Rental Fee of each year to DMI as follows:

Month	Proportion of the Initial Rental Fee of Each Year (Percent)
January	10.50
February	14.00
March	13.50
April	10.50
May	7.00
June	4.00
July	4.00
August	8.00
September	9.00
October	6.50
November	7.00
December	6.00

In this regard, in any accounting period, in the case where the accumulation of all Initial Fixed Rental that DMM pays to DMI is less than the Final Fixed Rental resulted from the abovementioned calculation method using the financial information of DMM as appeared in the annual financial statement audited

by the auditor of DMM who is in the list as approved by the Office of SEC, DMM agrees to pay to DMI the discrepancy in the Final Fixed Rental in the next accounting period after such calculation was made.

3. Variable Rent

Variable Rental is equivalent to EBITDA deducted with the Final Fixed Rental deducted with Share of Lessee (i) or plus Compensation from Lessee (ii) which would be calculated quarterly or annually (as the case may be)

Whereas EBITDA means earnings before interest, taxes, depreciation, and amortization of asset invested by DREIT as shown below

(i) In case that EBITDA is more than or equal to the Initial Fixed Rental.

(ii) In case that EBITDA is less than the Initial Fixed Rental

In this regard, for any accumulated quarterly accounting period, in the case where the Variable Rental that DMM pays to DMI is different from the amount derived from the abovementioned calculation method by using the internal financial information of DMM or the financial information that appeared in the annual financial statement which is audited by the auditor of DMM who is in the list as approved by the Office of SEC (as the case maybe), DMM agrees to pay to DMI discrepancy in the Variable Rental or DMI agrees to set off the excess of the Variable Rental with the Rental that DMI is entitled to receive in the next accounting period after such calculation was made.

4. Share of Lessee or Compensation from Lessee

The Share of Lessee shall be applicable only when EBITDA is more than or equal to the Initial Fixed Rental.

Whereas the Share of Lessee in such quarter or in such year (as the case maybe) is equal to the lower amount between the followings:

EBITDA – Initial Fixed Rent; or

$(EBITDA - 7,000,000 \text{ USD}) \times (1 - A)$

A = at rate of 90 percent

The Compensation from Lessee shall be applicable only when EBITDA is less than the Initial Fixed Rental.

Compensation from Lessee = Initial Fixed Rental - EBITDA

At the end of the year, the Initial Fixed Rental in the formula above would be equal to the Final Fixed Rental.

Calculation for the Share of Lessee or the Compensation from Lessee would be on quarterly basis and based on the Initial Fixed Rental or 7 million USD according to the proportion of the total “Proportion of the Initial Rental Fee of Each Year” as shown in the table above.

5. Earnings Before Interest, Taxes, Depreciation, and Amortization of the first additional assets investment invested by DREIT (EBITDA)

Earnings Before Interest, Taxes, Depreciation, and Amortization of the first additional assets investment assets Invested by DREIT (EBITDA)

$$\text{EBITDA} = (B - C - D - E)$$

B = Total revenues from the hotel business operation during the quarter or during the accounting period (as the case maybe) (revenues with respect to the guest rooms, food and beverages, and other operations)

C = Total costs from the hotel business operation during the quarter or during the accounting period (as the case maybe) (costs with respect to the guest rooms, food and beverages, and other operations)

D = Total expenses incurred due to the sales and services from the hotel business operation during the quarter or during the accounting period (as the case maybe)

E = Total expenses incurred due to the other operations from the hotel business operation during the quarter or during the accounting period (as the case maybe) (property tax, hotel management fee, business interruption insurance premiums, and public liabilities insurance premium, etc.)

Details of Lessee

Lists	Details
Name of Lessee	Dusit Maldives Management Private Limited
Date of Establishment	July 31, 2019
Board of Directors	1. Mr. Montri Samanwongsathit 2. Mr. Mohamed Shahdy Anwar 3.Mr. Prateek Kumar
Operating Performance	Operating performance of 2025 as follows Revenue: USD 22,735,021 Expenses: USD 25,323,622 Net Loss: USD 2,583,873

Qualifications and Experience Lessee

DMM is a subsidiary of DMCO, currently DMCO is the lessee/sublease of initial investment assets and second additional investment asset that invested by DREIT, located in Thailand, where DUSIT holds 99.99% of the total shares sold in DMCO. Before DREIT invested in the Dusit Thani Maldives Hotel Project, DUSIT had previously invested in the Dusit Thani Maldives Hotel Project through DMS, which is a subsidiary. Therefore, DMM is well familiar with the property of the hotel.

Impacts on changing lessee.

In case of lessee does not renew the contract or the termination of the sub-lease agreement and the lease of assets that DREIT invests in the first additional investment through DMI as an investment company ("Sublease Agreement") before the expiration of the contract period. The REIT manager will have a process for considering the selection of sub-lessees and new lessee by considering the benefits of DREIT and the trust unitholders. However, DREIT may take time to find another person to become a sub-lessee and lease the assets that DREIT invested in the first additional investment instead of the sub-lessee and the original lease which such person may not have the same qualifications or abilities as the original sub-lessee and lease Including the rent that DMI receives from the new sub-lessee and lessee may not be equivalent to that of the old sub-lessee and lessee. This will directly affect the income of DREIT and the ability to pay distribution to the trust unitholders.

For the risk of changing lessee in case of lessee does not renew the sublease. Due to the sublease agreement which DMI as an investment company of DREIT has entered into with DMM, the main lessee will be a long-term lease with a lease term of approximately 21 years. However, the REIT manager will proceed with DMI to consult with the existing sub-lessee and lessee and/or recruit new sub-lessee and lessee in advance before the lease period expires to reduce the risk of having no sub-lessees and leases in case that the sub-lessees and the former lessee do not renew the contract.

In addition, the sublease agreement stipulates that at least 3 years prior to the expiration of the contract in case of the lessor wishes to sublet and lease all or part of the property to any other person. The lessor will proceed to give the tenant the right to consider requesting the renewal of the lease first. The lessee must inform the lessor that he wishes to renew the contract or not. If the lessee refuses to renew the lease or does not notify the contract within 120 days, the lessor can take the leased property, sublease it and continue to lease it to another person. It is expected that the period will be sufficient for the REIT Manager to proceed with DMI to find a new sub-lessee and replace it in case that the former sub-lessee and the previous lessee do not renew the contract.

Measurement to take if the sub-lessee fails to comply with the sub-lease agreement

If DMM fails to comply with the sublease agreement, DMI will notify DMM to comply with the contract and determine a reasonable period to remedy the breach. However, if DMM fails to perform the actions within such period, DMI may exercise the right to terminate the sublease agreement or claim damages from DMM unless such case is caused by force majeure events as defined in the sublease agreement.

However, in the case that DMM defaults on the rental payment, REIT Manager will negotiate with DMM with best efforts through DMM and help DMM to find a way to pay the rent as agreed in the contract as quickly as possible as well as minimizing any damage that may be incurred to the trust unit holders.

Shareholding relationship or business relationship with REIT manager

DMM is a subsidiary of DMCO and is a sub-lessee and lease of assets that DREIT invests in the first additional investment, having relationship with REIT manager, where DMCO has a major shareholder, DUSIT, holding approximately 99.99% of total number of shares sold in DMCO and REIT Manager has a major shareholder, DUSIT, who holds approximately 99.99% of the total issued shares of the REIT Manager. Therefore, DMCO and REIT Manager have held the same major shareholder.

Setting rental prices and rental terms

Rental fees of DMI received from the sublease and lease of assets that DREIT investing in the first additional investment in the term of fixed rental and variable rental is normal trade (Arm's Length Transaction). The rental structure is consistent with the nature of procurement of benefits from the REIT's assets specifying that the portion of the rent varied with the performance (Variable rental) will not exceed 50 percent of the pre-determined rental amount. (Fixed rent)

Opinion of REIT Manager on ability to pay lease

The assets that DREIT invested in the first additional investment is a potential asset and able to provide enough income to pay rent. The key operating results are detailed as follows:

Year	2023	2024	2025
Profit before interest Tax and depreciation adjusted by land rental burden (Adjusted EBITDA)	5.17 USD	6.38 USD	6.20 USD
Fixed rent to pay under lease	7.00 USD	7.00 USD	7.00 USD

Throughout the performance period shown in the table above, the assets that DREIT invested in the first additional investment had the potential to obtain benefits from the assets which were always higher than the fixed rental rates. However, in 2020, when there was an outbreak of COVID-19 pandemic, the government of Maldives implemented a measure that prohibits the entering of foreigners, which has a significantly impact on the tourism sector. In 2022-2023, the hotel industry in Maldives has become more competitive due to an increasing in number of new hotels. In addition, the cost of energy and cost of living have gone up. Consequently, travelers have additional alternatives to travel in accordance with the reopening in several countries. The performance of the assets that DREIT invested in the first additional investment in 2024 was greater than the previous year as a result of improved revenue and room cost management. Nevertheless, the Maldives' market remains highly competitive. Dusit Thani Maldives intends to periodically renovate the hotel to uphold a contemporary appearance and ensure safe Mechanical and Electrical for guests. The First phase of renovations commenced in middle of year, involving the replacement of loose furniture in guest rooms, the Staff House, the structure of an underwater building, roofing materials of villa, and various other amenities to enhance the performance of the property.

In 2025, the sub-lessee and lessee of the properties under DREIT's first additional investment recorded higher revenue and occupancy rates compared to the previous year. However, the sub-lessee and lessee of the properties under DREIT's first additional investment were still unable to recognize variable rental income. This was partly attributable to the continued intense market competition, which resulted in operating performance remaining below the previous year's level. In addition, the sub-lessee and lessee of the properties under DREIT's first additional investment have been gradually closing certain guest rooms for renovation in order to enhance the properties' competitiveness. The renovation program is being carried out in three phases over 2025–2026. At present, Phase 1 of the guest room renovation has been completed, covering 23 villas, which are now available to generate benefits during the high season of 2025. The remaining rooms are expected to be completed by mid-2026. Furthermore, additional asset enhancement works have been undertaken, including the improvement of underwater concrete structures (steel beam reinforcement, plastering, and repainting), replacement of synthetic roofing materials, renovation of the tennis court, refurbishment of the padel court, and upgrade of the power generator. These works are intended to enhance the income-generating capability of the sub-lessee and lessee of the properties under DREIT's first additional investment. Moreover, Dusit Thani Maldives is a resort surrounded by the natural beauty of Mudhdhoo Island, the only location in the Maldives recognized as a UNESCO Biosphere Reserve. Accordingly, it is expected that the properties under DREIT's first additional investment will continue to remain competitive despite the intense market environment and, following the completion of the room renovation program, will be able to generate returns exceeding the fixed rental rate in the future.

In addition, the lessee/sublease of the assets that DREIT invested in the first additional investment has an agreement with DREIT specified in the lease/sublease agreement and DUSIT, as the major shareholder of DMCO, has entered into an action agreement with DREIT as follows:

DMCO agrees not to incur any debt or obligation. except for incurring debts or obligations due to normal hotel business operations

Throughout the period that DMCO is a lessee or a sub-lessee of the hotel project, DUSIT agrees to maintain a shareholding in DMCO of not less than 99.99% of DMCO's total shares by owning or with a subsidiary of DUSIT.

Throughout the term of the asset lease agreement between DREIT and DMCO, DUSIT agrees to provide financial support to DMCO by any means in order for DMCO to operate the hotel for its objectives and with highest benefits as DMCO has an agreement with DREIT

Under the provisions of the Lease/Sublease and Action Agreement above, the DMCO will be supported by DUSIT, a listed company with over 70 years of experience in well-known hotel management internationally.

Details of Property Manager

Lists	Details
Name of Property Manager	Dusit Worldwide Maldives Private Limited
Date of Establishment	September 15, 2020
Type of Business	Manage Dusit Thani Maldives Hotel
Relations with REIT Manager	a subsidiary of DUSIT Group, which DUSIT holds either direct/or indirect share not less than 90% of total paid-up shares. DUSIT is the major shareholders of REIT Manager by holding 99.99% shares to total paid-up shares.
Fees received from hotel management	1. Management Fee 2. Marketing Fee 3. Incentive Fee 4. License Fee

Conflicts of Interests between DREIT and Property Manager

Although DMM has defined the roles and scope of duties of companies in the Dusit Thani group as a real estate manager carefully Conflicts of Interest between DREIT and companies in Dusit Thani Group. This could still happen as DUSIT and its group companies continue to manage other hotel properties in many territories owned and/or controlled by DUSIT. In addition to managing assets in the DREIT trust.

However, the potential for conflicts of interest is very small. Because the hotels of the Dusit Thani group which are not the core assets of DREIT, are not located in the vicinity of the hotels that DREIT the first additionally invested, and each hotel has different target customers. according to service characteristics, location, architecture, and decoration. All of which are important factors in the decision of the customer to stay which would choose to stay in a hotel that meets their needs primarily.

In addition, DMM will hire companies in the Dusit Thani group, which DUSIT directly holds shares in such companies and/or indirectly, a total of not less than 90 percent of total number of shares sold to be a hotel manager. There is a contract structure that will incentivize the company to continually generate a good level of profit for DREIT. The management fee is set to create an incentive to increase operating profit (Gross Operating Profit), thereby reducing the risk of conflicts of interest. Because it will help create incentives for hotel management to increase rental and service income. The cost and expenses related to the benefiting of the assets are controlled at an appropriate level to increase the administrative fees that will be received from DMM.

In addition, DREIT has entered into an action agreement with DUSIT in order not to conflict with the procurement of benefits from the assets that DREIT has invested in the first additional investment, such as throughout the period that Dusit Management and/or its subsidiaries Dusit Management is the sub-lessee and leasehold of the Dusit Thani Maldives Hotel Project since DREIT invests in the Dusit Thani Maldives Hotel Project, DUSIT and any person over which DUSIT has control, whether directly or indirectly, will not operate the hotel business (whether by ownership or ownership rights and/or by hotel management) located within a radius of 10 kilometers from the location of the Dusit Thani Maldives Hotel Project in a way that is in direct competition with the Dusit Thani Maldives Hotel Project which has the name of the brand (Brand) used with that hotel business Same as Dusit Thani Maldives (Exclusivity Area)

In addition, in order to prevent DUSIT from competing with hotels under DREIT and to allow DREIT to expand its investment in the future within 5 years from the date that DREIT invests in Dusit Thani Maldives Hotel Project in case of DUSIT wishes to sell or lease the hotels or resorts of DUSIT or its subsidiaries located in Thailand any other real estate investment trust DUSIT agrees to grant DREIT the right to invest in such assets before other real estate investment trusts (Right of First Refusal). Offer and DREIT must notify the intention or rejection within 120 days. If DREIT refuses to invest or does not inform the intention to invest in such assets within the specified period

for any reason, DUSIT can be sold, distributed, transferred or leased the asset to other real estate investment trusts. But the terms and conditions offered to other real estate investment trusts must be proposals that are materially no different from or better than the proposals that DUSIT offers to the REIT. If DREIT already invested in such assets. The parties to the contract will cooperate in proceeding to obtain approval from the SEC and/or unitholders and/or relevant agencies.

Summary of Generation of benefits from Trust's Assets

Details	The First Additional Investment Assets of DREIT
Asset	Dusit Thani Maldives Hotel
Lessee	Dusit Maldives Management Pvt. Ltd.
Rental Proportion	100 percent
Rental Period	Approximately 21 years (End 2040) (2019-2040)
Fixed Rent	Not less than 7 million USD per year
Variable Rent	90% of EBITDA in excess of the initial fixed rental throughout the lease term
Property Manager	Dusit Worldwide Maldives Pvt. Ltd.
Hotel Management Contract	Approximately 21 years from the date of operation

Loan Policy

The REIT can borrow money or incur any obligations to the assets of the REIT by one or more methods together at any one time which means to include the issuance of instruments or entering contracts in any form that has substance in the form of borrowing money as follows:

- (1) Borrowing money, requesting loans, overdrafts from juristic persons or financial institutions, both in the country and/or abroad. This includes insurance companies established under insurance-related laws. The REIT may consider providing collateral for such loan payment or trading in financial derivatives in order to hedge the REIT's risk from foreign exchange rates and/or interest rates arising from borrowings, whether in whole or in part, such as Cross Currency Swap or Interest Rate Swap.
- (2) Issuance of instruments, issuance of debt instruments whether short term or long term for sale to both individual and institutional investors according to the Notification of the SEC or the relevant notifications of the SEC Office. The REIT may also consider providing collateral related to the issuance of such instruments.

In this regard, the REIT manager will consider the necessity and suitability of borrowing money, changing, or incurring encumbrances over the REIT's assets for the benefit of the trust and trust unitholders in accordance with the regulations and procedures for borrowing money or incurring obligations as stipulated in the Trust Deed and related laws without requiring approval from the trust unitholders as long as it is not contrary to the law and the Trust Deed. However, in the event that the REIT uses the REIT's core assets as collateral for loan payment. This includes increasing the collateral limit for the existing lender from the existing collateral. The REIT manager will proceed in accordance with other relevant laws.

In this regard, Trustee will be the person who signs to bind the REIT in entering into an agreement to borrow money, change or create an obligation over the REIT's assets or may authorize the REIT manager to sign a binding agreement with the REIT under the aforementioned contract instead. In the event that Trustee wishes to amend any terms, rights and conditions related to borrowing money, changing or creating encumbrances over the assets of the Trust. Trustee can only do upon mutual agreement with the REIT manager.

In the event that the counter parties are unable to find a mutual settlement, both parties reserve the right to hold a meeting of the trust unitholders to find a solution. The REIT manager is required to organize a trust unitholder meeting in accordance with the procedures for requesting a resolution and the trust unitholders meeting specified in the Trust Deed

Summary of Loan Agreements

As of 31 December 2025, REIT had an outstanding loan with Commercial Bank within Country on the following terms and conditions.

Lists	Details
Borrower	DREIT
Lender	Commercial Bank within Country
Credit Facility Amount	Fixed-term loan totaling not more than THB 1,500.00 million
Purpose of Loan	Repayment of the existing loan agreement
Interest Rate	The MLR interest rate generally announced by the lender minus not exceeding 3.00 percent per annum. The MLR interest rate is subject to adjustment pursuant to the lender's announcement but will not exceed the normal maximum interest rate generally announced by the lender.
Period of Loan	5 years from the first drawdown
Principal Repayment	One lump sum repayment on maturity date which is a lapse of 5 years from the drawdown date.
Loan Security	The mortgage of DREIT's existing investment assets in Dusit Thani Laguna Phuket Hotel project, and related rights to receive rental income under the lease agreement for the operation of the Dusit Thani Laguna Phuket Hotel project and the lease agreement for the operation of Dusit Thani Maldives Hotel project, along with other related collaterals, including additional collateral which the borrower and the lender may further agree.

Lists	Details
Borrower	DREIT
Lender	Commercial Bank within Country
Credit Facility Amount	Fixed-term loan totaling not more than THB 289.00 million
Purpose of Loan	Repayment of the existing loan agreement
Interest Rate	The MLR interest rate (average) minus not exceeding 3.00 percent per annum. However, this average MLR rate is subject to change according to the announcements of each bank.
Period of Loan	5 years from the first drawdown
Principal Payment	Year 5 from the first drawdown date-3-month installment payments at 3 percent of the drawdown amount per installment. The last installment of year 5 from the first drawdown date – payment of the remaining outstanding principal amount and debts
Loan Security	Business security registration pursuant to Business Security Act on the investment agreement of Dusit Thani Hua Hin Hotel project, along with other related collaterals, including additional collateral which the borrower and the lender may further agree.

Benefits of Borrowing Money

The Trust has believing that unitholders will benefit from the obtaining of long-term loans to repay the existing loan agreement which resulting in more efficient money management. In addition, the terms of the loan including interest payment, interest rates and providing collateral related to borrowing will be reasonable and normal commercial terms. However, such borrowing will cause the REIT to be burdened with interest and principal which may affect the liquidity of the REIT.

Loan Status as of December 31, 2025

Lists	Details
Total Loan (THB)	1,782,557,005
Total Asset (THB)	7,851,544,028
Interest Bearing Debt to Total Asset (%)	22.70%

Provision of principal and interest for repayment of the REIT's loan debt

DREIT has an obligation to repay borrowings under its loan agreement with a domestic commercial bank, whereby the principal is repayable in a single bullet payment upon maturity. Accordingly, the REIT Manager has established a policy to set aside reserves for debt repayment in order to meet such borrowing obligations. In 2026, the REIT Manager will set aside a debt repayment reserve of not more than THB 20 million.

In this regard, the reserve for repayment of principal and interest will be taken into account in the calculation of adjusted net profit in accordance with the rules or notifications prescribed by the Office of the SEC prior to any distribution of benefits.

Loan to Subsidiary

For the first additional asset investment, DREIT invested indirectly in DMI through a subsidiary in which DREIT holds not less than 100% shareholding and through a designated persons by DREIT who holds not less than 100% shareholding and has 100% rights to vote of total outstanding voting rights of DMI. The objective is mainly for managing financial structure and operating expenses of DMI efficiently.

Summary of the Loan Agreements between DREIT and DMI

Lists	Details
Borrower	Dusit Maldives Investment Private Limited ("DMI")
Lender	DREIT
Credit Facility Amount	Not exceeding THB 2,385,600,000. DREIT provides the credit line in USD, calculated from the exchange rate on the date of the loan agreement is made. As of 31 December 2025, the outstanding balance amounted to Baht 1,427,416,000 ^{/1}
Purpose of Loan	To invest in the first additional investment of DREIT and/or refinancing and/or maintenance and renovate the assets in DREIT and/or use as the working capital
Interest Rate	Not exceeding 6.0 % per annum
Loan Repayment	One time when payment is due or repayable on demand
Interest Payment	Monthly interest payment
Special Condition	Lender requires the shareholder of the borrower maintaining Debt to Shareholding Ratio

^{/1} at exchange rate 31.58 THB/USD

Tourism Industry Overview

Thailand Tourism Industry Overview

In 2025, Thailand's tourism industry showed signs of a slowdown, driven by several external factors, including safety concerns, the deceleration of the global economy, international geopolitical uncertainties, and intensifying tourism competition from neighboring countries. These factors adversely affected travel confidence and resulted in a decline in the number of tourists from Malaysia and China, the top two sources of foreign tourist arrivals to Thailand, as well as from other nationalities.

During 2025, the Tourism Authority of Thailand ("TAT") continued to implement various campaigns and measures to support and stimulate the tourism sector. In particular, TAT launched the "Amazing Thailand Grand Tourism and Sports Year 2025" campaign under the "5 Grand" concept, comprising Grand Festivity, Grand Moment, Grand Privilege, Grand Invitation, and Grand Celebration. This was accompanied by the "5 Must Do in Thailand" concept, consisting of Must Taste, Must Try, Must Buy, Must See, and Must Seek, with the aim of promoting Thailand's tourism offerings and enhancing the diversity and attractiveness of the overall travel experience.

In addition, TAT introduced a number of policies and measures to stimulate domestic tourism, including the promotion of secondary cities and the "เที่ยวไทยคนละครึ่ง" (co-payment domestic tourism) scheme, under which the government subsidized 50% of accommodation and food expenses. These initiatives were intended to encourage domestic travel spending and support income distribution within Thailand's tourism sector.

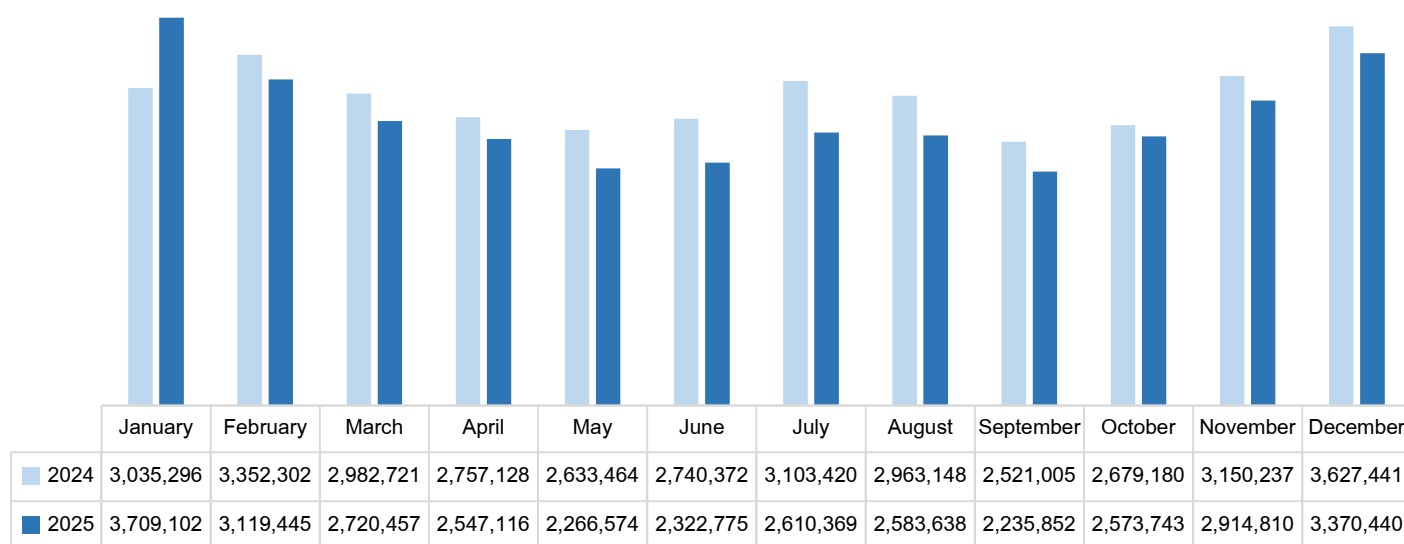
Furthermore, the tax incentive measure "เที่ยวดี มีคืน 2568" also contributed to supporting tourism during the year-end period. The measure was available from 29 October to 15 December 2025. Under this scheme, individual taxpayers were entitled to claim tax deductions for accommodation and food expenses incurred at VAT-registered establishments, subject to specified conditions. The maximum tax deduction was THB 30,000 for travel to secondary cities and THB 20,000 for travel to major cities.

In 2025, total tourism trips in Thailand amounted to 357.11 million, representing an increase of 3.55 million trips, or 1.00%, from the previous year. This comprised 278.77 million domestic visitor trips, an increase of 8.39 million trips, or 3.10%, year-on-year, and 78.34 million foreign visitor trips, a decrease of 4.84 million trips, or 5.81%, from the prior year. As a result, total tourism revenue amounted to THB 2.86 trillion, representing a decrease of 2.18%. Of this amount, revenue from domestic visitors totaled THB 1.17 trillion, an increase of 4.18%, while revenue from foreign visitors amounted to THB 1.69 trillion, a decrease of 6.15% from the previous year-end.

According to data from the Ministry of Tourism and Sports, foreign tourist arrivals to Thailand in 2025 totaled 32.97 million, decreasing by 2.57 million arrivals, or 7.23%, from the previous year. The top three foreign tourist source markets were Malaysia, with 4.52 million arrivals, down by 0.43 million from 2024 and accounting for 13.71% of total foreign arrivals; China, with 4.47 million arrivals, down by 2.26 million from 2024 and accounting for 13.57% of total foreign arrivals; and India, with 2.49 million arrivals, up by 0.36 million from 2024 and accounting for 7.54% of total foreign arrivals.

SCB EIC projects that foreign tourist arrivals to Thailand in 2026 will reach 34.1 million, representing growth of 3.43% from 2025. The key supporting factors are expected to include government measures aimed at penetrating new high-potential tourist markets, such as India, Europe, and the Middle East, as well as efforts to restore safety confidence among Chinese tourists. Nevertheless, the tourism sector continues to face challenges from the so-called “tourism war,” characterized by intensifying competition for international tourist flows, a slowing global economy that may constrain discretionary spending, and the ongoing need to develop new attractions and tourism products to sustain Thailand’s competitiveness.

Number of Foreign Tourist Arrivals (Person)



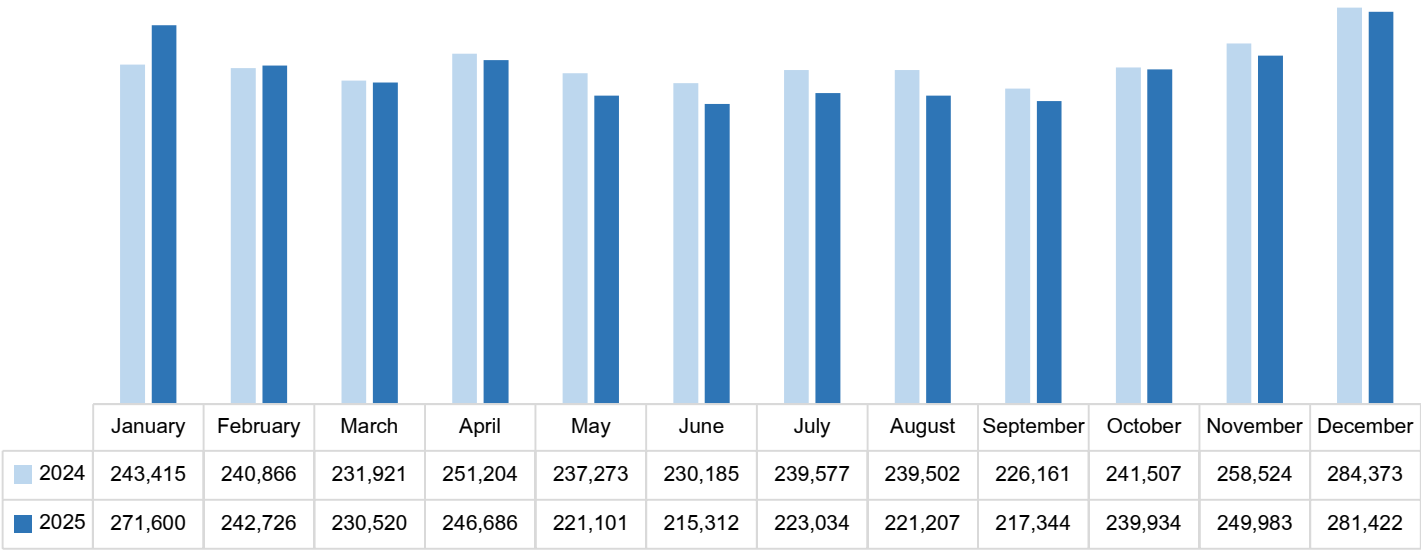
Source: Ministry of Tourism and Sports

Top 5 Customer Groups by Country

No.	2024			2025		
	Country	No. of Tourist Arrivals	%	Country	No. of Tourist Arrivals	%
1	China	6,733,162	18.94%	Malaysia	4,520,856	13.71%
2	Malaysia	4,952,078	13.93%	China	4,473,992	13.57%
3	India	2,129,149	5.99%	India	2,487,319	7.54%
4	South Korea	1,868,945	5.26%	South Korea	1,555,227	4.72%
5	Russia	1,745,327	4.91%	Japan	1,091,227	3.31%

Source: Ministry of Tourism and Sports

Total Reveune from Visitor (Million Baht)



Source: Ministry of Tourism and Sports

Tourism situation in Phuket province

Phuket Province remains one of Thailand's key tourism destinations and continues to enjoy strong popularity among travelers from around the world. In 2025, the overall tourism performance of the province remained at a level broadly comparable to the previous year, in terms of both the number of visitors and tourism-generated revenue. International tourists continued to represent the province's core customer base, particularly the high-spending segment. In addition, the diversity of tourist nationalities increased as a result of visa exemption measures, which significantly facilitated inbound travel from a wider range of countries.

Although the recovery phase has largely passed, Phuket Province continues to benefit from several supporting factors that are expected to materially support the expansion of the tourism industry in 2026. There is a strong possibility that visitor levels will exceed pre-COVID-19 levels recorded in 2019 in the near future. At the same time, Phuket's cultural diversity provides tourists with a broad range of travel experiences and attractions, creating opportunities to expand into new customer segments throughout the year, rather than being limited only to the peak tourism season. This is attributable to the province's strengths, including the charm of its local culture and traditional festivals, the distinctiveness of its natural resources and coastal attractions, as well as its strong reputation for restaurants and cafés that are popular among both Thai and international tourists.

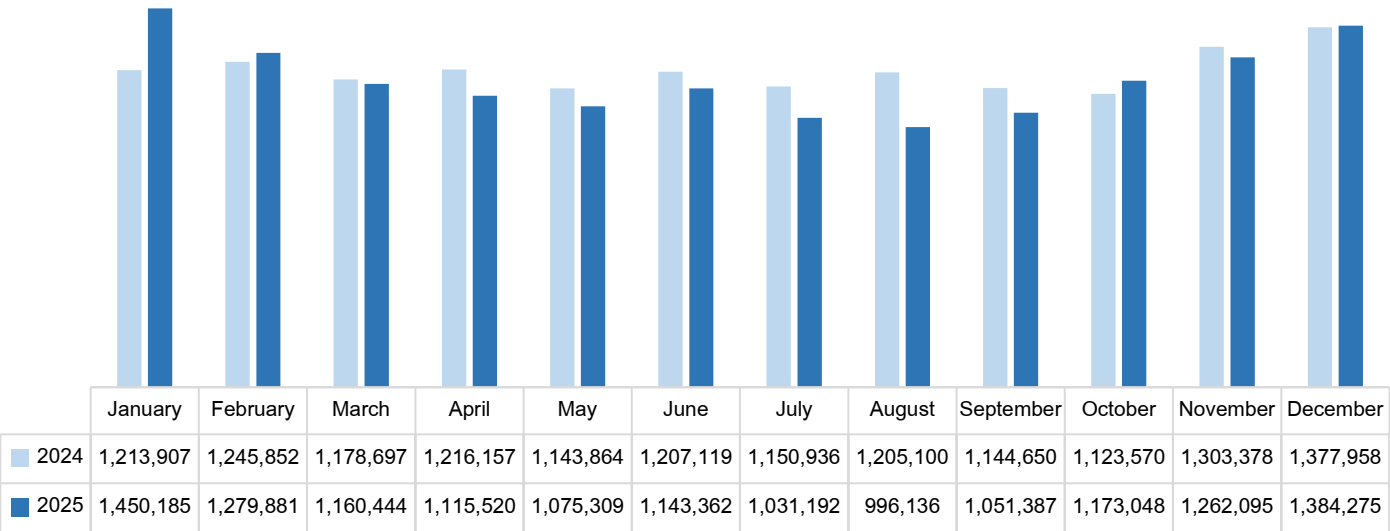
According to tourism statistics published by the Ministry of Tourism and Sports, Phuket recorded a total of 14.12 million visitors in 2025, representing a decrease of 0.39 million visitors, or 2.68% year-on-year. Of the total visitors, 3.65 million were domestic visitors, an increase of 0.21 million, or 6.01% year-on-year, while 10.47 million were international visitors, a decrease of 0.60 million, or 5.38% year-on-year. When compared with 2019 (prior to the COVID-19 pandemic), Phuket's visitor volume in 2025 was broadly comparable, with domestic and international visitors in 2019 totaling 3.98 million and 10.60 million, respectively.

In terms of visitor-generated revenue, Phuket recorded total tourism revenue of THB 545,868 million in 2025, representing a 4.49% decrease year-on-year. Of this amount, revenue from domestic visitors totaled THB 41,742 million, an increase of 8.05% year-on-year, while revenue from international visitors totaled THB 504,126 million, a decrease of 5.40% year-on-year. Compared with 2019 (prior to the COVID-19 pandemic), Phuket's visitor-generated revenue in 2025 was higher. In 2019, revenue generated from domestic and international visitors amounted to THB 49,726 million and THB 393,165 million, respectively.

In 2025, Phuket recorded an average occupancy rate of 77.23%, a decrease of 1.39% year-on-year, although this remained above the 2019 level of 75.25%. Meanwhile, accommodation supply in Phuket totaled 1,324 properties and 83,205 rooms, respectively, representing year-on-year increases of 0.46% and 1.04%, respectively. Hotels accounted for 49.40% of the total number of accommodation properties and 53.48% of the total room supply in the province.

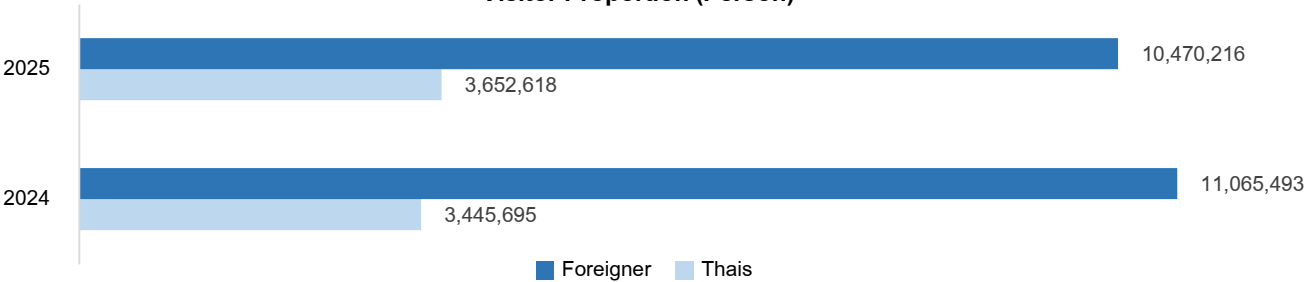
The limited increase in room supply reflects the fact that Phuket has already undergone substantial development and that the province's land capacity has approached its full potential. As a result, land suitable for hotel development has become increasingly limited, and in certain areas, appropriate sites for new hotel projects are no longer readily available. Nevertheless, given Phuket's strong location fundamentals and the continued investor interest in hotel development within the province, land prices for high-potential sites have continued to rise steadily. This has, in turn, led to a corresponding increase in overall project development costs. In order to justify investment under such higher cost conditions, new developments have increasingly been required to enhance project quality and differentiate their offerings so as to support higher room rates and stronger yield generation, thereby ensuring returns that are commensurate with the level of investment.

Number of visitors (Person)

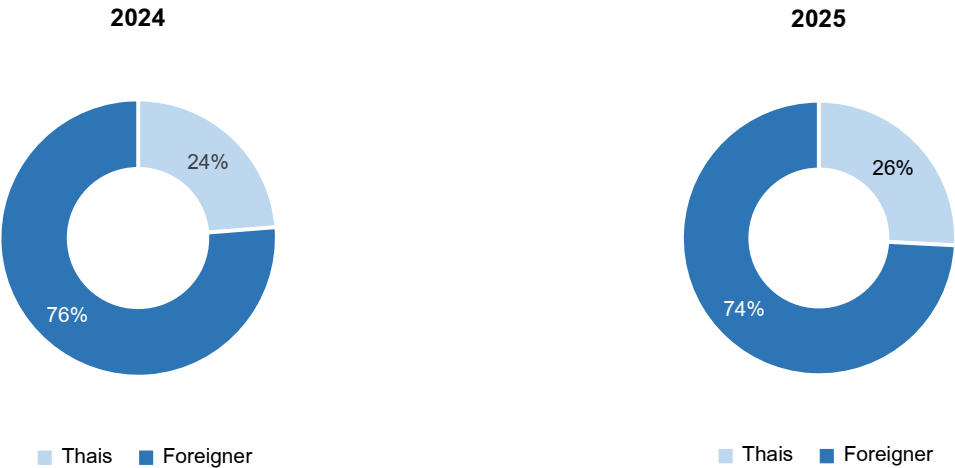


Source: Ministry of Tourism and Sports

Visitor Proportion (Person)

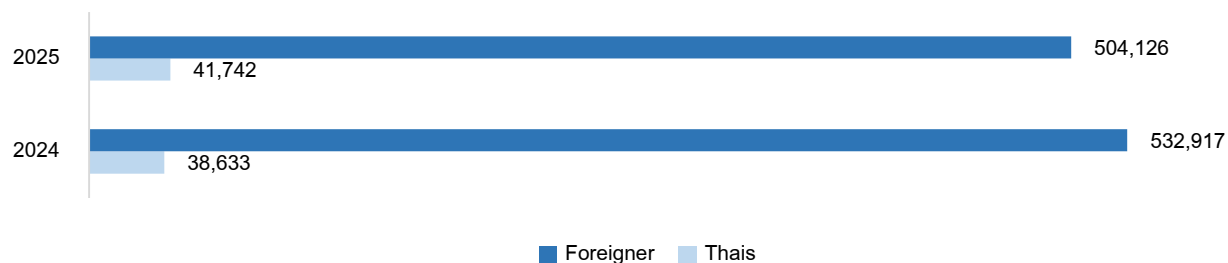


Source: Ministry of Tourism and Sports

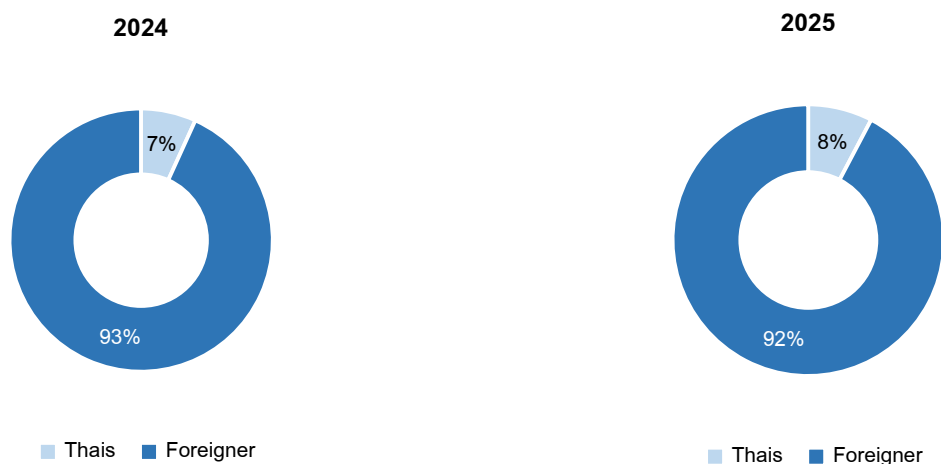


Source: Ministry of Tourism and Sports

Revenue Proportion (Million Baht)



Source: Ministry of Tourism and Sports



Source: Ministry of Tourism and Sports

Accommodation in Phuket (2023-2025)

Phuket	2023		2024		2025	
	Quantity	Rooms	Quantity	Rooms	Quantity	Rooms
Hotels	646	43,578	648	43,638	654	44,496
Resorts	349	31,098	351	31,188	351	31,188
Guesthouse	125	2,573	125	2,573	125	2,573
Bungalow	35	713	35	713	35	713
Serviced Apartment	16	517	16	517	16	517
Apartment	84	2,192	84	2,192	84	2,192
Homestay	5	68	5	68	5	68
others	54	1,458	54	1,458	54	1,458
Total	1,314	82,197	1,318	82,347	1,324	83,205

Source: Tourism Market Research Center Tourism Authority of Thailand

Tourism situation in Prachuap Khiri Khan province

In 2025, the overall tourism sector in Prachuap Khiri Khan Province improved slightly from the previous year. The province remained a popular destination for Thai tourists, especially during long holidays and weekends. Thai tourists continued to be the main group of visitors, while the number of foreign tourists increased but remained below the level seen before the COVID-19 pandemic. This growth was partly supported by the government's domestic tourism promotion measures, such as the Tiew Thai Khon La Khrueng program and the Tiew Dee Mee Kuen program in 2025.

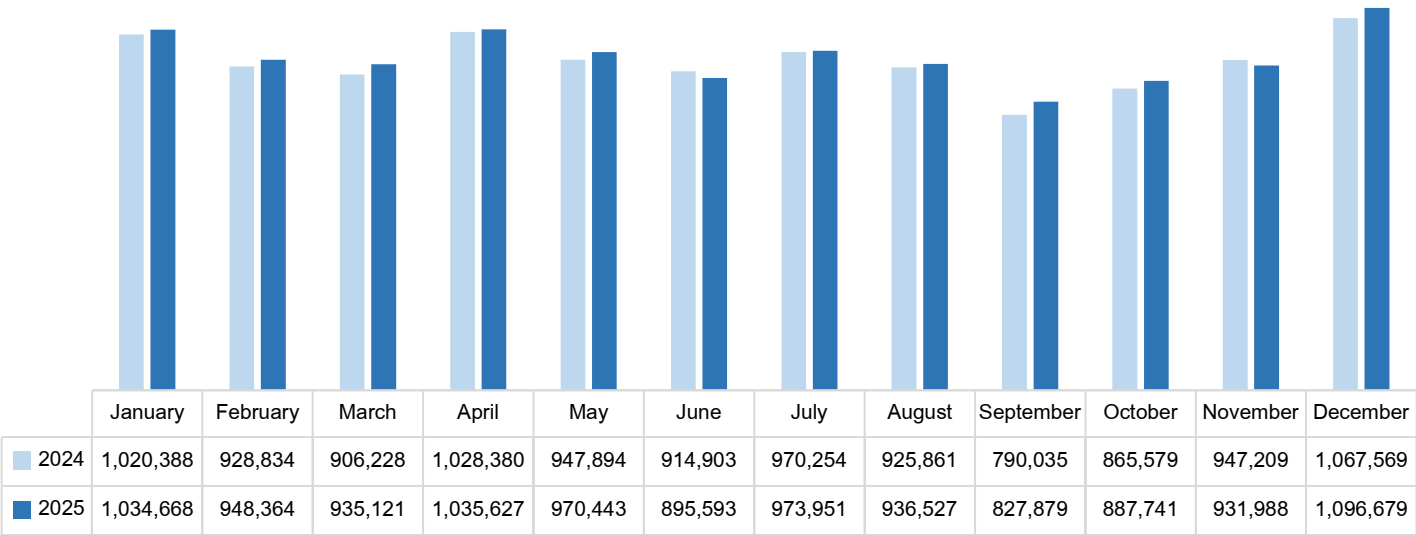
For 2026, the tourism industry in Prachuap Khiri Khan Province is expected to continue growing. However, the spending power of Thai tourists remains limited due to the high cost of living and household debt that is still at a high level. In addition, concerns about safety and travel convenience on Rama II Road, which is the main route to southern tourist destinations, may affect the confidence of some tourists in traveling.

According to tourism statistics from the Ministry of Tourism and Sports, Prachuap Khiri Khan Province recorded a total of 11.47 million visitors in 2025, an increase of 0.16 million visitors, or 1.43%, from the previous year. Of the total, Thai visitors accounted for 10.71 million, an increase of 0.16 million, or 1.48%, from the previous year, while foreign visitors totaled 0.76 million, an increase of 0.01 million, or 0.73%, from the previous year. Compared with 2019, before the COVID-19 pandemic, Prachuap Khiri Khan Province recorded a higher total number of visitors in 2025. In 2019, the province recorded 6.02 million Thai visitors and 1.24 million foreign visitors.

In terms of tourism revenue, Prachuap Khiri Khan Province generated total visitor revenue of THB 53,359 million, an increase of 3.21% from the previous year. Of this amount, revenue from Thai visitors was THB 45,023 million, increasing by 3.53% from the previous year, while revenue from foreign visitors was THB 8,336 million, increasing by 1.54% from the previous year. Compared with 2019, before the COVID-19 pandemic, the province's total visitor revenue in 2025 was higher. In 2019, revenue from Thai visitors was THB 28,602 million, while revenue from foreign visitors was THB 13,791 million.

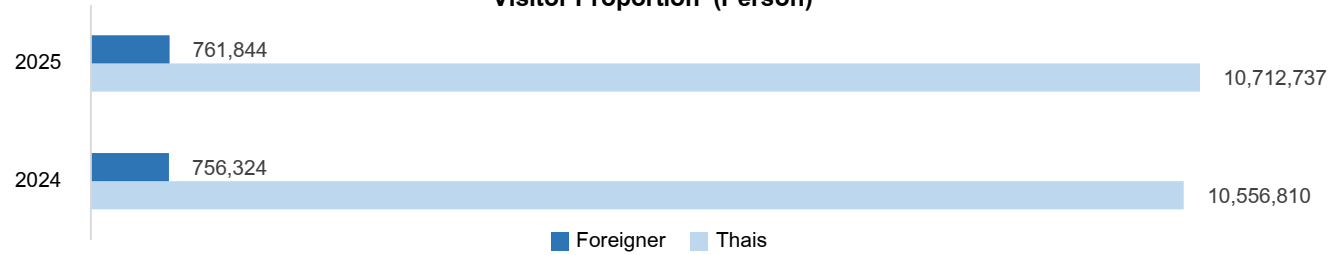
In 2025, Prachuap Khiri Khan Province recorded an average occupancy rate of 77.27%, increasing by 1.27% from the previous year. This was also higher than the 2019 level of 64.35%. Meanwhile, the accommodation supply in Prachuap Khiri Khan Province consisted of 567 properties and 18,039 rooms. Hotels accounted for 35.98% of the total number of properties and 60.50% of the total number of rooms in the province.

Number of visitors (Person)

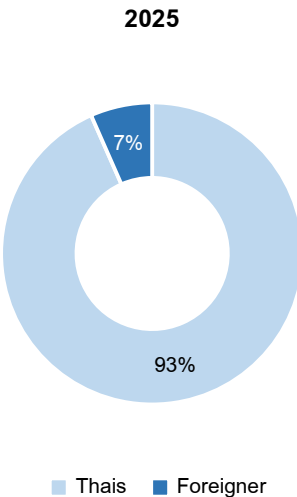
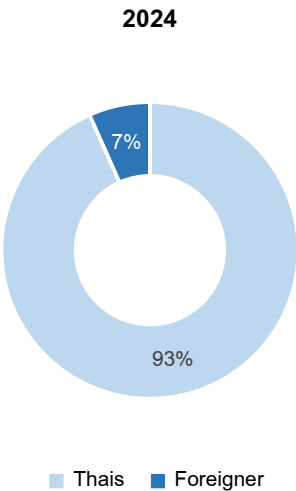


Source: Ministry of Tourism and Sports

Visitor Proportion (Person)

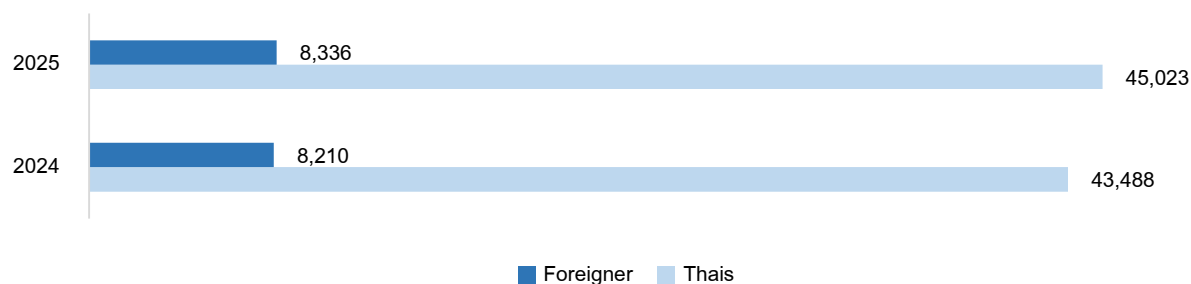


Source: Ministry of Tourism and Sports

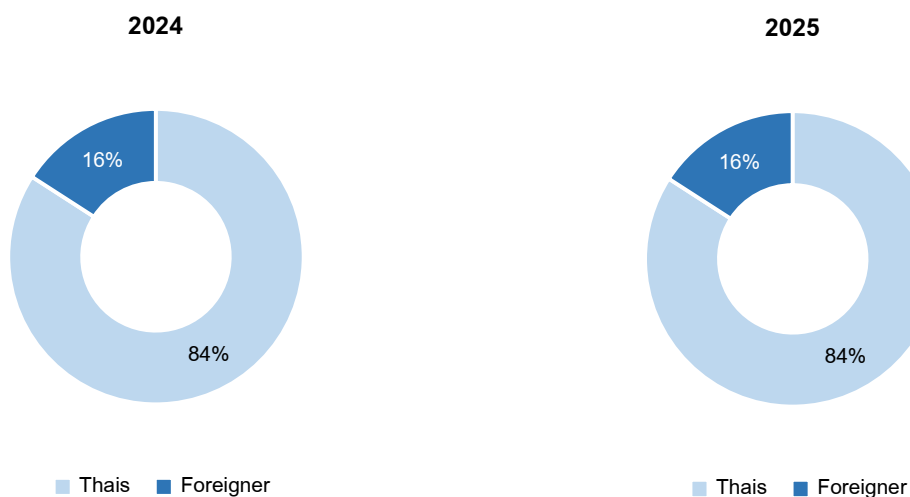


Source: Ministry of Tourism and Sports

Revenue Proportion (Million Baht)



Source: Ministry of Tourism and Sports



Source: Ministry of Tourism and Sports

Accommodation in Prachuap Khiri Khan Province (2023-2025)

Prachuap Khiri Khan	2023		2024		2025	
Province	Quantity	Rooms	Quantity	Quantity	Rooms	Quantity
Hotels	204	10,914	204	10,914	204	10,914
Resorts	195	4,661	195	4,661	195	4,661
Guesthouse	85	985	85	985	85	985
Bungalow	55	807	55	807	55	807
Serviced Apartment	3	110	3	110	3	110
Apartment	5	234	5	234	5	234
Homestay	3	12	3	12	3	12
others	15	281	15	281	15	281
Total	567	18,039	567	18,039	567	18,039

Source : Tourism Market Research Center Tourism Authority of Thailand

Tourism Situation in the Republic of Maldives

In 2025, the tourism industry in the Republic of Maldives recorded a total of 2.25 million tourist arrivals, representing an increase of 9.76% from the previous year. This level remained above the pre-COVID-19 level of 1.70 million tourist arrivals in 2019. The increase was mainly driven by the continued growth in the number of tourists from China and Russia. In addition, the opening of the new passenger terminal at Velana International Airport, which increased passenger handling capacity to 7 million passengers per year, served as a supporting factor. This was further supported by the launch of new direct flight routes from high-income tourist markets, such as Australia (Melbourne), which is scheduled to commence operations in May 2026.

However, competition within the tourism market in the Republic of Maldives remained intense due to the continuous increase in room supply. As a result, operators have been required to compete more aggressively to retain their customer base and capture market share. Given the continued increase in accommodation supply, the outlook for 2026 suggests that the number of Chinese tourists and European tourists is expected to continue growing.

Tourists visiting the Republic of Maldives continued to be mainly from Europe, totaling 1.33 million visitors, or 59.30% of total tourist arrivals, representing an increase of 10.40% from the previous year. This remained above the 2019 pre-COVID-19 level, when the number of European tourists was 0.83 million, accounting for 49.00% of total tourist arrivals. Meanwhile, tourists from Asia and the Pacific ranked second, totaling 0.71 million visitors, or 31.40% of total tourist arrivals, increasing by 12.10% from the previous year. This level was close to the 2019 pre-COVID-19 level, when tourists from Asia and the Pacific totaled 0.71 million, accounting for 41.40% of total tourist arrivals. Tourists from the Americas totaled 0.10 million visitors, or 4.70% of total tourist arrivals, declining by 2.70% from the previous year. Nevertheless, this was still higher than the 2019 pre-COVID-19 level, when tourists from the Americas totaled 0.08 million, or 5.00% of total tourist arrivals.

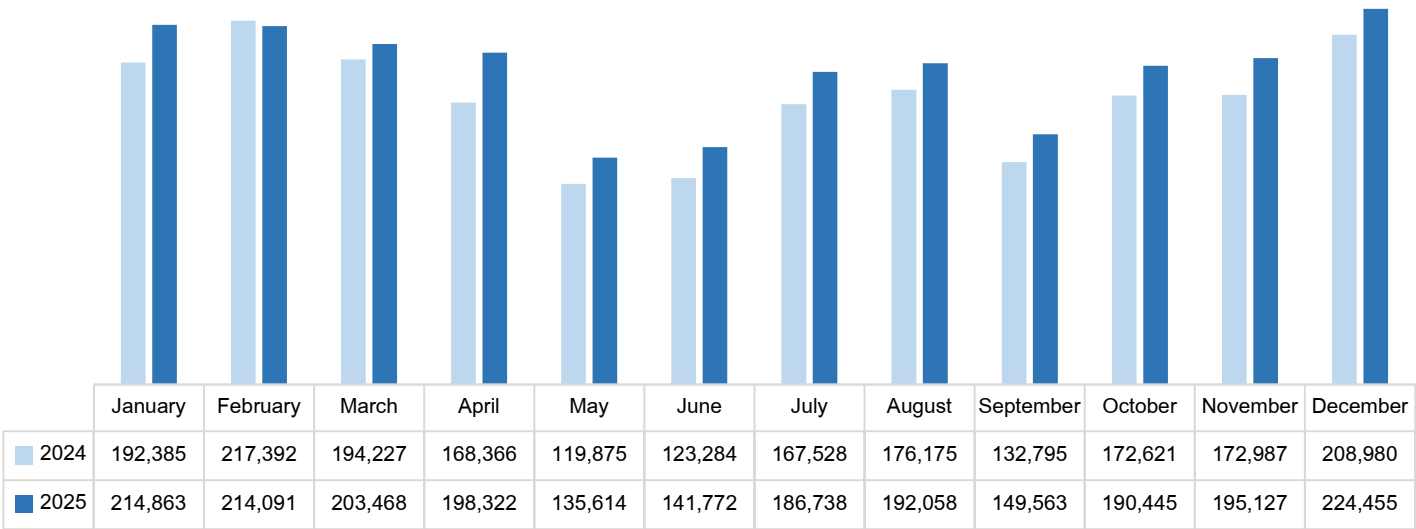
In terms of tourist arrivals by nationality, the largest group was Chinese tourists, accounting for 14.60% of total tourist arrivals, followed by Russian tourists at 12.40%, and tourists from the United Kingdom at 9.00% of total tourist arrivals.

In 2025, resort properties in the Republic of Maldives recorded an occupancy rate of 68.3%, decreasing by 3.80% from the previous year, and remaining below the 2019 level of 74.10%. Meanwhile, the number of operating resort properties in the Maldives increased by 5 properties from the previous year to 178 properties. The total number of available resort rooms reached 44,697 rooms, representing an increase of 4.58% from the previous year.

The continued expansion of the Maldives hotel market, reflected in the growth in tourist arrivals, room supply, and the upward trend in room rates, indicates opportunities to enhance revenue generation potential. However, changing travel behavior has made hotel management and asset enhancement planning more complex. As a result, hotel

operations and renovation plans must be managed more carefully in order to maintain competitiveness, support sustainable revenue generation, and remain competitive in the long term.

Number of visitors (Person)



Source: Ministry of Tourism, Republic of Maldives

Top 5 Nationality travelling to Maldives

No.	2024			2025		
	Country	No. of Tourist Arrivals	%	Country	No. of Tourist Arrivals	%
1	China	263,340	12.90%	China	321,110	14.60%
2	Russia	225,204	11.00%	Russia	278,761	12.40%
3	UK	181,644	8.9%	UK	202,172	9.00%
4	Germany	157,246	7.7%	Germany	167,822	7.5%
5	Italy	145,672	7.1%	Italy	153,414	6.8%

Source: Ministry of Tourism, Republic of Maldives

Risk Factors

Risk regarding on core asset investment

1. Risk from invested in properties

The value of the main assets may decrease significantly if there is sudden negative crisis on real estate prices or to the economy where current asset or future asset is situated.

Risk of the Real Estate Investment Trust concentrated on specific investment compared to other types of Trusts and mutual funds.

The Real Estate Investment Trust must invest in real estate at least 75% of trust unit value offered for sale including the amount of loan (if any) causing the investment to be concentrated on real estate. Whereas, other types of Trusts and/or mutual funds may have a policy to diversify the investment in different types of financial instruments or various types of assets. Hence, if real estate market is declined, it may cause negative impact to the operating performance and financial status of the Real Estate Investment Trust more than other types of Trusts and/or mutual funds that diversify the investment in various types of assets.

2. Risk on the assets invested are solely concentrated on one type of assets

The real estate investment trust must invest in real estate not less than 75% of the value of the trust units that are offered for sale as well as loan obligation (if any), making investments concentrated in real estate, while trusts and/or other types of mutual funds may have a diversification policy in different types of financial instruments or diversifying investments in various types of assets. Therefore, if there is a situation where the real estate market is not good or deteriorating, for example, the number of foreign tourists visiting the Republic of Maldives decreased due to the epidemic outbreaks, etc., it may cause a material negative impact on the REIT's operating results and financial position than other mutual funds with more diversification in multiple asset classes.

However, the initial investment assets and second additional investment asset that the REIT invested in were hotel properties located in many locations in Thailand, including Phuket Province. Phetchaburi Province. While the property that DREIT invested in the first additional investment is a hotel property located in the Republic of Maldives. Therefore, the investment of DREIT has a certain level of investment risk diversification.

3. Risk on invested in leasehold assets

The Trust has invested in leasehold assets such as Dusit Thani Hua Hin and Dusit Thani Maldives which the value of the leasehold properties may decline according to the remaining lease term and the residual value will be zero at the end of the rental period due to the appraisal of such asset or any other factors beyond control of the Trust. However, the change in the value of such leasehold assets may significantly affect the Net Asset Value (NAV), Trust unit value, and/or the distribution of the Trust.

4. Risk on high market competition in tourism industry

The increase in the number of hotel operators in the market and hotel supply in the same location and/or in other tourist areas which could create more competition in price, quality, appearance, and facilities. Moreover, the purchasing power, average spending for stay, and fluctuation in the number of target tourists may affect the revenue and operating expense of the tenants which may affect the ability to pay both fixed rental and variable rental.

However, the main asset of DREIT are potential assets located in the prime area which is a popular destination. The hotels have beautiful rooms design and facilities that can meet the needs of all types of customers. Also, Dusit Thani group which is the hotel manager of the hotels under DREIT have high expertise in hotel businesses and services for a long period. Therefore, it is expected to continuously attract tourists.

5. Risk on natural disasters and other force majeure events such as terrorism, war, and political uncertainty

One or more of these events may affect the consumption, tourism, and demand for accommodation or services in the main assets of DREIT resulting to the impact to the income of the main tenants. Also, such events may cause damage to the main assets which may not be covered by insurance policy.

However, the main assets that DREIT invested in are diversified in many dimensions such as the location of the main assets, revenue from customers who stay in each season, and variety of customer groups in each property causing the effects of a particular event or many events are limited.

6. Risk on DREIT's main assets may be subjected to environmental legislation

The main assets under DREIT may be subjected to the environmental legislation such as hygiene law, law related to air pollution control, water pollution, waste disposal, and noise pollution control. Under these laws, real estate owners or those who controlling the operation and use of properties may have liability if violating or failing to comply with the guidelines.

7. Risk from expropriation of the main assets of DREIT

The REIT Manager is unable to evaluate the likelihood of being expropriated as the expropriation of the land is a policy and a necessity for the use of government. Such expropriation may have negative effect to the operating performance and financial status of the Trust.

However, the Trust may receive the compensation from the government or relevant governmental agencies, but such compensation may not equal to the amount paid by the Trust for purchase of asset. These may affect the return that Trust unitholders will receive from the investment which will not meet estimation both in terms of distribution and capital return.

8. Risk from the value of assets appraised by the independent appraiser is not indicated the intrinsic value of the properties

Property appraisal will consider many factors including some abstract factors that related to the property such as market status, financial strength, competitiveness, and property condition. These factors may change in the future as some events, or all events may not occur as expected. Therefore, the REIT Manager cannot guarantee that assumptions will be occurred as expected. Moreover, the price that the Trust will sell the assets in the future may be lower than the value of assets appraised by the appraiser or lower than the price that the Trust has invested in which will cause the loss from investment in such properties.

9. Risks for the Dusit Thani Laguna Phuket Hotel from the lack of rights to use private roads

Because the main road leading to the Laguna Phuket Hotel, where many hotels and resorts are located around, including Dusit Thani Laguna Phuket Hotel, with a distance of approximately 1.25 kilometers. There is a private road in the middle between the public road for a distance of about 300 meters, despite the fact that it has been open for public use in such private roads continuously and openly for more than 20 years. However, there is no official documentary evidence indicating that the road is a public road. As a result of this, there is a risk that the landowners in the aforementioned areas may block the use of such private roads. DREIT is then at risk of being unable to use the aforementioned route as the main entrance to the Dusit Thani Laguna Hotel.

REIT manager views that if such the private road is open for general public use. It may be difficult or take some certain period for the landlord to block the use of such private road as it will affect the rights of other people a lot. In addition, Dusit Thani Laguna Phuket Hotel has another entrance and exit route, which is a public road with a width of 4-5 meters and can be used as an entrance to the Dusit Thani Laguna Phuket Hotel as well, but it is smaller and therefore may not be as convenient as using the current entrance and exit which must go through such private roads.

10. Risk of being ordered to demolish buildings, structures

Some of buildings of Dusit Thani Hua Hin project including thai kitchen building (some part), fountain roundabout (some part), and the outside walkway which located near the public tram. However, the current physical appearance of the public tram is no longer determined. Therefore, it cannot be confirmed whether the aforementioned building is located on public tram or not. If the leased properties is ordered to demolish or modify by the government agencies or local authorities in full or partial part which the leased properties may not be used for generating the benefits for the business operation due to the cost of demolition of the said building and the ability to generate revenue from Dusit Thani Hua Hin that may be reduced. However, the REIT Manager and Trustee of DREIT have considered that such public tram is not a significant part of DREIT's assets to be used for utilizing and generating the benefits to the Trust.

Moreover, in order to reduce the risk that some of the above building may be located on the public tram, DREIT has specified in the sublease agreement of Dusit Thani Hua Hin Hotel that if the leased properties is ordered to demolish or modify by the government agencies or local authorities in full or partial part which the leased properties may not be used for generating the benefits for the business operation. The lessor will be responsible for demolishing or modifying the leased properties as an expense of lessor. Furthermore, the lessor is responsible for procuring new assets to replace the leased properties in order for DREIT to use the leased assets to operate as soon as possible.

11. Risk on assets located in overseas

Investing in assets located overseas will increase the risk to the Trust including (1) the international financial management of the Trust, and (2) the risks that are specific legal issues of the Republic of Maldives.

Because of the revenue and expense of the investment company are in US Dollars, it creates the risk to the Trust from the fluctuation in exchange rate. Moreover, the payment distribution from the operating performance of the first additional investment asset to the Trust depends on the forms of remittance which have different in benefits, taxes, and fees. Furthermore, the Trust musts also comply with the standards for the capital movement control, remittance guidelines, and currency exchange control in the Republic of Maldives resulting to the Trust has risks related to international financial management.

For the risks that are specific legal issues of the Republic of Maldives, this is because of the legal system in Maldives as it uses Islamic law mixed with the British common law which different from Thai legal system. This may create additional obligations to the investment company and/or the Trust.

12. Risk on the pandemic of the infectious diseases which may have negative impact to the Trust's revenue

Risk from the pandemic of the infectious diseases may create negative impact to the tourism industry from travel restriction, risk of infection, closure country border or closure tourists' attractions in order to control the spread of the infectious diseases. All of these effects may reduce the demand for accommodations and services on the properties or unable to stay which will affect the income of the main tenants and also affect the rental that the Trust will receive. And, such events may not be covered by the insurance policy.

Risk regarding operation and structure of the Trust

1. Risk from change in accounting standard or related laws or guidelines of regulators

The effective of the new accounting standard or the amendment of laws and regulations or financial reporting standards of Thailand and Republic of Maldives may change as well as the accounting standard that revised to be accordance with the International Financial Reporting Standards (IFRS). As a result, the Trust's financial statements may be affected by the application of the revised accounting standard. The conditions and timing for revise the accounting standard are determined by the relevant authorities. Hence, the REIT Manager cannot guarantee that these changes will not have material effect on the preparation of the Trust's financial statement or the performance and financial standards of the Trust. Such changes may affect the Trust's ability to pay distribution to Trust's unitholders.

2. Risk on future tax and fees

To sell the properties or transfer the leasehold right of the assets or sell the shares of the subsidiary company of DREIT and arrange to generate benefits from the assets in the future, may have tax liability and fees incurred. The Trust and/or the subsidiary company of DREIT may have to bear all or part of the burden. The tax liability and fees that the Trust and/or the subsidiary company of DREIT have to pay, may differ from the current rates.

In addition, the Trust's tax burden and/or the unitholders' tax burden and/or trading of Trust units and/or the operation to generate benefits from the assets under the Trust, and the return from investment in the Trust in the future, may change from current being. If there is a change in tax laws and regulations, it may affect the operating performance of the Trust as it affected by the tax liability incurred.

3. Risk from decrease in fair value of the main assets and leasehold properties will have negative impact to the Profit and Loss statement, Net Asset Value, and the ability to pay distribution of the Trust

In case, the fair value of the assets and leasehold properties was decreased from the loss from asset appraisal and investment which affect the decrease in Net Asset Value and also create the excess liquidity to the Trust, such cases may affect the ability to pay distribution of the Trust. However, the Trust may reduce registered capital and return the excess liquidity in order to be able to pay distribution to unitholders.

4. Risk from the ability to pay rental of the tenants and compliance with the conditions according to the lease agreements

Financial status and ability to pay fixed rent of the tenants may affect the revenue of the Trust. However, the REIT Manager will strictly monitor and verify the financial status of the tenants. If it found to be at risk, the REIT Manager will consult with the main tenants to find the solution or if necessary, the REIT Manager may prepare to find a new tenant in advance. Moreover, the Trust may be exposed to risk if the main tenants may not comply with terms and conditions of the lease agreement. If it is a condition for the Trust to be able to terminate the agreement, the Trust will be entitled to receive compensation by prosecuting the tenants and/or claiming damages from the main tenants. Unless, such event is caused the force majeure which is specified in the agreement.

5. Risk from not being able to find the new tenants in the future

If there is no renewal of the lease agreement after the expiration or unable to find a new tenant and/or cancellation of the lease of the main assets before the expiration of agreement period. The Trust may have risk of not being able to find new tenants that have good lease terms comparable to the current lease agreement resulting to the Trust may receive less rental income from the new tenants. Thus, it may affect the payment distribution of the Trust.

However, if the agreement is canceled before the expiration date caused by the fault of the tenants, the Trust will be entitled to receive compensation by prosecuting the tenants and/or claiming damages from the main tenants. Unless, such an event is caused the force majeure which is specified in the agreement.

Moreover, the main assets of the Trust are assets that have been maintained in good condition and have customers come to use the service continuously. Furthermore, the assets located in the prime areas that have an ability to attract customers. Also, the hotel manager of the main assets has expertise in the business management. For these reasons, it is possible that the Trust will find new tenants without difficulty.

In addition, the REIT Manager will negotiate with the current tenant before the expiration of the lease agreement to have a period of time to find new tenants which will help to reduce the impact.

6. Risk from renovation of the main assets of the Trust and adequacy of reserve for improvement

Renovation to improve image of the properties both interior and exterior or change major system such as electrical systems, plumbing systems, etc. The expenses for maintaining and risks from unforeseen maintenance are likely to increase as the asset life depreciate over time. Moreover, the properties may need to be renovated other than as planned and may cause additional expenses if there are problems that may arise due to the enforcement of new laws. In addition, the operation of the assets under the Trust may be affected by the renovation. It may also affect the performance and ability to pay rental fee within the specified period of the main tenants.

Moreover, the lease agreement has specified the condition that the Trust and Sublease company to reserve the Capital Expenditure Budget for maintenance and replace the old fixed assets, and Renovation Budget for major renovation of the leased properties. However, such reserve may not be sufficient for future repair, maintenance, or additional improvement of the main assets in order to increase its competitiveness. In case of insufficient funds, the Trust has to consider other source of funds to be used for maintenance and improvement of the main assets in order to reduce the impact on the return to the unitholders.

Process of renovation and maintenance will be made according to the timeframe that the hotel manager of DREIT and/or the main tenants deem appropriate and has been approved by the REIT Manager and/or Trustee. Normally, the maintenance will not interrupt the operation of the assets under DREIT, and it will close only the specific areas which other areas still open for operation. Unless, there is a need for major renovation which the guest may not be comfortable and it may cause complaints or it is ineffective to run operation at that time. The main tenants or the hotel manager may consider temporarily close the hotel operation for major renovations.

7. Risk on insurance

Although, DREIT and/or the investment company have provided adequate and appropriate insurance in accordance with the relevant laws and regulations, but the indemnity in the event of damage to the main assets may not be worth for the loss that occurred from various events such as loss from terrorism, sabotage, and riot. Moreover, the term of insurance for the business interruption may not cover the time period that the Trust is unable to utilize the main assets. Also, the Trust may not be able to exercise the claim or may be delay in claiming indemnity for such insurance policy which is not the fault of the Trust. Hence, the Trust may

be at risk of financial loss when there is a serious event in which the Trust may not receive sufficient indemnity. This may have a direct impact to the return to unitholders.

8. Risk regarding breach of the lease agreement

Although, there is specified the terms and conditions in the lease agreement, the counterparty may breach the agreement or cause of any events resulting in termination or breach of the agreement. In such a case, the Trust may have the right to terminate the agreement, claim damage, call for compensation for the lack of benefit, and/or the rent that has been paid (if any). Whereas, in the event that the counterparty breach the agreement and the Trust and/or the investment company may not receive the compensation or unable to enforce to comply with the agreement. Therefore, the Trust and/or the investment company may have to bring the matter to justice by the court which the Trust and/or the investment company cannot predict the timing to doing so and the compensation amount that the Trust and/or the investment company will be received. In addition, the outcome of the case depends on the judgment of the court and even if the Trust and/or the investment company won the case, the Trust may face difficulties in enforcing the court's judgment. The Trust unitholders may be at risk of not receiving the returns in the amount or within the expected timeframe.

9. Risk from the land lease agreement from the Maldives' government

(1) Risk from main lease agreement

Although, the lease of the assets that invested by DREIT is valid with the acknowledgement and approval from the Maldives' government, the Trust may be exposed to risk if the sublease company (DMI) breached the terms and conditions of the main lease agreement between the sublease company and the government such as the sublease company fails to pay the rent that specified in the main lease agreement when the payment due, the sublease company fails to comply any undertaking conditions such as modify the land without the consent from the government or sublease company is being bankrupt, or shut down.

However, the government must have a notice of termination stated the reason for termination of the agreement which such event may impact the sublease company to not be able to sublease the land. As a result, the sublease company will lose the sublease revenue which will impact on the revenue of the Trust as well as this will affect the return to the Trust unitholders. To prevent such risk that may occur, the REIT Manager will provide measures to monitor the sublease company to strictly comply with the main lease agreement.

(2) Risk from government is able to terminate the main lease agreement before the expiration of the lease period

The main lease agreement has specified the conditions that will cause the government as a lessor to have the right to terminate the agreement with the lessee or DMI before the expiration of the lease period. Event that DMI breaches the agreement such as fail to pay the rent as specified in the lease agreement, fail to comply the conditions to doing the Development Concept, Environmental Impact Assessment, Work Plan, and Detailed Drawings. Or, in the case DMI is being bankrupt or shut down the company. However, the REIT Manager will strictly monitor and control the sublease company to not breach the agreement as mentioned above.

Moreover, the main lease agreement has also specified the conditions that the government has right to terminate the agreement or request the return of the leased areas. The events that the land which is the location of the first additional investment asset of DREIT and also the project of Dusit Thani Maldives hotel is necessary for in the following cases (1) Protecting the country (2) Public purposes. Hence, DMI may be exposed to risks if the main lease agreement is terminated before the expiration of the lease period which will terminate the sublease agreement between DMI and the tenants resulting to the impact to the utilization of the assets and revenue of the Trust. However, if there is an event of the termination of the main lease agreement, the main lease agreement is stipulated that DMI is entitled to receive compensation from the government.

10. Risk from borrowing the loan

In the case the Trust has obtained loan in accordance with the specified regulations, the Trust may have risks arising from such borrowing due to the change in economic situation and the increase in interest rate which will affect the operation of the Trust. As a result, the Trust may have insufficient liquidity and it may decrease the ability to repay the principal and interest and affect the ability to pay distribution to Trust unitholders.

Moreover, if the lender has specified the repayment terms which is high amount for the final loan repayment, the Trust may have to find new loan to pay off such final loan repayment. Hence, the Trust may be at risk of not being able to obtain new loan. However, the REIT Manager will manage such risks by strictly monitor the Trust's performance and external factors including the trend of the interest rate. Also, the REIT Manager may consider using financial instruments to reduce such risks such as hedging the fluctuation in interest rate, or any action taken with the lender such as requesting to postpone the repayment period or waiver of conditions that impede the management of the Trust. The REIT Manager will take action that considering the relevant laws and the best interests of the Trust unitholders.

However, after the principal payment has been made, the REIT Manager may consider seeking other source of funds including offering for sale additional trust units, issuing for debentures, or borrowing from commercial banks and/or financial institutions and/or other types of juristic persons that are permitted to grant loan to the Trust. The REIT Manager will consider the collateral and ability to pay debt of the Trust to provide the best source of funds for the Trust.

Nevertheless, the REIT Manager has opinion regarding the risk that the Trust will not be able to pay the interest and/or repayment the principal is low as the debt-to-equity ratio of the Trust is remained in manageable level. Furthermore, the debt to total assets ratio of the Trust is in accordance with the regulations prescribed by the Securities and Exchange Commission (SEC), and the main assets of the Trust that have potential and can continuously generate income to the Trust. In addition, the financial advisor and the REIT Manager have made estimation of the Trust's performance under relevant assumptions which shows that the Trust has ability to pay interest and principal according to the loan agreement.

11. Risk from relying on the REIT Manager, Lessee, and Hotel Management Team

The REIT Manager is responsible for defining the policies and strategies for managing the Trust's operation, setting up the capital structure, managing the cash flow of the Trust, generating benefits from the assets of the Trust by subleasing the assets to the main tenants. The main tenant is not directly the hotel operator as it entered into a hotel management agreement with the hotel manager who is responsible for managing the assets of the Trust under supervision of the main tenants. The hotel manager is also responsible for providing services to customer, booking management, marketing, and maintaining the security and safety of the buildings.

In addition, if the REIT Manager is unable to execute the strategy successfully or, the main tenants or hotel manager are unable to manage the assets properly, it may significantly affect the value of the main assets and/or the rental income that the Trust will receive which will affect the performance, financial status, and ability to pay distribution to the unitholders as well as repayment of debts.

However, the REIT Manager will set the policies and strategies for managing the Trust and generating the benefits from the main assets of the Trust to be accordance to the Trust Deed. Moreover, the main tenant has appointed Dusit Thani group to be a hotel manager of the Trust. As DUSIT is a hotel operator with long experience and expertise in hotel management and being familiar with the properties. Hence, it is difficult to has ineffective hotel management.

12. Risk from conflict of interests of the Trust and Dusit Thani group

Although, the REIT Manager has carefully determined the roles and scopes of Dusit Thani group as the hotel manager, conflict of interests between the Trust and Dusit Thani group could happen from the hotels in many areas which operated by Dusit Thani group. Whereas Dusit Thani group is also responsible for managing the assets of the Trust, this may cause the performance of the assets of the Trust is not good as other hotels which are managed and/or directly owned by Dusit Thani group. As a result, it will affect the performance and financial status of the Trust.

Moreover, the probability of the conflict of interests is not high due to the hotels of Dusit Thani group that the Trust has not invested in including other hotels managed by Dusit Thani group, are not located near to the main assets of the Trust. Except for the Villa's project of Laguna group that Dusit Thani group is the hotel manager and located near to Dusit Thani Laguna Phuket hotel. However, such hotels have different target customers according to types of service, locations, architecture, decorations, and also room price, these are all important factors for the customer's stay decision which would choose to stay in a hotel that meets their needs.

Furthermore, the terms of contract that the main tenants have appointed Dusit Thani group to be the hotel manager, will encourage the hotel manager to generate revenue and profits for the Trust continuously by specifying the fee based on the operating performance of the hotels to create incentives for well management. This will help to reduce the risk of such conflict of interests.

In addition, the REIT Manager has defined the guidelines for monitoring the asset management of Dusit Thani group to prevent the conflict of interests between the Trust and hotel manager. There is specified the period of 15 years from the initial investment of the Trust or throughout the period that DMCO and/or subsidiary of DMCO are lessees and from the period of the first additional investment of the Trust, DUSIT and any person whom DUSIT has directly or indirectly control will not operate hotel business located within radius of 10 kilometers from the location of the initial investment asset or the first additional investment asset (as the case may be) in term of direct competition with the brand applied to such hotel is the same as the main assets, unless getting the written consent of the Trust.

13. Risk from relying on hotel management team with their trademark or hotel brands used for all Trust's assets

Under the hotel management agreement between the tenants and the hotel manager, the hotel manager will grant the right to use trademark or hotel brands to the main tenants for operating the main assets of the Trust. In the event that the agreement between the main tenants and the hotel manager is terminated for any

reasons, use of trademark or hotel brands related to the main assets of the Trust will be terminated. Any sign or stuffs with the trademark which indicated the relationship between the assets of the Trust and the hotel manager must be removed from the hotel. And the hotel management team will no longer provide services.

Moreover, when the hotel management agreement is terminated, it may cause the loss of the room booking channel, access to central reservation system, and also loss of the loyal customers of the hotel manager. Furthermore, if there is any damage to the name or brand of the hotel manager, it may affect the reputation of the assets of the Trust, ability to attract customers to stay which may have negative impact of the business, financial status, performance both in current and future of the Trust.

However, the main assets of the Trust situated in a good location and has been maintained in a good condition. Thus, if the hotel management agreement between the main tenants and the hotel manager is terminated for any reason, the new hotel manager will be able to continue manage the main assets of the Trust.

Nevertheless, the current hotel management team is the hotel manager who has been operating under their own brand for a long time in hotel management industry and has been recognized internationally for their brand standards. This shows the hotel manager has ability and measures to maintain their brand reputation and standards very well. Hence, the risk of damaging the brand reputation of the hotel manager is relatively low.

14. Risk from no direct authorization to hotel management team

Due to the variable rental of the Trust depends on the performance of the hotels that the Trust invested in, the Trust and/or the sublease company entered to lease agreement with the main tenants. The main tenants have authority to manage the assets of the Trust, they will enter into the hotel management agreement with the hotel manager which the Trust is not the direct counterparty of the hotel management agreement. Hence, the REIT Manager is unable to guarantee the main assets of the Trust will continue to operate and be maintained as planned in the future. This may cause the impact to the business operation, financial status, and the performance of the Trust.

However, the hotel management team of the assets of the Trust which has been hired by the main tenants as a hotel manager have expertise, reputable, and experienced in hotel management. Moreover, the hotel manager is also responsible for complying the terms and conditions of the hotel management agreement which the REIT Manager will monitor the operations of the hotel manager through the main tenants.

15. **Risk from interest rate and exchange rate which limit the benefits which Trust would obtain from the additional assets invested. Such transaction is not able to secure completely for risk of interest rate and exchange rate.**

The investment of the Trust consists of indirect investment in foreign countries which the revenue and expenses of the sublease company are currency in US Dollars. This will affect the Trust to bear risk from the fluctuation in exchange rate. The main tenants will make payment to the sublease company and the sublease company will pay returns to the Trust in US Dollars. The REIT Manager may consider taking hedging transaction for the Trust or enter into a future contract for the exchange rate between US Dollars and Thai Baht. Moreover, the REIT Manager will consider the appropriateness of mechanisms and tools to reduce risks including considering other factors such as relevant laws, interest rate, and transaction fees. Furthermore, the REIT Manager will monitor the exchange rate (Swap Point Rate) to determine the suitability of entering into hedging transactions.

However, the Trust may not always be able to enter into hedging transactions and such hedging may not cover return as expected. Also, there is no hedging which can completely secure the Trust from the risks related with the change in interest rate and exchange rate. As a result, this may have impact to the asset value of the Trust.

16. **Risk regarding the payment distribution from the performance of the first additional investment asset to the Trust depending on the form of remittance which may change and be impacted by change in standards of capital control, remittance guidelines, and control of foreign exchange in the country which the Trust invested in**

Investment structure for acquiring the assets of the Trust consists of indirect investment of the first additional investment asset through share acquisition of investment company and provision of shareholder loan. Hence, regarding the investment company located in overseas will have form of remittance between companies as follows (1) principal repayment of shareholder loan (2) interest payment of shareholder loan (3) administrative and service fees (4) dividend which each form of remittance has different benefits, tax, and fees. In addition, the investment in overseas must comply with the standards of capital control, remittance guidelines, and control of currency exchange in Republic of Maldives which the Trust may be affected by foreign exchange risks and rules related to remittance to the Trust.

17. Risk from the assets of the Trust may incur additional expenses related to the properties

The ability of the Trust to pay distribution to unitholders may be adversely affected by the increase in expenses related to the properties. Without increasing income or increasing at a lower rate, this will affect the total rental income that the Trust will receive.

18. Risk from relying on personnel with expertise and experience in managing the utilization of the properties

Dusit Thani group as a hotel manager is the key factor in managing and utilizing the assets of the Trust while losing the personnel will result in a loss of people who have experience, knowledge, business connection, and expertise in hotel management. In the event that DUSIT loses such personnel and unable to persuade, hire, and develop new personnel who is knowledgeable, expertise, competence, and has qualifications related to hotel management, it may cause the Trust having a lower profitability which will affect the Trust's ability to pay distribution to unitholders.

However, such risk can be managed as Dusit Thani group has policies and measures in human resource management such as setting appropriate salaries and welfare, training and developing personal to improve work efficiency of the employees and organizing activities to strengthen the relationship between DUSIT and employees. To have a sufficient number of competent personnel which is suitable for roles of their job and delight to work to create good results on a regular basis.

19. Risk from hotel management agreement may not be extended at maturity or the terms and conditions of the extended agreement may not be good and beneficial as current agreement

Hotel performance may be impacted if the hotel management agreement between the main tenants and the current hotel manager is not renewed at maturity, or the agreement is terminated before the expiration period. The main tenants have to seek a new hotel manager to be appointed causing the lack of continuity in hotel management. Although, the hotel management agreement between the main tenants and the hotel manager will be extended, there is still a risk that the terms and conditions under the extended agreement will benefit the operation of the assets equivalent to the terms and conditions under current agreement. These factors will be affecting the performance and ability to pay distribution of the Trust.

However, the remaining period of the hotel management agreement of the initial investment asset is approximately 6 years (end of 2031) and the remaining period of the hotel manager agreement of the first additional investment asset is approximately 16 years. If the main tenants are able to comply with the conditions of the lease agreement for paying rental to the Trust and also the hotel management agreement continuously until the expiration of the agreement. The REIT Manager expects that the renewal hotel

management agreement upon the expiration of the agreement and the extension of the agreement period will be able to process smoothly under the terms and conditions that are beneficial to all parties. In case the hotel management agreement has not been extended or canceled before the maturity, the main tenants will be responsible for seeking and appointing the new hotel manager to be able to comply with the lease agreement continuously.

Risk regarding investing the Trust

1. Risk associated with investing in Trust units

The economic condition both global and country level including inflation, interest rate, currency exchange rate, price of consumer goods, real estate price, and the monetary and fiscal policy which affect the operating performance, financial status, and investment of the Trust. Also, the economic downturn as well as the decline in consumer demand may have a material adverse effect on the operating performance of the Trust, market price of the Trust in Stock Exchange of Thailand which may higher or lower than the offering price.

Moreover, market price of the Trust that traded on Stock Exchange may be affected by many uncontrollable external factors such as the effect from foreign stock exchange, domestic and foreign interest rates, currency exchange rate, policies or measures either indirectly or directly that imports and exports, tourism situation, domestic and international economic conditions, operational and business risks, price volatility of consumer goods, tax, and governmental policies. There is no guarantee that change in external factors will not have material effect on the market price of the Trust, return on investment, and management of the Trust. However, the REIT Manager will strictly monitor the external factors to be able to manage the Trust effectively.

2. Risk from political in Thailand

Although, the current political situation has improved but if there is an event of political uncertainty, it may affect the economy and the stock exchange of Thailand, and also have serious impact to the financial status of the Trust. Therefore, it cannot be guaranteed that current or future or change in governmental policies will not have any serious impact to the operation, financial status, performance, and growth of the Trust.

3. Risk that price of Trust units may change after the offering for sale

After the registration of Trust units in the stock exchange, there is no guarantee that the trading conditions of the Trust units in the stock exchange will be stable. The market price of the Trust units may decline after listed in stock exchange and may not be in accordance with the value of the Trust units. The market price of the Trust units depends on many factors such as the performance of the Trust, volatility of the stock exchange,

and trading volume of the Trust units, etc. Hence, the investors may not be able to sell Trust units at the price offered for sale or at the price according to the value of Trust units of the Trust.

4. Risk from impairment of asset valuation in accounting aspects

Due to the accounting standards, there is requirement to review the value of the main assets based on appraisal value of an independent appraiser. If the appraisal value is lower than the book value, there may be a loss for impairment of investment assets in accounting aspects resulting in decrease in Net Asset Value (NAV). Such loss from impairment is disclosed according to the accounting standards which the Trust will record such transaction as net unrealized loss from investments in freehold and leasehold properties. This does not affect the cash flow of the Trust and the payment distribution to unitholders. In such case, the Trust may pay some part of distribution in the form of dividends and some part in the form of capital return arising from the excess liquidity by considering the appropriateness for the best benefit for the Trust unitholders.

5. Risk from sale liquidity in secondary market

Since the Trust is a type of Trust that does not accept redemption of Trust units, the trading liquidity of the Trust units is based on demand volume of buyer and seller (bid-offer) in stock exchange. There is a risk that the Trust units may lack liquidity resulting to investors may not be able to buy or sell the Trust units at desired price.

6. Risk from ability for distribution payment

The payment distribution of the Trust will be determined by the performance of the Trust which depends on many factors such as the economic condition in country and abroad, competence of the hotel manager, related costs for operating assets, operating expenses, industry competition, change in related laws and regulations. Such factors may have an impact to financial status, liquidity, and income of the Trust. Therefore, there is a risk that investors will not receive the payment distribution as estimated return in the year of the event, or the Trust may not be able to maintain the level of payment distribution or increase the payment distribution in the future. In addition, the rate of return that the Trust pay distribution to unitholders may be in the form of capital return from recognizing the unrealized loss from impairment of the appraisal value of the main assets prepared by independent appraiser.

7. Risk from NAV is not relevant to market price

The calculation of Net Asset Value (NAV) of the Trust disclosed by the REIT Manager is calculated using the latest appraisal report or latest reviewed appraisal report as the basis for determining the property value. This value may not be the value that can be traded in the stock exchange as the market price will be determined

by other factors such as supply and demand of the securities and investment inflows and outflows of the foreign investors.

8. Risk from in the case that Trust is terminated, the amount of capital payback may be less than amount of unitholder invested

In the event the Trust is terminated, the REIT Manager cannot guarantee that the Trust unitholders will receive partial or all investment amount back. It depends on termination method of the Trust, criteria for disposing assets of the Trust, and the remaining period of leasehold right.

Legal Issues and Restrictions

1. Dusit Thani Laguna Phuket Project

DREIT has registered servitude on part of title deeds no. 5917, 11956, 5971, 45114, and 42109 to Laguna Resorts and Hotel Public Co., Ltd., and Phuket Resort Development Co., Ltd., to be used as walkway, entryway, and installing utility underground. The REIT Manager and Trustee of DREIT have considered that such servitude will not have any significant impact on utilizing assets to generate benefits to the Trust. Moreover, the property of Dusit Thani Laguna Phuket's project is pledged as collateral of the loan from a financial institution.

2. Dusit Thani Hua Hin Project

Some of buildings of Dusit Thani Hua Hin project including Thai kitchen building (some part), fountain roundabout (some part), and the outside walkway which located near the public tram. However, the current physical appearance of the public tram is no longer determined. Therefore, it cannot be confirmed whether the aforementioned building is located on public tram or not. However, the REIT Manager and Trustee of DREIT have considered that such public tram is not a significant part of DREIT's assets to be used for utilizing and generating the benefits to the Trust. Moreover, in order to reduce the risk that some of the above building may be located on the public tram, DREIT has specified in the sublease agreement of Dusit Thani Hua Hin project that if the leased properties is ordered to demolish or modify by the government agencies or local authorities in full or partial part which the leased properties may not be used for generating the benefits for the business operation. DTPP as the lessor will be responsible for demolishing or modifying the leased properties as an expense of DTPP. Furthermore, DTPP is responsible for procuring new assets to replace the leased properties in order for DREIT to use the leased assets to operate as soon as possible.

Trust Unit Information

Trust Unit Information and Unitholding

Trust Unit Information As of 31 December 2025

Registered Capital	6,201,647,450.00	THB
Par Value	8.7163	THB per Unit
Number of Trust Units	711,500,000	Units

Stock Information

Closing Price (as of Dec 30, 2025)		4.88	THB per Unit
Highest Price in 2025		5.25	THB per Unit
Lowest Price in 2025		4.68	THB per Unit
Market Capitalization (as of Dec 30, 2025)		3,472.12	Million THB
Average Trade Value per Year		130.03	Million THB
Average Trade Volume per Year		26,591.78	Thousand Units
Total Net Asset Value	as of Dec 31, 2025	5,721,407,644	THB
	as of Dec 31, 2024	5,880,831,578	THB
Net Asset Value per Unit	as of Dec 31, 2025	8.0413	THB
	as of Dec 31, 2024	8.2654	THB

Capital Reduction

Since DREIT has been converted from DTCPPF, DREIT has reduced the registered capital to pay back to trust unitholder 3 times from the excess cash liquidity of the trust.

No.	Performance	Book closing Date	Payment Date	Capital Reduction (Baht/unit)	Capital Reduction (Baht)
1	01/01/2019 -30/09/2019	09/08/2019	23/08/2019	0.0750	30,705,000
2	01/10/2019 -31/12/2019	11/03/2020	25/03/2020	0.0794	56,493,100
3	01/01/2021-30/06/2021	16/08/2021	31/08/2021	0.0595	42,334,250

Unitholding Structure

As of August 25, 2025, list of the first 10 Trust Unitholders as at the latest book closing date

No	Trust Unitholders	Number of the Units	Proportion
1	Dusit Thani Public Company Limited	214,872,668	30.20
2	Social Security Office	180,826,930	25.41
3	Muang Thai Insurance Public Company Limited	29,430,000	4.14
4	Krungthai-AXA Life Insurance Public Company Limited	23,035,488	3.24
5	East spring Property and Infrastructure Income Plus Flexible Fund	14,932,600	2.10
6	Dhipaya Life Insurance Public Company Limited	12,489,600	1.76
7	LH Thai Property Fund	8,513,600	1.20
8	LH Property Plus I	6,009,000	0.84
9	Southeast Life Insurance Public Company Limited	4,540,700	0.64
10	Mr. Anchana Panich	4,210,000	0.59

Distribution

Policy and Limitation of Benefit Distribution

1. REIT manager shall distribute benefits or return of not less than 90% of the adjusted net profit for the fiscal year. REIT manager shall make distribution to the trust unitholders of not less than one (1) times per year and shall distribute the benefit within 90 days from the end of the fiscal year or from the end of the accounting period of the latest quarter (if any).

Adjusted net profit means net profit adjusted with following transaction

- (a) Reserve for refurbishment, maintenance, or renovation of the Trust's properties as planned and specified in Prospectus, 56-REIT, Annual Report or informed by REIT Manager prior.
 - (b) Reserve for loan repayment or liability encumbrance as shown in Prospectus, 56-REIT, Annual Report or informed by REIT Manager prior.
 - (c) Reserve for distribution payment for those eligible trust unitholders. REIT Manager has to consider the necessity of capital adequacy reserve as guideline by SEC.
2. In the case where the Trust has an accumulated net profit from each accounting period, the REIT manager shall also make distribution to the trust unitholders from aforesaid accumulated net profit.
 3. In case that REIT manager is unable to pay distribution, the REIT manager and trustee must explain the reasons to the SEC in accordance with the SEC requirements. The REIT manager shall notify unitholders via the Stock Exchange's information system, and the REIT manager and trustee will disclose it to unitholders in accordance with the requirements mentioned in the topic of, Information Disclosure to Trust Unitholders section 4.
 4. In the case where the Trust still has an accumulated loss, the REIT manager shall make no distribution to the trust unitholders.
 5. For consideration of distribution benefits, if the benefit per trust unit of annual period or interim period is less than or equal to Baht 0.10, the REIT manager shall reserve the right not to make any distribution and carry forward such distribution for next period as indicated in benefit distribution policy.
 6. For the principle and criteria of benefit distribution, the REIT manager shall proceed accordingly, unless the changes, revision, or addition from Office of the SEC, and/or other legitimated divisions such notifications and regulations.

7. The benefit to be received must be proportionated to the trust unitholding of each trust unitholder. In the case where it appears that any person(s) holds trust units in excess of the ratio or with disqualified conditions specified in the relevant SEC notifications Tor Jor, 49/2555 such person(s) shall not be allowed to receive the benefit of the trust units which represent the portion in excess of the ratio or with disqualified conditions as specified under the SEC notifications.
8. REIT Manager shall announce the benefit distribution, closing date of the register or record date of the trust unitholders and ratio of benefit to the trust unitholders whose names appear in the register of trust unitholders as of the closing date or record date of the register of trust unitholders through information system of the SEC, together with notify to Trustee in written notice.
9. In the case the trust unitholders have not obtained any benefit distributions in the period of prescription with the right of claims according to the Thailand Civil and Commercial Code, the REIT manager shall not utilize such benefits for other purposes, unless for the benefit of the Trust.

Distribution Payment History and Capital Decrease Payment from November 29, 2017 to December 31, 2025

Performance Period	Payment Date	DPU (THB : Unit)
29/11/2017 – 31/12/2017	31/06/2017	0.0403
01/01/2018 – 30/06/2018	31/08/2017	0.2640
01/07/2018 – 31/12/2018	12/03/2019	0.1714
01/01/2019 – 30/09/2019	23/08/2019	0.2516
01/10/2019 – 31/12/2019	25/03/2020	0.0294
01/01/2020 - 30/06/2020	28/08/2020	0.1750
01/07/2020 -31/12/2020	18/03/2021	0.2130
01/01/2021 -30/06/2021	31/08/2021	0.1155
01/07/2021 -31/12/2021	30/03/2022	0.2130
01/01/2022 -30/06/2022	31/08/2022	0.1750
01/07/2022 - 31/12/2022	30/03/2023	0.4006
01/01/2023 - 30/06/2023	11/09/2023	0.2000
01/07/2023 – 31/07/2023	29/03/2024	0.1975
01/01/2024 – 30/06/2024	06/09/2024	0.2050
01/07/2024 - 31/12/2024	28/03/2025	0.2150

01/01/2025 - 30/06/2025	09/09/2025	0.2000
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Structure of Management

REIT Manager

General Information

Name of REIT Manager	Dusit Thani Properties REIT Company Limited
Head Office	319 Chamchuri Square, 29th Floor, Phayathai Road, Pathumwan Sub-district, Pathumwan District, Bangkok 10330
Company registration ID	0105560138818
Contact Information	02-200-9999 extension 3681-3684
Registered Capital	10,000,000 Baht
Paid-up Capital	10,000,000 Baht
Paid-up Share	100,000 shares
Par Value	100 Baht
Type of Business	REIT Manager of the Trust
List of Directors	1. Mr. Chanin Donavanik 2. Mr. Sukit Ngamsangapong 3. Ms. Pattaneeporn Thienprasiddhi* 4. Ms. Nattharin Talthong 5. Mr. Virapan Pulges 6. Mr. Voranon Asavakittimetin
Authorized Directors	Mr. Chanin Donavanik Mr. Sukit Ngamsangapong Ms. Pattaneeporn Thienprasiddhi Mr. Voranon Asavakittimetin two of these directors' co-sign and affix the Company's seal.
Accounting Period	1 January – 31 December

*The resignation of the director became effective on 11 February 2026

Shareholding Structure

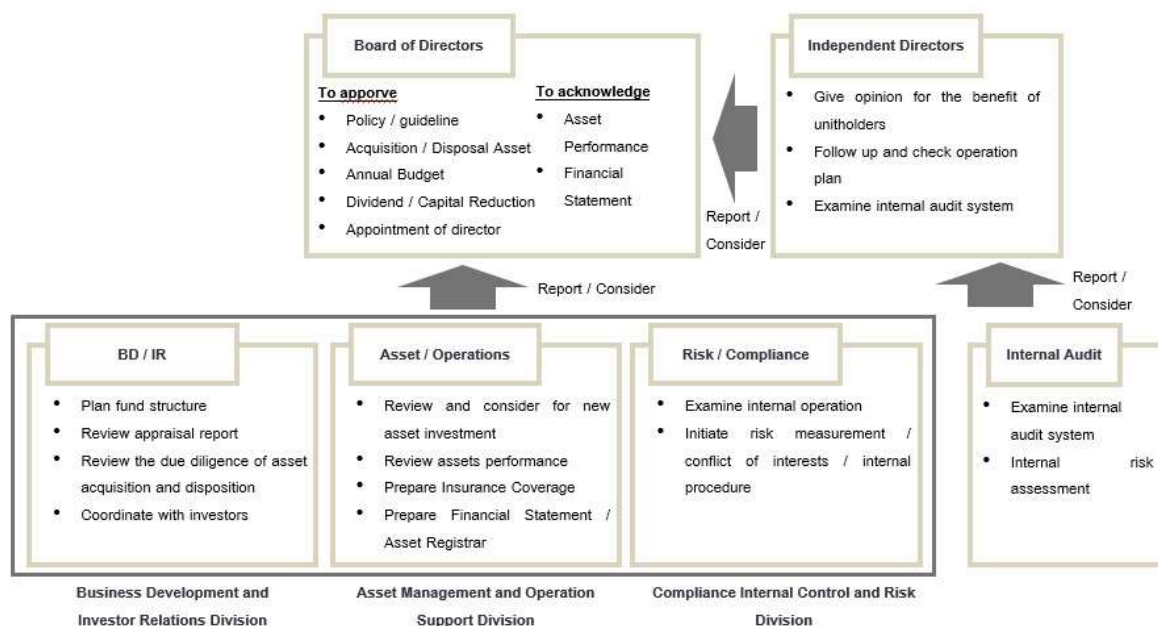
Name of Shareholder	No. of Shares	Percent (%)
Dusit Thani PCL.	99,997	99.997
Other	3	0.003
Total	100,000	100.00

Major Shareholder that has significant controlling power over on determining policy, management, and operation

DUSIT is the major shareholder and controlling persons over Dusit Thani Properties REIT Co., Ltd. (DTPR), who holds 99.99% shares of total paid up capital. DUSIT is listed in the SET under sections Tourism and Recreation Business.

Structure of REIT Manager

REIT Manger Structure comprises of Board of Directors, Managing Director and other 3 working divisions as below structure.



Directors



Chanin Donavanik

Chairman

Educations

- Master of Business Administration, Boston University, USA
- Director Certification Program (72/2006), Thai Institute of Directors Association
- Director Accreditation Program (10/2004), Thai Institute of Directors Association
- The Board's Role in Mergers and Acquisitions (1/2022), Thai Institute of Directors Association
- Role of the Chairman Program (51/2022), Thai Institute of Directors Association
- Cyber Resilience Leadership: SMART Goal at Bank of Thailand

Current Position

2025 – Present	Director LVM Holdings Pte. Ltd.
2025 – Present	Group Chief Executive Officer and Acting Chairman of the Board, Dusit Thani Public Company Limited
2025 – Present	Managing Director, DMS Property Investment Pvt. Ltd.
2024 – Present	Chairman, Human Resources and Remuneration Committee, Kasikorn Bank Public Company Limited
2023 – Present	Director, DI Hospitality Holdings Co., Ltd.
2023 – Present	Director, Dusit Foods Co., Ltd.
2022 – Present	Director, Le Cordon Bleu Dusit Company Limited
2022 – Present	Credit and Investment Screening Committee / Audit Committee, Kasikorn Bank Public Company Limited
2020 – Present	Chairman of Board of Tourism Business Strategy, Thai Chamber of Commerce
2020 – Present	Chairman, Thai Digital Platform Social Enterprise Company Limited
2020– Present	Head of Private Sector, Public-Private Steering Committee, D6 MICE and tourism promotion
2017 – Present	Independent Director, Kasikorn Bank Public Company Limited
2017– Present	Chairman, Dusit Thani Properties REIT Company Limited
2016 – Present	Vice Chairman / Chairman of the Executive Board / Investment Committee, Dusit Thani Public Company Limited
2016– Present	Director, Viman Suriya Company Limited
2015– Present	Director, Piyasiri Company Limited
2014– Present	Chairman, Dusit Fudu Hotel Management (Shanghai) Company Limited
2014– Present	Chairman of the University Council, Dusit Thani College
2013– Present	Director, JTB (Thailand) Company Limited
2013– Present	Director, Dusit China Capital Company Limited
2011– Present	Director, DMS Property Investment Private Limited
2009– Present	Director, Dusit Thai Properties Public Company Limited
2008– Present	Director, Dusit Overseas Company Limited
1995– Present	Chairman, Dusit Thani Philippines, Inc.
1990 –Present	Director, Dusit Thani Properties Company Limited
1989 – Present	Director, Thai - Japan Gas Company Limited



**Sukit
Ngamsangapong**

Director

Educations

- Master of Business Administration (MBA), The Faculty of Commerce and Accountancy, Chulalongkorn University
- Master of Accounting, The Faculty of Commerce and Accountancy, Thammasat University
- Bachelor of Accounting, The Faculty of Commerce and Accountancy, Thammasat University
- Director Certificate Program (240/2017), Thai Institute of Directors Association

Current Position

2025 - Present	Director, Dusit Thani Philippines, Inc.
2025 - Present	Group Chief Financial Officer, Dusit Thani Plc.
2025 - Present	Director, Dusit Thani Properties Co., Ltd.
2025 - Present	Director, Dusit Thani Properties REIT Co., Ltd.
2025 - Present	Director, Vimarn Suriya Co., Ltd.
2024 - Present	Director, Dusit Estate Co., Ltd.
2024 - Present	Director, Dusit Ajara Hua Hin Co., Ltd.
2024 - Present	Director, Dusit Japan Co., Ltd.
2022 - Present	Director, The Cooking Capital Bangkok Co., Ltd.
2022 - Present	Director, The Food Education Bangkok Co., Ltd.
2020 - Present	Director, Dusit Thai Properties Plc.
2020 - Present	Director, ASAI Holdings Co., Ltd.
2020 - Present	Director, Dusit China Capital Co., Ltd.
2020 - Present	Director, Dusit Foods Co., Ltd.
2019 - Present	Director, Dusit Fudu Hotel Management (Shanghai) Co., Ltd.



Educations

- 2001 Master of Business administration (MBA)
MS in information systems
Boston University, USA
- 1998 MA in economics Boston University, USA
- 1997 Bachelor of business administration
Chulalongkorn university



Natharin Talthong

Independent Director

Training program

2020 Director certification program (DCP) class 297/2020

Current Position

- 2019 - Present Director
DUSIT THANI PROPERTIES REIT COMPANY LIMITED
DUSIT THANI REIT COMPANY LIMITED
DUSIT MALDIVES INVESTMENT PRIVATE LIMITED
DUSIT MALDIVES MANAGEMENT PRIVATE LIMITED
- 2017 - Present Director - ASAI HOLDINGS COMPANY LIMITED
- 2016 - Present Director
DUSIT THANI PROPERTIES COMPANY LIMITED
SUAN LUM PROPERTY COMPANY LIMITED
PHARAM 4 DEVELOPMENT COMPANY LIMITED
- 2014 - Present Director - DUSIT EXCELLENCE COMPANY LIMITED
- 2011 - Present Director - DMS PROPERTY INVESTMENT PRIVATE LIMITED
- 2010 - Present Director - DUSIT MANAGEMENT COMPANY LIMITED
- 2009 - Present Director - DUSIT THAI PROPERTIES PUBLIC COMPANY LIMITED
- 2008 - Present Director - DUSIT WORLDWIDE COMPANY LIMITED
- 2005 - Present Vice President - Finance
Assistant Vice President - Finance
Director of Finance
Risk Management & Operations Support Manager
DUSIT THANI PUBLIC COMPANY LIMITED
- 2002 - Present Director - ACME PRINTING COMPANY LIMITED

Educations

- Master of Science in Finance, University of Colorado, USA
- Bachelor of Science in Economics, Kasetsart University
- Directors Accreditation Program, Thai Institute of Directors Association
- Advanced Audit Committee Program, Thai Institute of Directors Association

Current Position

- 2017 - Present Director / Independent Director, Dusit Thani Properties REIT Company Limited
- 2013 - Present Independent Director / Chairman of Audit Committee / Member of Risk Management Committee / Member of Nominating and Remuneration Committee Malee Group Plc.



Virapan Pulges
Independent Director

Educations

- Master of Science in Electrical Engineering at University of Colorado with Scholarship from IBM
- Bachelor of Science in Electrical Engineering and Computer Science at University of Colorado with 1st degree honor
- Director Certification Program, Thai Institute of Directors Association
- Audit Committee Program, Thai Institute of Directors Association
- Role of Chairman Program, Thai Institute of Directors Association

Current Position

2023-Present	Independent Director, Chairman of the board, Udom Medical Equipment Company Limited
2022-Present	Independent Director, Asia Industrial Estate Company Limited
2018-Present	Independent Director, Chairman of the board, Chairman of compensation and Nomination Committee, Neo Corporate Company Limited
2018-Present	Independent Director, Dusit Thani Properties REIT Company Limited



Voranon Asavakittimetin
Managing Director

Educations

- Master of Science in Real Estate Business, Thammasat University
- Tax Law Diploma Program, Thammasat University

Current Position

2023 - Present	Director / Managing Director, Dusit Thani Properties REIT Company Limited
2023 – Present	Director, Dusit Thani REIT Company Limited
2023 – Present	Director, Dusit Maldives Investment Private Limited

Roles and Responsibilities of REIT Manager

REIT Manager has one committee which include at least three professional persons. One-third of total directors must be independent directors. The board of directors and executives who are authorized to manage the Company must possess characteristics under the Notifications of Capital Market Supervisory Board and the Notifications of the Office of SEC Sor.Chor. 29/2555. Scope of roles and responsibilities of the board of directors, independent directors, executive officers including other divisions shall be in accordance with the Company's manual of operating system and internal control which is approved by the Office of SEC.

Authorized directors of the REIT manager must have 2 directors (not including Independent Director) co-signing and affixing the Company's seal. The board of directors may assign any directors or other persons to perform duties on behalf of the board of directors. This shall not include an authorization which would enable such directors or attorney-in-fact to act in conflict of interest with the Trust.

Roles and Responsibilities of the Board of Directors to REIT Manager

- (1) Perform its duties with integrity (duty of Loyalty), prudence (duty of Care), and responsibility (accountability) and morality (ethic) and in accordance with laws, objective and articles of association of the Company as well as resolution of a meeting of the trust unitholders by taking the best benefits of the Trust and trust unitholders into account.
- (2) Formulate operation policy, manage, and monitor the compliance of the operation and disclosure of conflict of interest according to the guidelines of the Office of the SEC and other relevant regulatory authorities.
- (3) Report the operation of the Company to the trust unitholders.
- (4) Monitor and follow up on the operation of the Company as the REIT manager as well as giving advices as necessary in order to ensure that the operation of the Company is fairly and equally treated to persons with conflict of interest.
- (5) Propose and approve meeting agenda regarding significant matters that should be considered.
- (6) Propose and appoint the Company's new directors in replacement of resigned directors as well as new additional directors to the Company's shareholders.
- (7) Approve significant operation decision of the Trust in relation to Dividend payment to the trust unitholders, Schedule of annual general meeting of the trust unitholders as specified by laws, The company's annual internal audit plan as well as selecting, proposing external auditors and fees.

- (8) Inform and advise new directors about the Company's business, including related laws, notifications, rules and regulations.
- (9) Schedule the meeting of the Company board of directors at least 4 times per year, in which the number of directors attending may exceed one-fourth of the total. In the vote on the board of directors resolved to hold the majority. The director who has an interest and will not attend or no vote on such matter.
- (10) Appoint company secretary of the board of directors to prepare meeting agendas proposing by each division, record and prepare meeting minutes together with keep supporting documents.
- (11) Evaluate executives' performance as well as provide advices in order to ensure that the executives fully perform their duties as assigned and in accordance with the rules and conditions as specified in the relevant regulations, and for the benefits of the Trust.

Roles and Responsibilities of the Board of Directors to the Trust

- (1) Approve decisions in relation to investment and management of the Trust such as management policy, capital structure, property investment and procurement for commercial benefit.
- (2) Approve initial acquisition of assets or leasehold assets and/or additional property investments for the commercial benefits from such assets along with manage the Trust to be in compliance with company policy, the Trust Deed, REIT Manager Agreement, Annual Statement, Prospectus, related laws and regulations.
- (3) Consider and approve the disposal of the main assets and equipment of the Trust whether it is complied with laws, the Trust Deed, notifications and other relevant regulations.
- (4) Formulate strategies and policies in relation to risk management and investment.
- (5) Approve policy, regulations and other conflict of interest management procedures, especially between the Trust and the REIT Manager and other related persons connecting with the REIT Manager. Together with seeking resolving measurement for any conflicts that may arise with the benefit of the Trust and its unitholders as a whole.
- (6) Review and approve all transactions between the Trust and the REIT Manager and/or the Trust and other related persons as well as matters with the Trust and trustee and related persons with trustee in accordance with relevant rules and regulations in which directors with conflict of interest shall not vote.
- (7) Review and approve all transactions between the Trust and related persons in accordance with regulations and related restrictions. Directors who may have conflict of interests in such transactions shall not have right of vote.

- (8) Appoint managing director of the Trust
- (9) Approve and evaluate performance of lessors as specified in rental agreement.
- (10) Select and assign a selective outsourced service providers to proceed any tasks under condition specified in the agreement.
- (11) Appoint outsourced professional advisors to perform tasks related with the Trust.
- (12) Monitor and follow up on the operation of the Company as the REIT manager as well as giving advices as necessary in order to ensure that the operation of the Company is according to company policy, the Trust Deed, REIT Manager Agreement, annual statement, Prospectus, related laws and regulations. Also report any important and crucial matters to the board of directors in every quarter and evaluate performance of managing director.
- (13) Approve annual budget of the Trust
- (14) Approve annual capital expenditure spending budget and/or out-of-budget spending.
- (15) Ensure that the Trust has prepared internal audit control measurement as specified in the yearly plan.
- (16) Approve the annual performance of the Trust and benefit distribution to the trust unitholders.
- (17) Approve the schedule of annual general meeting of the trust unitholders or any meeting with proper consideration for benefits of the REIT manager or of the trust unitholders of at least 10 percent of total number of sellable units.
- (18) Review and approve the guidelines to solve with any important disputes and complaints relating to operation of the Trust as necessity and suitability.
- (19) The board of directors may assign any of the directors or other persons to perform duties on behalf of the board of directors. This shall not include an authorization which would enable such director or attorney-in-fact to act in conflict of interest with the Trust.
- (20) Approve resolution of all legal disputes that may arise.

Roles and Responsibilities of Independent Directors

For board of directors of the company, two independent directors were assigned members of the board. They should be academically qualified, equipping with proper experiences ; or are recognized for high potentialities to review and scrutinize operation of executives, and operation team in accordance with good corporate governance as well as to make supportive decisions on operating the Trust for benefits of trust unitholders; at the same time, make an objection if the company may make any decisions which negatively affect the Trust and the unitholders. The Independent directors must be independent from controlling persons of the company, major shareholders and has no direct or indirect benefit from, or interest in, the finance/management of the company. The roles and responsibilities of the independent directors are as following:

- (1) Review and give opinion in relation to connected transactions or transactions which may cause conflict of interest with the Trust, including all significant acquisition or disposal of main assets for the best benefit of the Trust.
- (2) Review and give opinion in all important matters regarding fund structure, company policy and establish suitable internal control and operating system to perform duties as the REIT manager.
- (3) Give opinion on operation procedure and risk management policy, and measurement to control and reduce risks.
- (4) Review, monitor and advise as necessary in order to accurately and timely prepare financial report of the company and the Trust.
- (5) Propose all important matters to be considered in the Company board meeting.
- (6) Assign, review and follow up with the operation of the Company, while supervising key business plan, evaluation plan of internal control system (if any) and reporting the progress on internal control to the board of directors.
- (7) Propose internal audit measurement as appropriated

Qualification of Independent Directors

The independent directors shall at least meet the following qualifications:

- (1) Holding shares of not exceeding 1 per cent of total number of shares with voting rights in the Company, parent company, subsidiary company, associate company, major shareholders or persons who may have conflict of interest
- (2) Neither being nor used to be an executive director, employee, staff, advisor who receives salary from the company, parent company, subsidiary company, associate company, same-level subsidiary company, major shareholders or persons who may have conflict of interest, unless the foregoing status has already ended for not less than 2 years.
- (3) Not being a person related by blood or legal registration as a father, mother, spouse, sibling, and child, including spouse of child, executive, major shareholder, controlling person, or person to be nominated as executive or controlling person of the Trust or its subsidiary company.
- (4) Not having business relationship with the company, parent company, subsidiaries, affiliates, major shareholders or controlling persons of the company with conflict of interest in a way which may obstruct her independent judgment, or not being significant shareholders or controlling persons having business relationship with the company, parent company, subsidiaries, affiliates, major shareholders or controlling persons of the company both at present and at least 2 years prior to taking the independent directorship.
- (5) Not being the auditor of the company, parent company, subsidiaries, affiliates, major shareholders, or controlling persons of the company and significant shareholders controlling persons or partner of the audit firm which employs the auditor of the company, parent company, subsidiaries, affiliates, major shareholders, or controlling persons of the company both at present and at least 2 years prior to taking the independent directorship.
- (6) Not being any professional service providers including legal or financial consultants who receive annual service fee in the amount of more than Baht 2 million from the company, parent company, subsidiaries, affiliates, major shareholders, or controlling persons of the company, and not being significant shareholders, controlling persons, or partners of such professional service providers both at present and at least 2 years prior to taking the independent directorship.
- (7) Not representing the company's directors, major shareholders, or shareholders connecting to major shareholders.

- (8) Not operating business with a conflict of interest with the company, subsidiaries, or not being significant shareholders of the partnership, or not being director participating in management, an employee, a staff, a consultant who receive regular salary or holding shares more than 1% of the total outstanding voting shares of other companies having conflict of interest with the company or subsidiaries.
- (9) Not being a person in the list made by the Stock Exchange of Thailand stating that such persons are inappropriate to serve as an executive according to SET regulations.
- (10) Has never been convicted of violating securities and exchange laws, laws governing the investment business, securities brokering, or credit fanciers, or commercial banking laws, or life or non-life insurance laws, or money laundering laws or any other financial laws of a similar nature, whether Thai or foreign, in accused of committing wrongful acts relating to trading in shares or the perpetration of deceptions, embezzlement, or corruption.
- (11) Not having any other characteristics which cause the inability to express independent opinions with regard to the company's business operations.

Roles and Responsibilities of Managing Directors

Managing Director has authority, duties and responsibilities to follow up with the Trust's operation with role and responsibilities as follows:

- (1) decide working framework of management policy, capital structure, property investment, strategy and policy of procurement for commercial benefit of Trust's assets.
- (2) Consider the approval of yearly audit program and operation review.
- (3) Select and approve the employment or terminate the employment including other employee relations matter.
- (4) Monitor and control operations of company as REIT manager, including supervise practice of administration, Personnel evaluation as complying with company's operation practice, Board's resolution, Trust Deed, REIT Manager Assignment, Prospectus, Annual Reports, Resolutions of Unitholders' General Meeting and other relevant laws.
- (5) Consider and approve the disclosure of company's information and Trust's operating performance.
- (6) Consider and approve the guidelines to solve with any important disputes relating to operation of the Trust as necessity and suitability.

- (7) Acts as a company representative, has authority to give sub-authority and/or delegate other person to contact government units and other related regulators.
- (8) has authority to propose, revise, add or rectify regulations and orders relating with working procedure within the scope of policy instructed by the board of directors
- (9) has authority, duty, and any responsibility as assigned or to follow policy provided by the board of directors.
- (10) has authority to give sub-authority and/or delegate other person to do any specific work by giving sub- authority and/or delegate the work under framework of delegation as specified in the letter of attorney and/or follow rules, regulations, or instructions from the board of directors. In this regard, delegation authority and responsibility from the managing director must not contain the characteristics of giving authority or sub-authority that enables managing director or the person who received authority from managing director to approve transactions that he/she or any person who may have conflicts with the trust.

Roles and Responsibilities of REIT Manager

The company as REIT Manager is responsible to manage DREIT, as well as investing in property of trust and monitor operation of property manager. The company as REIT Manager will work under control by trustee, which has the following responsibilities:

(1) General Responsibilities

- REIT Manager will work by profession, who receives trust, has carefulness and honesty, in order to seek the best benefit for the whole unit trust holders and comply with Trust Deed, REIT Manager Assignment Agreement, additional commitments specified in prospectus, resolutions of unitholders' General Meeting and related laws.
- Follow the Securities Act, Trust Act, and other laws relating to trust management, as well as ethic and standard for profession specified by associations or organizations relating to property business accepted by SEC mutatis mutandis, and never support, order, or collaborate with any person to violate the law or such regulation.
- Hold adequate fund for doing business and responsibility that may occur continually while working as REIT Manager.
- REIT Manager must provide insurance covering business operations and work performing by REIT Manager, including directors, executives, and staff.

- Manage the Trust's assets as complying with Trust Deed, REIT Manager Assignment Agreement, additional commitments specified in prospectus, resolutions of unitholders' General Meeting and related laws.
- There must not utilize internal information while performing as a REIT Manager for own benefits or cause any harm to the Trust.
- There must not be conflict of interest for the benefit of trust; however, if there is a case that may cause conflict of interest, it must be able to handle the process for assuring that trust unitholders are fairly and equally treated.
- REIT Manager must organize a meeting for Trust's unitholders as specified in Trust Deed.
- Performing the process of capital increase and capital decrease as specified in Trust Deed.

(2) Reporting and Information Disclosure Responsibilities

- REIT Manager must provide the company's financial statement to be aligned with standard accounting as specified in the law of accounting profession and submit such financial statement to SEC within required period.
- Provide and disclose information of trust sufficiently for investment decision of investor.
- Provide and disclose information of trust as specified in the Securities Act, Trust Deed, Prospectus and other related laws such as calculation and disclosure of total asset value of the trust and NAV.
- Cooperate with Trustee and Office of SEC to provide and disclose information as requested by Trustee or Office of SEC
- Provide sufficient, precise and complete information to Trust's unitholders before decision making and provide such information prior as specified in Trust Deed, Prospectus and other related laws.
- Provide and submit reports and/or other documents to Trustee and/or Office of SEC within the required period.

(3) Acquiring and Disposing Trust's assets Responsibilities

- Ensure that the additional investment in core assets and other assets are well managed by providing the evaluation of investment readiness, investment policy aligning with Trust Deed and company's policy.

- Ensure that the transfer or dispose of assets or agreement commitment relating with Trust's asset are correctly proceeded and in an effect for legal enforcement.
- Review on due diligence related to real properties and evaluate on other risks factors which may arise from investment and risk management measurement.
- Provide appraisal of core assets as regulated
- Storage, control, and supervision of important operational assets as well as put a proper maintenance to be in a good use.
- Provides adequate insurance appropriate to any loss incurred for the duration that the REIT owns or has rights those properties. The insurance may cover casualty insurance caused to any loss to assets and third-party Insurance which covers responsibilities towards external persons which may get damaged from any defects or deterioration of buildings or construction material.
- REIT manager shall consider or review the investment plan and risk management plan, loan forecast and annual cash management plan.

(4) Management of REIT's Benefits Responsibilities

- Liaise with Trustee or assigned person by Trustee to accommodate for assets' inspection.
- Manage Trust's budget and cash flow
- Create the company's financial statement to be aligned with standard accounting as specified in the law of accounting profession and financial disclosure regulations.
- Approve the payment of Trust's general day-to-day expenses or other expenses agreeable with Trustee within the limit of budget.
- Provide distribution to unit trust holders as specified in Trust Deed, Resolution of Trust unitholder and other related laws.
- In case that there is any agenda requesting for the approval from Trust unitholder, REIT Manager must give opinion and do analysis on cause and impacts to support decision making.
- storage and organize the important documents relating with Trust's operation.

(5) Responsibilities to prevent conflict of interest

In order to prevent conflict of interest between trust and REIT Manager that may occur while working, REIT Manager will consider the rational and necessity of each transaction by requesting the approval of Trustee. In the case that Trustee not approve to proceed the requested transaction, REIT Manager cannot proceed the process. In the case that the transaction size is within the scope of the Board's approval and/or unitholders' approval, REIT Manager will proceed to get the approval as related regulations.

However, in the case that such transaction has the conflict of interests with Trust and Trustee, such transaction cannot be proceed, unless the remuneration paid to Trustee for acting as Trustee or other transactions proven that Trustee would manage the Trust as normal course which is disclosed such information to unitholders prior and no objections from unitholders.

(6) Other responsibilities

In case of appointing a consultant for giving counsel or suggestion regarding investment in real estate and real estate management, REIT Manager needs to follow regulations as follows:

- Notify consultant to explain how he/she has interest in the issue being considered.
- Never allow consultant who has interest in the issue being considered participate in the consideration directly or indirectly.

(7) Liaison with Trustee

- Provide documents and keep records and other important documentary relating to Trust's management, internal controlling and information disclosure. REIT Manager will be cooperative with Trustee in submitting details and vital evidence and investigating and inspecting at the asset's location as Trustee's request.
- Prior to establishing trust, REIT Manager is responsible to submit information and documents relating to trust structure, how to use/lease the area, how to obtain and collect income, expenses that can be charged from trust, contract of service between trust and company or any person, etc., in order to be used for planning efficient operation for monitoring and reviewing management, internal control, and trust information disclosure. In addition, REIT Manager and Trustee must coordinate in working on agreements in term of supporting details and proofs for each transaction such as additional asset investment, asset disposal, loan agreement and other reports (overdue account receivable, appraisal report) including submission frequency to Trustee for the benefits of Trust governance and examination.

Property Manager

Property Manager Information

Lists	Details
Name	Dusit Thani Public Company Limited
Location of Head Office	319 Chamchuri Square, 29th Floor, Phayathai Road, Pathumwan Sub-district, Pathumwan District Bangkok 10330
Company registration ID	0107536000617
Tel.	02-200-9999
Fax	02-200-9980
Website	www.dusit-international.com

Roles and responsibilities of Property Manager

Dusit Thani Plc. (DUSIT) operated hotels business and other related with tourism services, food business, education service, property development with hotel management experience over 70 years. With the standard of service uniquely Thai in favor of Thais and foreigners under the brand of “Dusit Thai” (Luxury), Dusit Princess” (Upper-Midscale), “Dusit D2” (Upscale), “Dusit Devarana” (Ultra-Luxury), and “Asai” (Midscale/Lifestyle) and “Elite Havens” (Luxury Villa). DUSIT has extended experience and well-round expertise in property management including Sale and Marketing, Construction Management, Maintenance and procurement, Engineering Building Systems, Security system as well as Public Utility Maintenance with a safe in environment and sanitary.

Role and Responsibilities of Property Manager

- (1) The Property Manager has to prepare and submit annual business plan, including budget of assets under REIT's. The information in the report will need a demonstration of precise details of revenue, expenses of each year to avoid unexpected and unnecessary expenses and control to be align with requested budget, as well as determine the revenue target.
- (2) Property Manager agrees to manage and operate the assets and other duties which must comply with annual business plan and group strategies.
- (3) A Property Manager is able to manage the space of REIT's assets for rent for optimize customers' needs and preference.

- (4) A Property Manager is responsible for a regular check-up system, building/equipment maintenance and determining the suitability of replacement or maintenance in order to ensuring the optimal benefit to Trust.
- (5) Property Manager has the purchasing and procurement systems, ensuring that all expenses collected from Trust are worth of money and within the scope of expenses detailed in Trust Deed, Prospectus, Annual report.
- (6) A Property Manager must supervise and follow up with property tax and other tax of Trust's asset and pay fully as instructed by relevant laws.
- (7) Analyzes the change in unexpected-from-budget revenue and expense as well as proposed direction to solve the problems in asset management.
- (8) The Property Manager has to retain and maintain the Trust's assets which are used for day-to-day operation. Properly do a regular maintenance for best use in long-term period.
- (9) Prepares a contingency plan to handle with other emergency and unexpected events which may severely cause to the operation of Trust's assets.
- (10) Proceeds the preventative measurement of conflict of interest between the Trust and third parties.
- (11) Regularly meets and consults with REIT Manager to evaluate hotels' operations and seeks for suitable solutions to solve the problem relating with hotel operation.

Trustee

Trustee Information

Lists		Details
Name		Krung Thai Asset Management Public Company Limited
Location of Head Office		No. 1 Empire Tower, 32th Floor, South Sathorn Road, Yannawa Sub-District, Sathorn District, Bangkok 10120
Company registration ID		0107545000373
Tel.		02-686-6100
Fax		02-670-0417
Website		www.ktam.co.th

Shareholding Structure



Roles and responsibilities of the Trustee

- (1) The Trustee has duty to manage the Trust with integrity and prudence as a professional, with expertise by providing fair treatment to the trust unitholders and for the best interests of the trust unitholders, in accordance with the relevant laws, the Trust Deed, the objectives of establishment of the Trust, and the resolution of trust unitholders meeting as well as additional obligations specified in the disclosure information to investors (if any).
- (2) Monitor, supervise, and manage the REIT manager or other assigned persons in managing the Trust and assets to be comply with the Trust Deed and relevant agreements.
- (3) Attend every meeting of trust unitholders. In the case where a resolution of a meeting of the trust unitholders is needed, the Trustee must response to questions and give an opinion in relation to the operation whether it complies with the Trust Deed and related laws or not.
- (4) Enforce a judgement on debt repayment or supervise the enforcement as in agreement between DREIT and other parties
- (5) Manage and operate the Trust as necessary, in the event that the REIT manager cannot perform his duties within the scope indicated in Notifications of SEC KorRor 14/2555 and other relevant laws.
- (6) Other roles and responsibilities of Trustee indicated in Notifications of SEC KorRor 14/2555 and other relevant laws.

Name, Office Location, and contact number of other persons related with DREIT

Auditor

Lists	Details
Name	KPMG Phoomchai Audit Limited
Location of Head Office	No. 1 Empire Tower, 50-51th Floor, South Sathorn Road, Yannawa Sub-District, Sathorn District, Bangkok 10120
Contact Number	02-677-2000

Lists	Details
Name	Dharmniti Auditing Co., Ltd.
Location of Head Office	No. 178 Dharmniti Building 6-7 th Floor Prachachuen Rd., Bangsue, Bangkok
Contact Number	02-596-0500

Lists	Details
Name	KPMG Maldives
Location of Head Office	2nd Floor, H. Mialani, Sosun Magu, Male', Republic of Maldives
Contact Number	+960 3310 420-2

Registrar

Lists	Details
Name	Thailand Securities Depository Company Limited
Location of Head Office	No. 93, 14 th Floor Ratchadapisek Road, Dindang Sub- District, Dindang District, Bangkok 10400
Contact Number	02-009-9000

Appraiser

Lists	Details
Name	GPV Global Property Valuation Co., Ltd.
Location of Head Office	14-14/1 Soi 106 Latphrao Rd. Khwaeng Wang Thong Lang, Khet Wang Thong Lang, Bangkok 10310
Contact Number	02-538-2329

Lists	Details
Name	Siam City Appraisal Co., Ltd.
Location of Head Office	731 P.M. Tower 4Fl., Asoke-Dindeang Road, Dindeang, Bangkok, 10400
Contact Number	02-247-4715-6

Lists	Details
Name	Knight Frank (India) Private Limited
Location of Head Office	Sunny Side, 1 st Floor, Centre Block No. 8/17, Shafee Mohammed Road Nungambakkam, Chennai 600006, India
Contact Number	-

REIT Governance

Policy of REIT Governance

Perform its duties with integrity (duty of Loyalty), prudence (duty of Care), and responsibility (accountability) and morality (ethic) and in accordance with Trust Deed, REIT Management Agreement, Prospectus, regulation, and related laws by taking the best benefits of the Trust and trust unitholders into account.

Board of Directors' Meeting of REIT Manager

Dusit Thani Properties REIT Co., Ltd., as a REIT Manager, has scheduled a board of directors' meeting quarterly. In every meeting, at least half of all directors are required to attend, and all resolutions under consideration by the Board will be decided by a majority vote. Directors who have conflicts of interest with each agenda shall not vote.

BOD Meeting	Agendas	Results	Reasons/Objective
1/2025	To consider and acknowledge the performance of DREIT for the year 2024	Approved	Aim to ensure that the actions are in accordance with the trust deed and relevant codes
	To consider and approve the dividend payment for the performance period and retained earnings of 1 July-31 December 2024	Resolved to pay distribution to trust unitholders at the rate of Baht 0.2150 per unit, with the payment date scheduled for 28 March 2025	To comply with Trust's distribution policy and the relevant notifications of the Office of the SEC
	To consider and approve the 2025 annual budget of DREIT	Approved	Aim to ensure that the actions are in accordance with the trust deed and relevant codes
	To consider and approve the method of conducting the 2025 two-way communication	Resolved that the 2025 two-way communication shall be conducted electronically	Aim to ensure that the actions are in accordance with the trust deed and relevant codes
2/2025	To consider and acknowledge the performance of DREIT for the first quarter of 2025	Approved	Aim to ensure that the actions are in accordance with the trust deed and relevant codes

3/2025	To consider and acknowledge the performance of DREIT for the second quarter of 2025	Approved	Aim to ensure that the actions are in accordance with the trust deed and relevant codes
	To consider and approved the dividend payment for the performance period retained earnings of 1 January - 31 June 2025	Resolved to pay distribution to trust unitholders at the rate of Baht 0.200 per unit, with the payment date scheduled for 9 September 2025	To comply with Trust's distribution policy and the relevant notifications of the Office of the SEC
4/2025	To consider and acknowledge the performance of DREIT for the Third quarter of 2025	Approved	Aim to ensure that the actions are in accordance with the trust deed and relevant codes

Investment Policy and Governance of subsidiary company

DREIT has invested in Dusit Thani Maldives hotel (an additional investment asset no.1) by holding shares in DMI, which is a subsidiary company registered in Thailand. For the investment in DMI, DREIT and other assigned-by-Trust persons will hold not less than 100 percent equity. DREIT can also gave a loan to shareholders of DMI to use in investments and operations.

As a REIT manager, the policy to manage and preserve the benefits of Trust unitholders are determined by the following.

- 1) REIT Manager will assign director to involve in investment of the company and other subsidiary company. Number of assigned directors will not less than proportion of shareholding that Trust invested in.
- 2) The assigned directors must have a fine qualification with unprohibited characteristic as laws required.
- 3) REIT Manager has the authority via the investment company and other subsidiary companies to assign and/or dismiss executives in such investment company and other subsidiary companies.
- 4) To proceed in any transaction in the investment company and other subsidiary companies, the assigned directors and/or management executive must follow and comply with guideline and regulations specified by

Trust in order to control and supervise each transaction of investment company and other subsidiary companies as if such transaction is decided and committed by the Trust. Guideline and regulations are detailed below.

- The scope of authorities of directors of investment company and other subsidiary companies are clearly defined. For other significant agenda must be reviewed and approved by the Board of REIT Manager, Trustee and/or unitholders as specified in Trust Deed, notifications from Office of SEC and/or SEC committee before starting the process.
 - To acquire or dispose the assets or other significant transaction of investment company and other subsidiary companies must be obtained the resolutions from the board of directors or from unitholders' meeting before doing the transaction
 - To revise or change any matters that may lead to the conflict of interests of the Trust or unitholders such as revision of key documents, business shutdown and change in business model, capital restructuring, securities issuances, loan commitment, security guarantee, asset acquisition and disposal must be required to get the approval from Trust.
 - To record and store the accounting information and records of investment company and other subsidiary companies, REIT Manager must review and completely disclose financial information and operating performance, inter-related transaction, the purchase, and sale of assets by using the same regulations as done with DREIT.
 - To provide the appropriate internal control to follow up and examine the directors and executive to proceed the responsibilities and duties as specified by laws.
- 5) REIT Manager will supervise and ensure that the level of investment and business to be invested are limit within the Trust's limit as required by regulations of SEC and/or notifications of office of SEC.
- 6) For the time being that DREIT invest in investment company and other subsidiary companies, REIT manger will ensure that the voting rights of unitholders must be less than required by office of SEC. Also, REIT Manger will make a best effort to revise the articles of association and/or other documentary of DMI to comply with the governance of the above investment company and other subsidiary companies and will protect the rights of DREIT as a major shareholder in DMI and other subsidiary companies.

Internal Control System for Information Disclosure

The Department of auditing and risk management has defined the measurement of internal information disclosure prevention to retain the Trust's optimal benefit and unitholders. Guidelines are detailed below.

- 1) Department of auditing and risk management will review, and balance check the accounting procedure and record keeping process at least 1 time per year.
- 2) Separate the department and staff who may have conflict of interest with or separate the working zone to prevent information leakage.
- 3) The board of directors, executives, staff, and other relater persons (a group of related persons) have to report the unitholding which one or related persons may possess by updating the details every quarter. The group of related persons shall not utilize internal information revealing to public, persuade other persons to buy or sell the units either by themselves or brokers. Department of auditing and risk management may randomly check the buying-selling records of the securities of such persons and disciplinary action will be taken against those violators.
- 4) To set the preventing measurement of internal information usage, Department of auditing and risk management has the following guidelines
 - collect and announce the name list of securities of directors, executives, and staff. Currently there are securities hold by Dusit Thani Plc. (DUSIT), securities hold by REIT Manager.
 - notify to directors, executives, and staff about the period of not buying and selling securities, which is 30 days before financial statement submission or 7 days before the Board's meeting for approval of distribution payment agenda
 - Directors, executives, and staff must report the securities ownership of oneself, spouses, and under-age children to Department of auditing and risk management in the form of securities ownership every quarter.
 - Department of auditing and risk management may announce the additional name list of securities which may obtain the internal information of issuers.
 - Department of auditing and risk management has set the checking measurement to ensure that directors, executives, and staff follow with the policy, guidelines, and regulations of the company

Investment Decision and Operation Management of the REIT

REIT manager will perform Due Diligence procedures before acquiring new asset with care and cautions to be aligned with investment policy in Trust Deed, Prospectus, Objectives, and related laws. The assets record and other evidence of asset selection as well as investment decision will be kept for reference no matter investment decision is made or not.

(1) Investment Procedure

- 1) REIT Manager will select the prospective assets, considering potentiality and risk of such investment, including general details of location, type of asset and capital structure. Guideline of considering new assets investment is:
 - Investment in freehold or leasehold assets
 - Assets in which the REIT invests and acquires must not be under any attachment on property rights or any dispute, unless REIT manager and trustee consider that such attachment on property rights or such disputes shall not significantly impact any benefits that can be derived from such assets and that the acquiring conditions of such real estate still benefit the trust unitholders.
 - Contracts made in relation to an acquisition of assets in which the REIT invests must not carry any clause or obligation that prohibits the REIT from dispose the said property at a fair price
 - The aggregate value of the completed and income-generating real estate acquired by the REIT must account for no less than 75% of the sum of the total value of the units offered for sale plus the total amount of loans and borrowed funds (if any). The REIT may invest in projects which are under construction, provided that the value of the real estate acquired shall not exceed ten percent (10%) of the REIT's total asset value (after the offer for sale of units), and the REIT shall demonstrate that sufficient working capital can be afforded for the rest of the development without materially affecting the existing concerns of the REIT.
- 2) REIT Manager may select the professional expertise such as financial advisors, auditors, legal advisors, or engineering advisors for review and examine in other areas relating with Due Diligence process to ensure the complete and correct information adequately for investment decision.
- 3) For in-dept analysis, REIT manager will start the process of asset acquisition and disposal, including obtaining the approval from Trustee.

(2) Acquiring of additional core assets shall comply with the following procedures:

- 1) Appraise the value of the main assets by accredited appraisers. The appraiser must be the person approved by the SEC in accordance with the announcement of the SEC regarding the approval of property valuation companies and key appraisers. The REIT Manager will submit the report of selected assets to appraisal.
- 2) Consider the capital structure of investment in freehold and leasehold assets
- 3) Consider following significant areas
 - Being comply with Trust Deed and related laws
 - Being the best beneficial to Trust
 - Being rational and using fair price
 - Persons with conflict of interest shall not participate in deciding for transaction.
- 4) Consider other actions to be in accordance with notification of investment guideline of Office of SEC.
- 5) Consider matters of approval process
 - Approval from trustee for complying to trust deed and related laws.
 - Transaction which exceed ten percent (10%) of the REIT's total asset value, shall be approved by the board of directors of REIT manager.
 - Transaction which exceed ten percent (10%) but not over thirty percent (30%) of the REIT's total asset value, shall be approved in the meeting of Board of Directors.
 - Transaction which exceed thirty percent (30%) of the REIT's total asset value, shall be approved in the meeting of unit trust holders, with not less than $\frac{3}{4}$ of all meeting attendees with right of vote.
- 6) In the case that requiring the approval from the meeting of unit holders, REIT manager shall prepare invitation and related documents for the meeting, which consist of financial advisor's opinions for the transaction.

(3) Disposing of additional core assets shall comply with the following procedure

- 1) Appraise the value of the main property according to related regulations.
- 2) REIT Manager will proceed the disposing procedure with approval procedure from trustee and trust unitholders.

3) The rational of disposal assets must be appropriate and logical with the approval from Board of Directors) such as

- Disposing asset before 1 year due since acquiring the asset.
- Disposal asset which Trust owned to original owner.

Selection of Property Manager

REIT manager shall appoint and assign a property manager which has expertise and experience in property management to operate the property management of the REIT with the qualifications as specified by Office of SEC and well-known experience in hotel management, possess the concrete financial stability and efficient working system, appropriate internal control.

Supervision of Property Manager's Performance

The monitoring and controlling the operation of the property manager, REIT manager shall participate any activities together with the property manager to ensure that the REIT's financial and economic value is professionally operated for the beneficially of the unit trust holders. REIT manager will proceed as follows:

- 1) REIT manager shall have the property manager conduct the annual budget plan of the Trust's assets which shows the details of revenue and expense regularly incurred on each year together with capital expenditure and renovation plan.
- 2) Review strategy and asset management policy to be comply with conditions as agreed in lease agreement.
- 3) Control, follow up and monitor the property manager to evaluate the economic situation and hotel business overview to determine and implement important policies to collect Trust's benefits
- 4) Control, follow up and monitor the property manager to determine and implement policies and operational plans for repair and maintenance including renovation of buildings as invested by the REIT.
- 5) REIT manager shall follow up and monitor the property manager implementing according to working plan, strategy of benefit procurement as well as lease agreement. Property Manager shall submit the reports to REIT Manager as required.
- 6) Moreover, REIT Manager will randomly check and inspect the operation of property manager. If found any matters needed to rectify, REIT Manager will inform and have the property manager make the solving plan.

Remuneration of REIT Manager

REIT manager will obtain a fee as specified in REIT Manager Agreement which details as follows.

1) Basic Management Fee

REIT Manager will obtain a fee at a rate not exceeding 2% per annum of the Net Asset Value of the Trust; however, such fee may not less than Baht 2,000,000 per annum.

2) Acquisition / Disposal Fee

REIT manager will obtain a fee not exceeding 1% of the value of any assets acquired or disposed by the Trust.

Information Disclosure to Trust Unitholders

- 1) The REIT will prepare key information such as financial statements, a summary of operational performance, net asset value (NAV), the value of trust units, and cash distribution to Trust unitholders. This also includes additional reports that must be created and sent to regulators and trustees in accordance with the agreement as well as relevant legislation. Managing Director will examine the appropriateness of the information that will be provided, which have been verified for completeness and correctness by the Business Development and Investor Relations Departments to ensure that the information is clear, not distort or cause misconceptions. When the Managing Director considers that the information is appropriate. (However, the information will be sent to the Trustee, if any information must be sent to the trustee for acknowledgment or approval.) The Managing Director will consider approving the release of such information and send it to the Business Development and Investor Relations Departments for disclosure.
- 2) For certain types of information that the REIT must employ an outside service provider or consultant to prepare information in accordance with related regulations, laws, and agreements. For instance, a full version of appraisal report (which will be prepared by an independent property appraiser which was approved by the SEC), a report from an independent financial advisor, and/or any other reports required to be disclosed to regulatory authorities and the trustee in accordance with the agreement and all applicable laws, etc.

Managing Director will examine the appropriateness of the information that will be provided, which have been verified for completeness and correctness by the Business Development and Investor Relations Departments to ensure that the information is clear, not distort or cause misconceptions. When the Managing Director considers that the information is appropriate. The Managing Director will consider approving the release of such information and send it to the Business Development and Investor Relations Departments for disclosure.

- 3) In compiling and revealing information, the company, including the company's directors and the Managing Director, will be jointly responsible for the information that has been announced or provided to trust unitholders, investors, regulators, and trustees. The Company will manage and have an inspection system to verify that the information contained in the Trust Deed, prospectus, invitation to a Trust Unitholders Meeting (Send the draft invitation letter to the Trustee for approval and send it to trust unitholders for their acknowledgment.) has been examined before publication to ensure that it is accurate, complete, clear, does not lack essential information, provides enough information for investment decisions and in accordance with Trust Deed, REIT Management Agreement, Prospectus, regulation, and related laws.
- 4) The REIT manager has duties and responsibilities to provide two-way communication channels for disclosing trust information as required by the SEC Office, the Capital Market Supervisory Board, and any other related laws, whether through direct meetings with unitholders or any other method that trust unitholders can inquire for additional information within 4 (four) months of the trust's fiscal year ending.

In this regard, the REIT manager must communicate with unitholders through the channels and time periods stated in paragraph 1. In addition, the REIT manager must contain at least the information required by the SEC Office and the Capital Market Supervisory Board and any other related laws.

Furthermore, trust unitholders may inquire about related information. The REIT manager shall compile and disclose the summary of information in the form of questions and answers to the trust unitholder within 14 (fourteen) days. The Trust will distribute the aforementioned information via the Stock Exchange's information disclosure system.

- 5) The REIT manager is required to provide the following information, as well as any other information required by the SEC Office, Capital Market Supervisory Board, or any other related laws.
 - (1) Financial position and operating performance of the Trust for the previous fiscal year. At least an auditor must examine and provide an opinion on the financial statements.
 - (2) Information about the Trust management which includes the following details:
 - a) Fund Management
 - b) Appointment of auditors and audit costs
 - (3) In case that REIT manager is unable to pay distribution, the REIT manager and trustee must explain the reasons to the SEC in accordance with the SEC requirements. The REIT manager shall notify unitholders via the Stock Exchange's information system, and the REIT manager and trustee will disclose it to unitholders in accordance with the requirements mentioned in the topic of, Information Disclosure to Trust Unitholders section 4.

(4) Any other information that the REIT manager considers suitable.

The disclosure of information by DREIT must be in conformity with the criteria and requirements on disclosure of information prescribed by the Office of the SEC and the SET.

Type of Report	Name of Report	Period to disclose
Report by accounting period	<ul style="list-style-type: none"> Financial Statement <ul style="list-style-type: none"> Quarterly Yearly Management Discussion & Analysis 	<ul style="list-style-type: none"> within 45 days after the end of accounting period for quarterly closing. within 60 days after the end of accounting period for year-end closing
	<ul style="list-style-type: none"> Net Asset Value (NAV) 	<ul style="list-style-type: none"> within 30 days after the end of the accounting period.
	<ul style="list-style-type: none"> Progression Report for assets which are under construction 	<ul style="list-style-type: none"> within 30 days after the last day of 6 months period.
	<ul style="list-style-type: none"> 56-REIT1 	<ul style="list-style-type: none"> within 3 months after the end of the accounting period.
	<ul style="list-style-type: none"> Annual report (56-REIT2) 	<ul style="list-style-type: none"> within 4 months after the end of the accounting period.
	<ul style="list-style-type: none"> Report of Capital Retention (CAR) 	<ul style="list-style-type: none"> within 5 days after month ending
	<ul style="list-style-type: none"> FSCOMP Report 	<ul style="list-style-type: none"> within 1 days after financial report disclosure
Incident Report	<ul style="list-style-type: none"> Information that has an impact on price, investment decision, or benefits to unitholders 	<ul style="list-style-type: none"> Instant Disclosure
	<ul style="list-style-type: none"> Information that must inform to unitholders such as changing office location, changing auditors. 	<ul style="list-style-type: none"> within 3 working days
	<ul style="list-style-type: none"> Information related to distribution and payout 	<ul style="list-style-type: none"> within 60 days after the end of accounting period

Source of Information Disclosure

- 1) Stock Exchange of Thailand: www.set.or.th
- 2) REIT Manager's website: www.dtreit.com

Shareholders' Meeting

- 1) REIT Manager will obtain the resolutions from unitholders by arranging the General Shareholder's Meeting only.
- 2) REIT Manager will obtain the resolutions from unitholders by arranging the General Shareholder's Meeting when the REIT manager considers it is appropriate to convene a meeting of unitholders for the benefit of REIT Management
- 3) REIT Manager will obtain the resolutions from unitholders by arranging the General Shareholder's Meeting, when there are at least 10 % of total number of trust units sold submitting the letter to REIT Manager by indicating reasons to call a meeting. REIT Manager shall hold the meeting within 1 month after receiving the letter. If REIT Manager cannot proceed the meeting arrangement within the given period, Trustee can proceed the meeting arrangement instead.
- 4) Assemble the Trust Unitholders Meeting
 - To convene the unit trust holders meeting, REIT manager shall prepare an invitation specifying location, date, time and matters to be submitted to the meeting. In which, at least, information must be provided regarding the method of the meeting and voting as well as the agenda and the matters to be proposed to the meeting together with appropriate details by clearly specifying whether there will be proposed for acknowledgment, for approval, or for consideration, including the opinion of REIT manager on the aforesaid matters regarding the consequential effect to unit trust holders on the voting's result. Moreover, REIT manager shall submit the invitation to all unit trust holders prior to the meeting date as follows:
 - Seven (7) days before meeting date
 - For other cases requiring specific date of invitation package delivery, REIT Manager shall comply with such regulations.
 - Grant of Proxy
 - In the trust unitholders' meeting, the trust unitholder could appoint other person to attend the trust unitholders' meeting and vote on behalf of such unitholder by specifying date and signature of unitholders.

- The Proxy from shall be submitted to REIT Manager or a person designated before commencement of the meeting.

5) Quorum

- To constitute a quorum in the trust unitholders' meeting, there shall not be less than 25 unitholders or half of total unitholders and holding in aggregate not less than one-third of total number of units sold.
- In the case that any unitholders' meeting after one (1) hour of the appointed time, the number of unitholders attending the meeting is not constituted as a quorum as specified in paragraph one. If the unitholders' meeting has called for an appointment because the unitholders request the meeting has been suspended. If the unitholders' meeting has called for an appointment not because of the unitholders, the new meeting has to be set and the meeting invitation shall be sent to unitholders not less than seven (7) days prior the meeting date. In this latter meeting, a quorum is not required.

6) Chairman in the Meeting

Furthermore, under the Trust Act and related laws, the trustee shall appoint a person to act as the chairman of the trust unitholders' meeting. However, if, in any agenda, the chairman of the meeting has a conflict of interest, the chairman shall leave the meeting room in such agenda and the REIT manager shall propose the trust unitholders' meeting to consider and appoint another person to act as the chairman of the trust unitholder meeting in such agenda.

7) Counting Vote

The trust unitholder has one voting right per 1 unit of trust holding. The Trust unitholder who is entitled to vote must not have—a special conflict of interest in such agenda.

8) Resolution

In normal case, a resolution shall be passed by a majority of the votes of the trust unitholders who attend the meeting and have the right to vote. In the following cases, a resolution shall be passed by affirmative votes of not less than three-fourths of the total number of votes of the unitholders who attend the meeting and have the right to vote:

- To acquire or dispose the main assets with value from 30% of total asset of the Trust;
- To increase or reduce of the paid-up capital of the Trust that is not specified in advance on the Trust Deed;
- To increase the trust's capital by general mandate;

- To transact business with the REIT Manager or related parties with the REIT Manager with the transaction value from Twenty Million Baht (20,000,000) or more than 3% of net tangible asset of the trust, whichever is higher;
- To amend the distribution policy and return capital to the trust's unitholders;
- To change the trustee or the REIT Manager, however, the change of the REIT Manager shall be complied with the Trust Deed;
- To amend the Trust Deed which have material effect to the right of the trust unitholders;
- Dissolution of the trust.

Selection and Nomination of Directors and top executives.

REIT Manager will select the targeted candidate of Directors by considering knowledge level, experiences, and beneficial talents to the Trust. REIT Manager will verify the name list whether individuals possess suitable characteristics according to law and regulations. requirements as follows.

- 1) Having experience in business or related to the company in which the company operates so that the board of directors has the required components.
- 2) For any executives who is responsible for asset management, such person must have knowledge and experience on investment management or benefit procurement at least three (3) years within the past 5 years.
- 3) Not having unprohibited characteristic as specified by Capital Market Supervisory Board.

Audit Fee

DREIT has appointed KPMG Phoomchai Audit Limited as the auditor for accounting period ending December 31, 2025 with details as follows

Auditors		CPA license No.
Mr. Bunyarit Thanormcharoen		7900
Miss Chanarat	Chanwa	9052
Miss Vilaivan	Polprasert	8420

Audit fee of 2025 was 850,000 Baht, which include both quarterly and yearly auditing financial reports.

Corporate Social Responsibilities

Corporate Social Responsibilities Policy

Management to Address Climate Change and Energy Management

Dusit Thani Group places significant importance on operations that address climate change, with a particular focus on energy management at the operational level across its hotels. This is because electricity is the primary source of energy for the Group's business operations and is a key factor associated with greenhouse gas emissions. In this regard, the Company is committed to improving energy efficiency while gradually transitioning toward energy sources with lower greenhouse gas emissions.

Dusit Thani Maldives serves as a model property for sustainable business operations through various initiatives, including the generation of electricity from solar energy, the utilization of recovered heat energy from water heaters for laundry ironing, on-site drinking water production, the use of glass bottles in place of plastic bottles in all guest rooms, and the cultivation of vegetable and ornamental gardens for use within the hotel.

Meanwhile, Dusit Thani Laguna Phuket has transitioned to a more energy-efficient cooling system, which helps improve energy efficiency and reduce overall energy consumption.

In 2025, the Group further intensified its efforts to reduce energy consumption through energy conservation projects, including increasing the share of low-carbon energy usage through solar photovoltaic (Solar PV) systems, which have already been implemented at several hotels. In 2025, Dusit Thani Hua Hin generated electricity from solar energy through a rooftop solar system with a capacity of 405.99 kilowatt-peak (kWp), representing approximately 11.16% of the hotel's total electricity consumption.

In addition, various hotels have implemented measures to enhance energy efficiency through both engineering improvements and management practices, with the key measures as follows:

- **Measures to reduce energy consumption across key utility systems:**

Use of heat pump systems for hot water production, with waste heat from the hot water generation process recovered and reused in laundry heat-generating equipment

- **Measures to improve infrastructure efficiency:**

Use of energy-efficient equipment, such as replacing conventional lighting with LED lighting, and renovation of the beachfront restaurant to improve natural ventilation, reduce heat build-up, and decrease reliance on air-conditioning systems

- **Proactive initiatives and enhanced operational efficiency:**

Regular inspection and maintenance of key equipment, such as AHU and FCU systems, together with improvements to cooling system water quality and the optimization of equipment operating schedules

- In addition to energy-related initiatives, Dusit Thani Group also promotes the adoption of electric vehicles (EVs) and low-carbon transportation. EV charging stations are available at several hotels, while shuttle services are provided in certain locations to help raise awareness and encourage more sustainable travel.

Waste Management and Resource Circularity

Dusit Thani Properties REIT Co., Ltd., as the REIT Manager, recognizes the importance of efficient resource utilization and waste reduction by adhering to the principles of Reduce, Reuse, and Recycle. For example, the Company encourages hotels under the Trust to procure food waste and organic waste composting machines to convert food scraps and organic materials into bio-fertilizer for use within the hotels. Wooden furniture and wooden amenities are refurbished or repurposed into new forms instead of being replaced with newly purchased items. The use of reusable cloth bags in place of plastic bags within the hotels is also promoted. The Company and hotel management teams support resource circularity and strive to create positive change in addressing foreseeable environmental impacts.

Social Sustainability Management

With respect to social responsibility, the Company focuses on conducting its business fairly and ethically, including anti-fraud and anti-corruption practices, respect for human rights, fair labor practices, consumer responsibility, as well as the protection of personal data of customers, business partners, and employees.

In terms of environmental stewardship and social contribution, certain hotel areas, such as at Dusit Thani Hua Hin, have been developed into rice paddies and organic vegetable gardens for consumption within the hotel. The hotel also raises laying hens and ducks, and produces compost from organic waste, with the aim of promoting a nature-based lifestyle to tourists and visitors. In addition, the function space adjacent to the organic vegetable

garden has been adapted into an organic farmers' market on weekends, encouraging local farmers to set up stalls and jointly sell their produce.

Internal Control and Risk Management

Internal Control System

For an efficient operation with objective accomplishment of REIT manager, the company has set the internal control system for preventing or dealing with conflict of interest, scope of department and responsibilities of each department in accordance with company's policy, Trust Deed, Prospectus and related laws as following.

1) Purchasing and Procurement System at REIT Level

The company has prepared the controlling of purchasing and procurement system at REIT Level to ensure that the REIT's payment is worth for products or services received by considering the qualification of suppliers at least 3 persons together with specifying check and balance functions preventing the internal frauds and a duplicate payment of expenses. Moreover, lists of purchasing orders of each order and documents supporting the goods delivery, receiving, and checking confirmation must also prepared.

2) Rental Collection System

The Company also examine the revenue collection in order to ensure that the REIT will fully receive the rental and service fees, together with supervising and following up with rental payment of the lessee as agreed in the lease agreement by following up 15 days before the due date of payment to avoid late payment or a breach of contract. However, in the emergency event, the company will call the meeting and consult prior the payment deadlines.

3) Annual Budgeting of the Trust

The company will determine Trust's annual budgeting to be suitable and aligned with the strategy of Trust's generation as specified.

4) System of Screening and Approving for Major Renovation

The company will follow with the lessee of the Trust for any approved renovation as requested plan within the budget of investment.

5) Information Storage System

The company has provided the system allowing only accessible persons to enter into Trust's internal information in order to preventing information leakage.

6) Internal Audit System

The company will perform a yearly internal audit both in asset level and REIT level or when independent directors deem appropriate. The independent directors will consider and nominate the third parties to perform an internal auditing. The internal auditing will include reviewing, auditing as well as evaluating the risks which may affect to the Trust. The REIT manager will keep the internal audit reports and assessment reports for the use of examination when regulators request.

Risk Management System

The company emphasizes on the risk management relating with the Trust's operation by providing the policy of risk management and risk assessment with guidelines as follows

1) Determine the Risks

Investing in real estate have several risk factors, comprising of external and internal factors

External Factors include (1) the negative impact of political movement and economic change (2) the downtrend of real estate market in the areas that Trust's assets located (3) the change in interest rate, inflation rate and exchange rate (4) the changes in monetary policy or other economic policies of the country or other foreign countries (5) the changes in petroleum prices and other fuels (6) the changes in legal or environment regulations, urban planning laws and other related laws as well as treasury policy.

Internal Factors include (1) the increase of unexpected operating expenses of Trust's asset (2) the changes in fix rental income and variable rental income from Trust's assets (3) the changes in travelers' preference of each market groups (4) the creditability of property manager or lessee which may affect to business and hotel reputation. (5) the ability of extension on lease agreement (6) the ability of rental collection within the specific period (7) the increase of insurance premium or any force major which cannot be claimable (8) the unpredicted renovations expenses caused from malfunction of assets which in the need of renovation. (9) the lack of liquidity to invest in assets (10) Conflicts of interest or other obligations which is not discovered nor revealed by land department when exanimating and (11) other factors besides the abovementioned factors which may cause the volatility of room rate, occupancy and operation expenses of Trust's assets and negatively lead to total asset values and fix rental and variable rental income.

2) Evaluate Risks and Risk Levels

The company will report the risk profiles of each asset and identify the pose risk or treats to the managing directors, the Board of Directors and Trustee to acknowledge with the risk and potential impacts to the Trust, unitholders and/or future events of the company.

3) Review Risk Mitigation Plan and Report

After conducting the risk review for 3 months, the company will follow up with the risk mitigation plan and progress report (in the case that such risk is not be able to fix immediately) to ensure that each department starting to rectify or proceed on each identified risks or propose any recommendations. Then the company will report the following-up report to independent directors, the Board of Directors and Trustee.

4) Evaluate Risks

To evaluate risk and review risk management are categorized in 2 cases

- General Case: The Board of Directors may evaluate and review the yearly risk mitigation plan and the controlling measurement to prevent or reduce the risk. (Director can give opinion in such risk in the Board meeting prior)
- Urgent Case which may affect significantly to the Trust, unitholders and/or operation of the Trust: The Board of Directors may evaluate and review the risk mitigation plan and the controlling measurement immediately

Prevention of Conflicts of Interest

List of REIT Manager and Related Persons to REIT Manager

REIT Manager and Related Persons to REIT Manager	Relationship
1. Dusit Management Co., Ltd.	Lessee/ sub-lessee of assets in initial investment Lessee/ sub-lessee of assets in second additional investment
2. Dusit Thani Properties REIT Co., Ltd.	REIT Manager
3. Dusit Maldives Management Pvt., Ltd.	Lessee/ sub-lessee of assets in the first additional investment
4. Dusit Thani Public Company Limited	Property Manager

Transaction Information between the Trust and the REIT Manager or Related Persons of the REIT Manager and Opinion of the REIT Manager

Company that may have conflicts	Type of Related Transactions	Rational of the Related Transaction	Opinion of the REIT Manager on Price and Condition
Dusit Management Co., Ltd. (DMCO)	DMCO is the Lessee or Sublessee of the assets of DREIT and also the major shareholder of Dusit Maldives Management Pvt., Ltd., the sublessee of Dusit Thani Maldives Hotels.	<ul style="list-style-type: none"> - Leasing out or subleasing out the main assets of DREIT to Dusit Management Co., Ltd. and Dusit Maldives Management Pvt., Ltd. is reasonable as both companies are the subsidiaries of Dusit Thani Plc., which has well-rounded experience and expertise in hotel management The Trust will obtain benefit in a form of rental from leasing out or subleasing out the main assets. - In accordance with the Notifications of offering the Trust units to investors for real estate investment for the benefits of core assets by leasing and/or subleasing wholly to lessee and the Trust shall obtain such benefits in a form of rental income 	- Rental fee from leased assets is derived from fixed rental fee and variable rental fee. However, the structure of total rental fee and fixed rental fee shall be in accordance with the benefit generation of Trust for property investment, specifying that variable rent fee shall not over than 50% of fixed rent fee as criteria notified by Capital Market Supervisory Board Tor. Jor. 49/2555
	the REIT Manager	- Directors and Executives of the REIT manager are the experienced experts in investment and	- The REIT management fee are at rate not exceeding 2.00% per year of Net Asset Value (NAV), but not less than Baht 2,000,000 per year.

		<p>asset management and being knowledgeable in core assets of Trust</p> <ul style="list-style-type: none"> - The REIT manager is a subsidiary of DUSIT holding 99.99% of total registered shares. DUSIT is the well-rounded experienced and expert in hotel development and management for over 70 years as well as familiar with core assets which highly supportive to operation of the REIT manager. 	<ul style="list-style-type: none"> - REIT management fee comply with normal Trust business, which compare favorably with other REIT managers and fund managers of DTCPPF (before conversion) - The REIT manager request acquisition and disposal fee of assets as follows: <ul style="list-style-type: none"> - The acquisition fee of asset: <ul style="list-style-type: none"> ● The asset of persons related with the Trust: not exceeding 0.75% of DREIT's acquired asset value. ● Other assets: not exceeding 1.00% of DREIT's acquired asset value. - The disposal fee of asset: not exceeding 0.50% of DREIT's disposed asset value. - The structure of the management fee of the REIT Manager is standard practice in business operations, comparable to management fee of property managers in other property REITs. Such fees would drive incentives to the REIT manager for seeking new assets to generate more revenue and returns to the trust.
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			<ul style="list-style-type: none"> - Acquisition fee of assets from related persons is lower than of non-related persons with the Trust which deem appropriate. - Disposal fee of assets are in line with normal business practice comparable with management fee of other property managers in other property REITs.
Dusit Maldives Management Pvt., Ltd. (DMM)	Dusit Maldives Investment Pvt., Ltd., subsidiary of DREIT has entered into Lease Agreement of land and building of Dusit Thani Maldives Hotel with Dusit Maldives Management Pvt., Ltd. on 25 September 2019 for rental period of approximately 21 years.	<ul style="list-style-type: none"> - Dusit Maldives Management Pvt., Ltd. is a subsidiary of Dusit Thani Group which has well-rounded experienced and expert in hotel business as well as familiar with core assets. - Dusit Maldives Investment Pvt., Ltd. and DREIT will receive rental and benefit from the sublease of Dusit Thani Maldives Hotel. In accordance with the announcement of issuance and offering for sale of Real Estate Investment Trust that requires the procurement of benefits from hotel property by lease out to the lessee. The Trust and/or the subsidiary company of the Trust will receive benefit in the form of rental. - To lease out the asset under the Trust to Dusit Maldives Management Pvt., Ltd. is 	<ul style="list-style-type: none"> - To lease out the asset under the Trust to Dusit Maldives Management Pvt., Ltd. is reasonable as DMM is one of the Dusit Thani Group which has expertise in hotel management over 70 years. - Rental fee earning from leased assets is derived from fixed rental fee and variable rental fee. However, the structure of total rental fee and fixed rental fee shall be in accordance with the benefit generation of Trust for property investment, specifying that variable rent fee shall not over than 50% of fixed rent fee as criteria notified by Capital Market Supervisory Board Tor. Jor. 49/2555

		<p>reasonable as DMM is one of the Dusit Thani Group which has expertise in hotel management over 70 years.</p> <ul style="list-style-type: none"> - Rental fee earning from leased assets is derived from fixed rental fee and variable rental fee. However, the structure of total rental fee and fixed rental fee shall be in accordance with the benefit generation of Trust for property investment, specifying that variable rent fee shall not over than 50% of fixed rent fee as criteria notified by Capital Market Supervisory Board Tor. Jor. 49/2555 	
	<ul style="list-style-type: none"> - DREIT obtained the Transfer of Rights and Duties under Agreements between DTCPF and DUSIT with material agreements as follows: <ul style="list-style-type: none"> - Performing in accordance with properties lease and/or sublease agreement - Shareholding and maintaining of shareholding proportion in DMCO - Maintaining of unit holding in DTCPF 	<ul style="list-style-type: none"> - Such agreements with related conditions well serve Trust's benefit generation and reducing chances of conflicts of interests between DUSIT and DREIT, while granting DREIT the rights of investment expansion amongst assets in DUSIT Groups as specified in mutual agreements. 	<ul style="list-style-type: none"> - Such mutual agreements aim to reduce chances of conflicts of interests and to build confidences for investors from properties initially invested by Trust with normal business practices.

	<ul style="list-style-type: none"> - Operating business with competitiveness - Rights of first refusal for investment - DREIT and DUSIT have agreed to make the additional clause under the Undertaking Agreement dated 25 September 2019 with significant points covered as following: <ul style="list-style-type: none"> - Shareholding, Maintaining of Shareholding Proportion and Debt to Equity Ratio in DMCO and/or subsidiaries of DMCO - Undertakings relating to Licenses and Performance in the Hotel Operation of Dusit Thani Maldives Hotel - Assignment of Contractual Obligations of DMCO and/or subsidiaries of DMCO - Financial Supports to DMCO and/or subsidiaries of DMCO - Future Investment and the First Rights of Refusal in investing in other assets. 		
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Policy Related to Connected Transactions between the REIT and the Related Parties of the REIT Manager and Conflict of Interest Prevention Guidelines.

The Company has set the measurement and guidelines to prevent the Conflict of Interest between the REIT and other related parties to retain the optimum benefits of the REIT and unitholders overall.

1) Policy Related to Connected Transactions between the REIT and the Related Parties of the REIT

In case there are other transactions (other than those specified above) between the REIT and the REIT Manager or any related party of the REIT Manager, the REIT shall proceed in accordance with the Securities and Exchange Act as follows:

- Any transactions between the REIT and the REIT Manager or related party of the REIT Manager shall be in compliance with the trust Deed and relevant laws and shall be in the best interests of the REIT.
- Any transactions between the REIT and the REIT Manager or related party of the REIT Manager shall be carried out at reasonable and fair prices.
- Direct or indirect stakeholders of the transactions shall not be involved in the consideration and the decision-making processes of such transactions.
- To approve of transactions between the REIT and the REIT Manager or a related party of the REIT Manager shall obtain the approval from the Trustee as well as the Board of Directors or unitholders (if any). In the case that the transaction needed to obtain the approval from unitholders, REIT Manager must disclose the related transactions between the REIT Manager and other related person about details of transaction, reasons in entering into transaction, rational of benefit calculation or related conditions of transaction and publicize through electronic media channel of Stock Exchange of Thailand. While opinion of financial advisor must be provided in the invitation letter of each general meeting.

2) Policy Related to Connected Transactions between the REIT and Trustee or other related parties of Trustee.

In case there are other transactions between the REIT and Trustee or any related party of Trustee, the REIT shall proceed as follows:

- Disclose the information adequately to unitholders not less than 14 days through electronic media channel of Stock Exchange of Thailand
- Inform the channel, procedure, and time period for any objections not less than 14 days
- In the case that unitholders having an objection vote more than $\frac{1}{4}$ of total paid-up trust units, Trustee shall not proceed or approve such transaction related with the Trust.
- For the transactions between the REIT and Trustee or any related party of Trustee, there must be a checking mechanism to balance or measure the fairness of such transactions. REIT Manager must also

disclose the related information to unitholders prior and have no vote of objections or have number of objections less than requiring by laws.

FINANCIAL INFORMATION 2025

งบการเงิน 2568



Financial Information

Summary of Auditor Report

Accounting Period	Auditor	CPA Registration
Ending 31 Dec 2023	Vipavan Pattavanvivek	No.4795 KPMG Phoomchai Audit Limited
Ending 31 Dec 2024	Chanarat Chanwa	No.9052 KPMG Phoomchai Audit Limited
Ending 31 Dec 2025	Chanarat Chanwa	No.9052 KPMG Phoomchai Audit Limited

Accounting Period	Auditor's Opinion
Ending 31 Dec 2023	Correct in accordance with Thai Standard on Auditing.
Ending 31 Dec 2024	Correct in accordance with Thai Standard on Auditing.

Auditor's Report indicates the clean opinion on the consolidated statement of financial position as of December 31, 2025. The financial performance, changes in net assets, cash flows and significant financial information was present fairly in all materials respects in accordance with Thai Standard on Auditing.

Financial Position

Unit : Million THB	As of December 31		
	2023	2024	2025
Assets			
Investments measured at fair value through profit or loss	7,272.69	7,629.77	7,557.28
Investments in properties at fair value	165.45	0.00	0.00
Cash and cash equivalents	247.47	358.69	225.47
Rent and other receivables	0.00	17.27	17.32
Deferred expenses	42.30	39.70	49.75
Prepaid expenses	8.66	0.00	0.00
Other assets	0.82	1.22	1.01
Total assets	7,737.89	8,030.11	7,851.54
Liabilities			
Other payables	21.49	31.17	35.34
Accrued expenses.	5.85	8.79	5.46
Income tax payable	0.00	0.00	0.00
Withholding tax payable	1.08	1.26	1.78
Lease Liabilities	328.50	324.52	301.19
Long-term loans	1,785.01	1,781.60	1,782.56
Deferred tax liability	1.83	1.94	3.80
Total liabilities	2,143.76	2,149.28	2,130.14
Net assets	5,594.12	5,880.83	5,721.41
Capital received from unitholders	6,201.65	6,201.65	6,201.65
Retained earnings	245.19	549.75	476.71
Other components of unitholders' equity	40.02	22.18	(64.21)
Net assets	5,594.12	5,880.83	5,721.41
Net assets per unit	7.8624	8.2654	8.0413

Income Statement

Unit : Million THB	As of December 31		
	2023	2024	2025
Investment Income			
Rental income	510.64	547.91	535.35
Interest income	1.38	6.90	8.00
Other income	2.48	1.58	0.16
Total income	514.50	556.40	543.51
Expenses			
Management fee	14.48	14.91	14.72
Trustee fee	9.25	9.52	9.40
Registrar fee	3.35	3.23	3.23
Professional fee	4.09	3.31	3.64
Amortization of deferred expenses	11.83	8.66	0.00
Other expenses	18.20	18.31	21.28
Finance costs	105.44	115.76	107.00
Income tax expense	1.09	0.95	2.56
Total expenses	167.76	174.66	161.82
Net profit on investments	346.74	381.74	381.69
Net loss on investment	(4.21)	(10.58)	(6.99)
Net gain on changes in fair value of investments	(56.31)	232.85	(37.96)
The effect of changes in foreign exchange rates	(15.98)	(13.24)	(114.50)
Total net gain (loss) on investments	(76.50)	209.03	(159.46)
Increase in net assets resulting from operations	270.25	590.77	222.24
Exchange differences	(13.09)	(17.85)	(86.39)
Increase in unitholders in net assets from operations and other components of unitholders' equity	257.16	572.92	135.85

Cash Flow

Unit : Million THB	As of December 31		
	2023	2024	2025
Net cash from (used in) operating activities	595.28	491.33	269.59
Net cash from (used in) financing activities	(496.79)	(389.34)	(369.67)
Net increase in cash and cash equivalents before effect of exchange rates	98.50	101.99	(100.08)
Effect of exchange rate	(2.11)	(8.04)	(15.87)
Net increase in cash and cash equivalents	96.39	93.95	(115.95)
Cash and cash equivalents at beginning period	151.09	247.47	341.42
Cash and cash equivalents at ending period	247.47	341.42	225.47

Financial Ratio

Unit: Million THB	As of December 31,			Unit
	2023	2024	2025	
Number of trust units issued at the end of the year	711.5	711.5	711.5	Million Unit
Net asset value per unit	7.8624	8.2654	8.0413	THB
Increase in net assets resulting from operations per unit	0.3798	0.8303	0.3123	THB
Interest Bearing Debt to Total Asset Ratio	23.07	22.19	22.70	%
Total Liabilities to Total Asset Ratio	27.70	26.77	27.13	%
Total Liabilities to NAV	0.38	0.37	0.37	Times
Interest Coverage Ratio	4.30	4.31	4.59	Times

Details of Investment

Unit : Million THB	As of December 31, 2024		As of December 31, 2025	
	Cost	Fair Value	Cost	Fair Value
Investments in properties				
1) Dusit Thani Laguna Phuket Hotel Project. Ownership of land, buildings, and equipment	3,173.25	3,319.79	3,236.37	3,430.60
2) Dusit Thani Hua Hin Hotel Project. Right-of- use assets of land, and buildings and structures, Ownership of furniture, fixtures, equipment, and improvement	1,428.37	1,340.09	1,449.10	1,311.27
3) Dusit Thani Maldives Hotel Project. Right-of- use assets of land, ownership of buildings, structures and equipment	3,140.99	2,969.88	3,011.42	2,815.40
Total investments in properties	7,742.61	7,629.77	7,696.90	7,557.28
Investments in securities	0.00	0.00	0.00	0.00
Investment in common shares				
Dusit Management Co., Ltd.	0.00	0.00	0.00	0.00
Total investments in common shares	0.00	0.00	0.00	0.00
Total investments	7,742.61	7,629.77	7,696.90	7,557.28

Management Analysis of REIT Manager

Operating Analysis of 2025

Financial Position

Asset

As of 31 December 2025, DREIT's total assets amounted to Baht 7,851.54 million, decreasing by 2.22% from 2024. The majority of DREIT's assets comprised investments in properties of Baht 7,557.28 million, decreasing by 0.95%, and cash and cash equivalents of Baht 225.47 million, decreasing by 33.96% from the previous year.

Liability

As of 31 December 2025, DREIT's total liabilities amounted to Baht 2,130.14 million, representing 37.23% of total assets, and decreased by Baht 19.14 million from the previous year. The majority of DREIT's liabilities comprised long-term borrowings of Baht 1,782.56 million, which were primarily used for refinancing purposes.

Net Asset

As of 31 December 2025, DREIT's net assets amounted to Baht 5,721.41 million, comprising paid-up capital of Baht 5,308.91 million, retained earnings of Baht 476.71 million, and other components of unitholders' equity of negative Baht 64.21 million. Net asset value per unit was Baht 8.0413, compared to Baht 8.2654 per unit in the previous year.

For the year 2025, DREIT reported total revenue of Baht 543.51 million, comprising rental income of Baht 535.35 million and interest income and other income of Baht 8.16 million. In 2025, DREIT recognized variable rental income from its assets in Thailand, with such rental income being based on the operating performance of each hotel, as summarized below

Performance of Assets in Thailand

Property	Dusit Thani Laguna Phuket (Baht)		Dusit Thani Hua Hin (Baht)	
	2024	2025	2024	2025
Occupancy	68%	69%	64%	62%
Average Room Rate	6,619	6,976	3,696	3,835
REVPAR	4,495	4,812	2,358	2,354
Total Revenue (Mil.Baht)	519.22	553.29	436.21	433.93
EBITDA (Mil. Baht)	225.01	233.88	103.63	98.46

According to the operating results of the assets under the management of DREIT, the performance of Dusit Thani Laguna Phuket for the year 2025 improved slightly compared to the previous year. Nevertheless, the hotel temporarily closed 58 guestrooms for renovation works, which included repainting guestroom interiors and refurbishing Laguna Café and the Coffee Corner located in the lobby area, in order to enhance service quality and better accommodate international guests and renovated Casuarina Beach Restaurant into a semi-bar restaurant concept with a beach club style. The hotel's primary source markets continue to be European tourists, particularly Russian and British travelers, as well as Indian tourists. With respect to Dusit Thani Hua Hin, its operating performance declined compared to the previous year, primarily attributable to a slight decrease in the occupancy rate. The key contributing factors remain the multiple accidents that occurred along Rama II Road, which affected travel accessibility, as well as the persistently high level of household debt among Thai consumers, who are the hotel's main customer group. The hotel's primary customer segments continue to consist of Thai travelers and the meetings, and seminars (MICE) segment. In addition, Indian guests have shown a preference for hosting events at the hotel's extension project, Dusit Thani Hua Hin (The Stable). For Dusit Thani Maldives, revenue and occupancy rates increased compared to the previous year. However, the hotel has not yet been able to recognize variable rental income. This is partly attributable to continued intense market competition, which has resulted in overall operating performance remaining lower than the previous year. Furthermore, the hotel has progressively undertaken guestroom renovations to enhance its competitive position, divided into three phases during 2025–2026. Phase 1, comprising 23 villas, has been completed and is now positioned to capture demand during the high season. The remaining villas are expected to be completed by mid-2026. The hotel's primary source markets remain Chinese and European tourists.

For Dusit Thani Laguna Phuket Hotel, the occupancy rate in 2025 is at 69% increased by 1% from the previous years. While the average room rate of the hotel is approximately 6,976 Baht per room night, increased from the previous year by 357 Baht per room night. Consequently, the Revenue per Available Room (REVPAR) is at

4,812 Baht per room night, increased from the previous year by 317 Baht per room night. For the year ended 31 December 2025, Dusit Thani Laguna Phuket Hotel has total revenue and EBITDA of Baht 553.29 million and Baht 233.88 million respectively.

Dusit Thani Hua Hin Hotel has an occupancy rate in 2025 at 62%, decreased by 2% from the previous year. Whereas the average room rate of the hotel is at 3,835 Baht per room night, increased from the previous year by 139 Baht per room night. As a result, the Revenue per Room Available (REVPAR) is at 2,354 Baht per room night, which decreased from the previous year by 4 Baht per room night. Eventually, the hotel has total revenue and EBITDA for the year ended 31 December 2025 at Baht 433.93 million and

Performance of Asset in Republic of Maldives

Property	Dusit Thani Maldives	
Performance Period	2024	2025
Occ. Rate	71%	72%
ADR	463	504
REVPAR	329	361
Total Revenue (Mil. USD)	21.85	22.74
EBITDA (Mil. USD)	6.38	6.20

Dusit Thani Maldives has occupancy rate at 72%, increased by 1% from the previous year. Whereas the average room rate of the hotel is at 504 USD per room night which increased from the previous year by 41 USD per room night. For this reason, the Revenue per Room Available (REVPAR) is at 361 USD per room night, increased from the previous year by 32 USD per room night. Eventually, the hotel has total revenue and EBITDA for the year ended 31 December 2025 at USD 22.74 million and USD 6.20 million respectively.

In terms of expenses, in 2025, DREIT recorded total expenses of Baht 161.82 million, representing 29.77% of total revenue. Such expenses comprised management fees, trustee fees, audit fees, property appraisal fees, registrar fees, expenses related to the two-way communication and distribution payment, and other expenses.

For the operating results in 2025, DREIT recorded net investment income of Baht 381.69 million, compared to Baht 381.74 million in 2024. The slight decrease in net investment income was mainly attributable to the appreciation of the Thai Baht in 2025, which resulted in lower recognition of fixed rental income from Dusit Thani Maldives when translated into Thai Baht. Nevertheless, Dusit Thani Laguna Phuket and Dusit Thani Hua Hin

recorded slightly higher variable rental income than in the previous year. In addition, DREIT recorded lower expenses compared to the previous year, particularly lower finance costs.

DREIT recorded a net loss from investments of Baht 159.46 million, mainly due to exchange rate differences and changes in the fair value of investments. As a result, DREIT reported an increase in net assets from operations of Baht 222.24 million.

In respect of distributions to trust unitholders, in 2025, DREIT paid a distribution from the operating results for the period from July to December 2024 and retained earnings on 29 March 2025 at the rate of Baht 0.2150 per unit, and paid a distribution from the operating results for the period from January to June 2025 and retained earnings on 9 September 2025 at the rate of Baht 0.2000 per unit, respectively.

Factors or events that may affect the financial position or operations in the future

Overall, in 2025, the tourism sector showed signs of a slowdown compared to the previous year, due to several factors, including safety concerns, the slowdown in the global economy, concerns over international geopolitical uncertainties, and intensifying tourism competition from neighboring countries. These factors resulted in a decline in the number of Chinese tourists traveling to Thailand. Nevertheless, Dusit Thani Laguna Phuket reported improved operating performance compared to the previous year. Although the operating performance of Dusit Thani Hua Hin declined slightly, DREIT was still able to recognize higher variable rental income from the operating performance of its assets in Thailand compared to the previous year.

Meanwhile, the tourism market in the Maldives faced challenging conditions due to increasing competition and changing travel preferences. The appreciation of the local currency and higher energy costs also affected revenue generation during the year. As a result, Dusit Thani Maldives was required to adjust its strategy by identifying new target markets, offering more attractive packages, and continuing to enhance service quality in order to create memorable guest experiences and encourage repeat visits.

In 2026, DREIT's REIT Manager expects the tourism sector to continue growing from the previous year and to remain one of the country's key sources of revenue. However, tourists may continue to be affected by concerns over global economic uncertainty, international geopolitical uncertainties, intensifying tourism competition from neighboring countries, and safety perceptions, all of which may affect the spending power of both foreign and domestic tourists. In this regard, KResearch forecasts that the number of foreign tourist arrivals to Thailand in 2026 will reach 34.1 million, representing an increase of 3.4% from 2025.

In addition, DREIT may be exposed to other risks that could affect its financial position or future operating results, including risks arising from changes in accounting standards, relevant laws and regulations, or regulatory

practices of the relevant authorities; foreign exchange risk from DREIT's indirect investment overseas; and interest rate risk from rising interest rates.



หลักทรัพย์จัดการกองทุนกรุงไทย
Krunghai Asset Management

Opinion of the Trustee

To Trust unitholders of Dusit Thani Freehold and Leasehold Real Estate Investment Trust (“the Trust”)

I, Krunghai Asset Management Public Company Limited, as the Trustee of Dusit Thani Freehold and Leasehold Real Estate Investment Trust, has supervised and monitored the management of the Trust managed by Dusit Thani Properties REIT Company Limited, as the REIT Manager for the accounting period from 1st January 2025 to 31st December 2025.

I have an opinion that Dusit Thani Properties REIT Company Limited has reasonably and appropriately performed its duties in managing the Trust in accordance with the objectives specified in the Trust Deed, the prospectus and provisions under Securities and Exchange Act B.E. 2535, and Trust for Transactions in Capital Market Act B.E.2550.

Trustee

Krunghai Asset Management Public Company Limited

(Mr. Eakamol Na. Ranong)

Senior Vice President

Krunghai Asset Management Public Company Limited

12 March 2026

Property & Infrastructure Fund and Trust Business Dept.

Tel: +66-2686-6100 Ext. 6149, 6151, 6446

**Dusit Thani Freehold and Leasehold
Real Estate Investment Trust
and its Subsidiaries**

Financial statements for the year ended
31 December 2025
and
Independent Auditor's Report



KPMG Phoomchai Audit Ltd.
50th Floor, Empire Tower
1 South Sathorn Road, Yannawa
Sathorn, Bangkok 10120, Thailand
Tel +66 2677 2000
Fax +66 2677 2222
Website home.kpmg/th

บริษัท เคพีเอ็มจี ภูมิไชย สอบบัญชี จำกัด
ชั้น 50 เอ็มไพร์ทาวเวอร์
1 ถนนสาทรใต้ แขวงยานนาวา
เขตสาทร กรุงเทพฯ 10120
โทร +66 2677 2000
แฟกซ์ +66 2677 2222
เว็บไซต์ home.kpmg/th

Independent Auditor's Report

To the Unitholders of Dusit Thani Freehold and Leasehold Real Estate Investment Trust

Opinion

I have audited the consolidated financial statements of Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries (the "Group"), which comprise the consolidated statement of financial position and details of investments as at 31 December 2025, the consolidated statements of comprehensive income, changes in net assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at 31 December 2025, and their financial performance, changes in net assets and cash flows for the year then ended in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission.

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated financial statements* section of my report. I am independent of the Group in accordance with the *Code of Ethics for Professional Accountants including Independence Standards* issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that is relevant to my audit of the consolidated financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated financial statements of the current period. These matters were addressed in the context of my audit of the consolidated financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.



Valuation of investments in properties	
Refer to notes 3 (d) and 6 to the consolidated financial statements	
The key audit matter	How the matter was addressed in the audit
<p>Investments in properties are measured at fair value and are material to the Group's consolidated financial statements. The fair value of investments in properties is determined by income approach using discounted future cash flows based on future operating results of each hotel property. In 2025, the Group engaged independent external valuers to assist in valuing the fair value of these investments.</p> <p>Determination and assessment of the fair value require significant judgement in determining the key assumptions. This is an area that my audit is particularly concentrated on.</p>	<p>My audit procedures included</p> <ul style="list-style-type: none"> • Understanding and evaluating the basis upon which the Group determined and assessed the fair value of each asset. • Evaluating the independence, qualifications and competency of valuers of the Group. • Using the work of external expert engaged by KPMG in considering the reasonableness of measurement basis and key assumptions used for estimating fair value of assets. • Evaluating the appropriateness of the key assumptions used in the valuation by comparing them against historical data, testing calculation and sampling check the relevant documents. • Considering the adequacy of the disclosures in accordance with Thai Financial Reporting Standards.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the consolidated financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to management and request that the correction be made.

Responsibilities of Management for the Consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Financial statements

My objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group consolidated financial statements. I am responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. I remain solely responsible for my audit opinion.



I communicate with management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide management with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with management, I determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

A handwritten signature in blue ink, appearing to read 'Chanarat Chanwa', written in a cursive style.

(Chanarat Chanwa)
Certified Public Accountant
Registration No. 9052

KPMG Phoomchai Audit Ltd.
Bangkok
24 February 2026

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Consolidated statement of financial position

		31 December	
	Note	2025	2024
		(in Baht)	
Assets			
Investments measured at fair value through profit or loss	5	10	10
Investments in properties at fair value	6	7,557,278,634	7,629,770,296
Cash and cash equivalents	7, 11	225,473,632	341,422,795
Pledged bank deposits	8	17,324,232	17,269,731
Rent and other receivables	11	49,752,052	39,700,470
Prepaid expenses		1,007,962	1,221,671
Other assets		707,506	727,873
Total assets		7,851,544,028	8,030,112,846
Liabilities			
Other payables		35,339,138	31,169,840
Accrued expenses	11	5,464,867	8,785,873
Withholding tax payable		1,784,110	1,259,936
Lease liabilities		301,191,272	324,524,991
Long-term loans	8	1,782,557,005	1,781,601,009
Deferred tax liability		3,799,992	1,939,619
Total liabilities		2,130,136,384	2,149,281,268
Net assets		5,721,407,644	5,880,831,578
Net assets			
Authorised capital			
711,500,000 trust units, value per unit at Baht 8.7163			
as at 31 December 2025 and 2024		6,201,647,450	6,201,647,450
Capital received from unitholders			
711,500,000 trust units, value per unit at Baht 7.4616			
as at 31 December 2025 and 2024		5,308,908,270	5,308,908,270
Retained earnings	9	476,712,777	549,747,746
Other components of unitholders' equity		(64,213,403)	22,175,562
Net assets		5,721,407,644	5,880,831,578
Net asset value per unit		8.0413	8.2654
Number of trust units issued at the end of the year (units)		711,500,000	711,500,000

The accompanying notes form an integral part of the financial statements.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Consolidated details of investments

At 31 December 2025

Details of investments are presented by investment category

Type of investments	Note	Areas held	31 December 2025			31 December 2024		
			Cost	Fair value	Percentage of investments (%)	Cost	Fair value	Percentage of investments (%)
			(in Baht)			(in Baht)		
Investments in properties								
1. Dusit Thani Laguna Phuket Hotel Project								
Location		Tambon Cherng Talay, Talang, Phuket						
- Ownership of land, buildings and equipment		33 rai 2 ngan 61.4 square wah	3,236,370,959	3,430,604,591	45.40	3,173,253,711	3,319,794,425	43.51
2. Dusit Thani Hua Hin Hotel Project								
Location		Petchkasem Road, Cha-am, Petchaburi						
- Right-of-use assets of land, and buildings and structures								
- Ownership of furniture, fixtures, equipment and improvement		63 rai 1 ngan 60 square wah	1,449,102,969	1,311,269,965	17.35	1,428,366,271	1,340,091,813	17.57
3. Dusit Thani Maldives Hotel Project								
Location		Mudhdhoo Island , Baa Atoll, Republic of Maldives						
- Right-of-use assets of land, ownership of buildings, structures and equipment		166 rai 2 ngan 60 square wah	3,011,424,608	2,815,404,078	37.25	3,140,987,758	2,969,884,058	38.92
Total investments in properties			7,696,898,536	7,557,278,634	100.00	7,742,607,740	7,629,770,296	100.00
Investments in security								
Investment in common shares								
Dusit Management Co., Ltd.								
Total investments in security			10	10	-	10	10	-
Total investments			7,696,898,546	7,557,278,644	100.00	7,742,607,750	7,629,770,306	100.00

The accompanying notes form an integral part of the financial statements.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Consolidated statement of comprehensive income

		Year ended 31 December	
	Note	2025	2024
		(in Baht)	
Income			
Rent income	6, 11	535,352,563	547,911,378
Interest income	11	7,999,566	6,901,044
Other income		157,916	1,582,875
Total income		543,510,045	556,395,297
Expenses			
Management fee	10, 11	14,718,465	14,907,380
Trustee fee	10, 11	9,403,464	9,524,139
Registrar fee	10	3,226,485	3,226,485
Professional fee		3,635,411	3,314,623
Amortisation of deferred expenses		-	8,657,215
Other expenses		21,277,682	18,312,286
Finance costs		106,995,777	115,761,682
Income tax expense		2,560,424	954,893
Total expenses		161,817,708	174,658,703
Net profit on investments		381,692,337	381,736,594
Net gain (loss) on investments			
Net loss on investment	5, 6	(6,991,880)	(10,577,108)
Net gain (loss) on changes in fair value of investments	5, 6	(37,959,978)	232,852,868
The effect of changes in foreign exchange rates	9	(114,503,860)	(13,244,158)
Total net gain (loss) on investments		(159,455,718)	209,031,602
Increase in net assets resulting from operations		222,236,619	590,768,196
Other comprehensive income			
Exchange differences on translating financial statements		(86,388,965)	(17,846,358)
Increase in unitholders in net assets from operations and other components of unitholders' equity		135,847,654	572,921,838

The accompanying notes form an integral part of the financial statements.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Consolidated statement of changes in net assets

		Year ended 31 December	
	Note	2025	2024
		(in Baht)	
Increase in net assets resulting from operations during the year			
Net profit on investments		381,692,337	381,736,594
Net gain (loss) on investments		<u>(159,455,718)</u>	<u>209,031,602</u>
Increase in net assets during the year		222,236,619	590,768,196
Distribution to unitholders	12	(295,271,588)	(286,213,941)
Other components of unitholders' equity		<u>(86,388,965)</u>	<u>(17,846,358)</u>
Increase (decrease) in net assets during the year		(159,423,934)	286,707,897
Net assets at 1 January		<u>5,880,831,578</u>	<u>5,594,123,681</u>
Net assets at 31 December		<u>5,721,407,644</u>	<u>5,880,831,578</u>
Changes in number of trust units			
<i>(Baht 8.0413 per unit as at 31 December 2025)</i>			
Trust units at 1 January (units)		<u>711,500,000</u>	<u>711,500,000</u>
Trust units at 31 December (units)		<u>711,500,000</u>	<u>711,500,000</u>

The accompanying notes form an integral part of the financial statements.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Consolidated statement of cash flows

		Year ended 31 December	
	Note	2025	2024
		(in Baht)	
<i>Cash flows from operating activities</i>			
Increase in net assets from operations		222,236,619	590,768,196
<i>Adjustments to reconcile increase in net assets from operations to net cash from operating activities:</i>			
Finance costs		106,995,777	115,761,682
Amortisation of deferred expenses		-	8,657,215
The effect of changes in foreign exchange rates	9	114,503,860	13,244,158
Income tax expense		2,560,424	954,893
Net loss on investment	5, 6	6,991,880	10,577,108
Proceed from sales of investments in securities	5	-	332,757,718
Payment for investments in securities	5	-	(165,000,000)
Purchases of investments in properties	6	(180,548,384)	(163,474,617)
Proceed from sales of investments in properties		103,061	-
Net (gain) loss on changes in fair value of investments	6	37,959,978	(232,852,868)
Interest income		(7,999,566)	(6,901,044)
Interest received		7,925,919	4,652,425
(Increase) decrease in rent and other receivables		(10,533,655)	4,847,609
(Increase) decrease in prepaid expenses		213,709	(405,154)
(Increase) decrease in other assets		20,367	(223,159)
Increase in other payables		4,169,298	9,675,990
Increase in withholding tax payable		524,174	184,583
Income tax received (paid)		65,847	(828,122)
Increase (decrease) in accrued expenses		(3,321,006)	3,817,297
Rental expense paid		(32,275,625)	(34,888,250)
Net cash from operating activities		269,592,677	491,325,660

The accompanying notes form an integral part of the financial statements.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Consolidated statement of cash flows

	Note	Year ended 31 December	
		2025	2024
		(in Baht)	
<i>Cash flows from financing activities</i>			
Payment for pledged bank deposits		(54,501)	(17,269,731)
Proceeds from long-term loans	8	-	1,785,986,229
Repayment of long-term loans	8	-	(1,785,986,229)
Payment for long-term loans issuing cost	8	-	(4,697,745)
Interest paid		(74,347,570)	(81,156,382)
Distributions to trust unitholders	12	(295,271,588)	(286,213,941)
Net cash used in financing activities		(369,673,659)	(389,337,799)
Net increase (decrease) in cash and cash equivalents			
before effect of exchange rates		(100,080,982)	101,987,861
Effect of exchange rate changes on cash and cash equivalents		(15,868,181)	(8,038,488)
Net increase (decrease) in cash and cash equivalents		(115,949,163)	93,949,373
Cash and cash equivalents at 1 January		341,422,795	247,473,422
Cash and cash equivalents at 31 December	7	225,473,632	341,422,795

The accompanying notes form an integral part of the financial statements.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2025

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Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2025

These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements and were approved and authorised for issue by the authorised director of the REIT manager on 24 February 2026.

1 General information

Dusit Thani Freehold and Leasehold Real Estate Investment Trust (the “Trust”) was established as a specific closed-end Real Estate Investment Trust with an indefinite term. The Trust was converted from Dusit Thani Freehold and Leasehold Property Fund (the “Fund”) and registered on 29 November 2017 with registered capital of Baht 3,656.05 million (409.40 million units, at Baht 8.9302 per unit). On 25 September 2019, the Trust issued and offered additional trust units under the first capital increase, amounting to 302.10 million units at Baht 5.90 per unit, resulting in a total of 711.50 million outstanding trust units. Dusit Thani Properties REIT Co., Ltd. acts as REIT Manager (the “REIT manager”) and Krungthai Asset Management Public Company Limited acts as Trustee (the “Trustee”).

As at 31 December 2025, its major unitholder was Dusit Thani Public Company Limited which held 30.20% of total outstanding units and was incorporated in Thailand.

The Trust’s dividend payment policy is in accordance with condition and procedures as specified in prospectus.

This consolidated financial statements included Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its subsidiaries (the “Group”) as follows:

Name	Type of business	Country of incorporation	Ownership interest	
			31 December 2025	31 December 2024
			(%)	
Dusit Thani REIT Company Limited	Holding	Thailand	100	100
Dusit Maldives Investment Private Limited	Leasing	Republic of Maldives	100	100

2 Basis of preparation of the financial statements

The financial statements are prepared in accordance with the accounting guidance for Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust, issued by the Association of Investment Management Companies (“AIMC”) as approved by The Securities and Exchange Commission. In case this accounting guidance does not specifically state the practical guidance for a transaction, the Group shall apply Thai Financial Reporting Standard (TFRS) as announced by Federation of Accounting Professions (“Accounting Guidance”). The financial statements are presented in Thai Baht, which is the Group’s functional currency.

The preparation of financial statements in conformity with an accounting guidance requires the Group’s manager to make judgements, estimates and assumptions that affect the application of the Group’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions that are described in each note are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2025

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Basis of consolidation

The consolidated financial statements relate to the Trust and its subsidiaries (the “Group”).

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the Group. The financial statements of subsidiary is included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

Intra-group balances and transactions, and any unrealised income or expenses arising from intra-group transactions, are eliminated on consolidation.

(b) Foreign currencies

Transactions in foreign currencies including non-monetary assets and liabilities denominated in foreign currencies are translated to the respective functional currencies of each entity in the Group at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate at the reporting date.

Foreign currency differences are generally recognised in profit or loss.

Foreign operations

The assets and liabilities of foreign operations are translated to Thai Baht at the exchange rates at the reporting date. The revenues and expenses of foreign operations are translated to Thai Baht at rates approximating the exchange rates at the dates of the transactions.

Foreign exchange differences are recognised in other comprehensive income and accumulated in the translation reserve until disposal of the investment.

When a foreign operation is disposed of in its entirety or partially such that control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to non-controlling interests.

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely in the foreseeable future, exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation and are recognised in other comprehensive income, and presented in the foreign currency translation reserve in equity until disposal of the investment.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2025

(c) *Investments measured at fair value through profit or loss*

Investment are initially recognised at fair value through profit or loss when the Group becomes a party to the contractual provisions of the instrument. Transaction costs that are directly attributable to acquire investments are recognised in profit or loss.

Gains and losses on measurement, including any interest or dividend income, are recognised in profit or loss.

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(d) *Investments in properties at fair value*

Investments in properties are measured at cost, including transaction costs, on initial recognition and subsequently at fair value, with any change recognised in profit or loss and presented as “gain (loss) from changes in fair value of investment”.

Cost includes expenditure that is directly attributable to the acquisition of the investments in properties. The fair value is based on appraisal value assessed by independent valuers approved pursuant to the notification of the Securities and Exchange Commission. The Group will conduct appraisal of properties at least every 2 years, commencing from the date of appraisal the acquired properties or the latest date of appraisal properties or the date of disposal properties or there is any indication of impairment and conduct a review of appraisal at least every year after the date of the latest appraisal. The Group will not appoint any valuers to appraise the properties for more than 2 consecutive times.

Differences between the proceeds from disposal and the carrying amount of investments in properties are recognised in profit or loss and presented as “net realised gain (loss) on investments”.

(e) *Cash and cash equivalents*

Cash and cash equivalents in the statements of cash flows comprise cash balances and call deposits.

(f) *Rent and other receivables*

Rent and other receivables are measured at transaction price less allowance for expected credit loss.

The Group estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the rent receivable based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date. The Group derecognises a rent receivable as described in note 3 (c).

Accrued rental income is presented as part of rent and other receivables.

Dusit Thani Freehold and Leasehold Real Estate Investment Trust and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2025

(g) *Equity issuance cost*

Equity issuance cost comprises the Group's unit issuance and offering expenses as incurred. The Group entirely recognised equity issuance cost as a deduction on capital from unitholders.

(h) *Leases*

At inception of a contract, the Group assesses whether a contract is, or contains, a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

At commencement or on modification of a contract, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. For the leases of property, the Group has elected not to separate non-lease components and accounted for the lease and non-lease components wholly as a single lease component.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date.

Right-of-use assets are initially measured at cost and classify as investment in property as described in note 3 (d). The cost of right-of-use asset includes the initial amount of the lease liability adjusted for any prepaid lease payments, plus any initial direct costs incurred, an estimate of restoration costs, and less any lease incentives received.

The lease liability is initially measured at the present value of all lease payments that shall be paid under the lease. The Group uses the Group's incremental borrowing rate to discount the lease payments to the present value. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a lease modification or a change in the assessment of options specified in the lease. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

As a lessor

The accounting policy for lessor is described in note 3 (k).

(i) *Interest-bearing liabilities*

Interest-bearing liabilities are measured at amortised cost.

(j) *Fair value measurement*

"Fair value" is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

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When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: inputs for the asset or liability that are based on unobservable input.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and assets positions at a bid price and liabilities and liabilities positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price, the financial instrument is initially measured at fair value adjusted for the difference between the fair value on initial recognition and the transaction price and the difference is recognised in profit or loss immediately. However, for the fair value categorised as level 3, such difference is deferred and will be recognised in profit or loss on an appropriate basis over the life of the instrument or until the fair value level is transferred or the transaction is closed out.

(k) Rental income

At inception or on modification of a contract, the Group allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Group considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

When the Group is an intermediate lessor, the Group classifies the sub-lease either as a finance lease or an operating lease with reference to the right-of-use asset arising from the head lease. In case of a head lease is a short-term lease, the sub-lease is classified as an operating lease. Those right-of-use assets are presented as investments in properties.

The Group recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of "rental income". Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as income in the accounting period in which they are earned. Accrued rental income is presented as part of rent and other receivables.

The Group recognises finance lease receivables at the net investment of the leases, which includes the present value of the lease payments, and any unguaranteed residual value, discounted using the interest rate implicit in the lease. Finance lease income reflects a constant periodic rate of return on the Group's net investment outstanding in respect of the leases. The Group further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease. The Group applies the derecognition and impairment to finance lease receivables in accordance with notes 3 (c) and 3 (f), respectively.

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(l) Interest

Interest income and expense is recognised in profit or loss using the effective interest method. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability.

(m) Expenses

Other expenses are recognised on accrual basis.

(n) Income tax

The Trust is exempt from corporate income tax in Thailand so no corporate income tax is recorded.

Income tax expense in the consolidated financial statements comprises current and deferred tax of subsidiaries, which are recognised in profit or loss except to the extent that they relate to items recognised directly in equity or in other comprehensive income.

Current tax is recognised in respect of the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the temporary differences: the initial recognition of assets or liabilities in a transaction that is not a business combination or at the time of the transaction (i) affects neither accounting nor taxable profit or loss and (ii) does not give rise to equal taxable and deductible temporary differences.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities, using tax rates enacted or substantively enacted at the reporting date. Current deferred tax assets and liabilities are offset in the consolidated financial statements.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(o) Distribution to unitholders

The Group recognises a reduction in retained earnings at the date a distribution is declared.

4 Financial risks

Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and investments in debt securities. However, the related financial assets have short-term maturity, therefore, the Group does not anticipate material losses from its debt collection.

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The Group has significant concentrations of credit risk due to the Group have only 2 lessee/sub-lessee. As a result, the Group might have the risk from financial position and ability to pay lease rental of those lessee/sub-lessee if it has financial problem.

The Group limits its exposure to credit risk from rent receivables by establishing a payment period and outstanding receivables are regularly monitored by the Group. An impairment analysis is performed by the Group at each reporting date based on days past due for individual receivables to reflect differences between economic conditions in the past, current conditions and the Group's view of economic conditions over the expected life span of the receivables.

Currency risk

The Group's accounts denominated in foreign currency are as follows:

<i>At 31 December</i>	2025	2024
	<i>(in thousand Baht)</i>	
United States Dollars		
Cash at banks	9,978	109,260

The Group has not entered into derivatives contract to hedge accounts denominated in foreign currency against currency risk.

Market risk

The Group is exposed to market risk due to the holding of investment in debt security for which return on the investment are subject to volatility of economic, political, money market and capital market conditions. Such conditions could have either positive or negative impact on the operation of the company that issues securities, depending on the extent to which the issuers' business type correlates with the market volatility, which could push the security's price up or down.

Interest rate risk

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Group's operations and its cash flows which are mainly variable. So the Group is primarily exposed to interest rate risk.

The following table summarises the Group's interest rate risk comprised fair value of financial assets and financial liabilities that have interest rate:

<i>At 31 December</i>	2025	2024
	<i>(in thousand Baht)</i>	
Financial instruments with variable interest rates		
Cash at banks	148,050	173,468
Long-term loans	(1,782,557)	(1,781,601)
Net statement of financial position exposure	(1,634,507)	(1,608,133)

Financial risk management policies

The Group manages potential risk on investment by setting risk management policy, e.g. investment diversification and analysis of investee's financial position.

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5 Investments measured at fair value through profit or loss

	2025	2024
	<i>(in thousand Baht)</i>	
At 1 January	-	165,449
Additions	-	165,000
Disposals	-	(332,758)
Net gain on investments	-	2,309
At 31 December	-	-

6 Investments in properties at fair value

- 1) On 8 December 2017, the Group received a transfer assets from the Fund. The initial investment 3 properties of the Fund transferred related to 3 hotels which detailed as follows:

(a) Investments in assets used in operations of Dusit Thani Laguna Phuket Hotel:

- Purchase of land, buildings and hotel's infrastructures of Dusit Thani Laguna Phuket Hotel totaling Baht 2,801 million.
- Purchase of furniture and fixtures and equipment used in operations of Dusit Thani Laguna Phuket Hotel totaling Baht 68 million.

(b) Investments in assets used in operations of dusitD2 Chiang Mai Hotel:

- Purchase of land, buildings and hotel's infrastructures of dusitD2 Chiang Mai Hotel totaling Baht 387 million.
- Purchase of furniture and fixtures and equipment used in operations of dusitD2 Chiang Mai Hotel totaling Baht 14 million.

(c) Investments in assets used in operations of Dusit Thani Hua Hin Hotel:

- Lease of properties used in operations of Dusit Thani Hua Hin Hotel from Dusit Thai Properties Public Company Limited which consisted of land, buildings and hotel's infrastructures for the period of 30 years. The Trust had paid all leases for the entire lease period from 24 December 2010 to 23 December 2040 (total 30 years) at the agreement date totaling Baht 839 million.
- Purchase of furniture and fixtures and equipment used in operations of Dusit Thani Hua Hin Hotel totaling Baht 52 million.

The Group has leased and/or sub-leased all properties to the hotel management company, Dusit Management Company Limited, a subsidiary of Dusit Thani Public Company Limited.

The mentioned leased and/or sub-leased to Dusit Management Company Limited, the Group has received the transferred rights and responsibilities of leased and/or sub-leased agreements from the Fund which the expiry date is in 2019. After that, the Group is able to give right to Dusit Management Company Limited to renew the agreements 3 times with a 3-year period each (ending in 2031). The term and conditions are similar with the existing agreements, except the rental amount. The Group has renewed the agreements on 25 September 2022. Details of rental is follows:

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- (a) Fixed rental will be calculated according to the rental agreement, nevertheless the fixed rental will not less than Baht 205 million.
- (b) Variable rental will refer to hotels performance.

However, on 28 December 2022, the Trust disposed of land with structure and operating assets of the DusitD2 Chiang Mai Hotel project. Consequently, it entered into an amendment to the sub-lease agreement. Fixed rental will be calculated according to the rental agreement, nevertheless the fixed rental will not less than Baht 186.34 million. Subsequently, On 25 October 2025, the Group extended the aforementioned sub-leased agreement for another 3 years. The term and conditions are similar with the existing agreements.

On 22 April 2022, the Trust has entered into the agreements relating to investment in and procurement of benefits from the Additional Investment Assets No. 2, (1) the lease agreement of immovable properties with Dusit Thai Properties Public Company Limited ("DTPP") (2) the lease agreement of movable properties with DTPP (3) the sub-leased agreement of properties with Dusit Management Company Limited ("DMCO") and (4) the undertaking agreement with Dusit Thani Public Company Limited ("DUSIT"). On 31 December 2022, the Trust has been transferred the ownership of buildings and constructions in the amount of Baht 37 million according to the leasehold right of immovable properties in the Dusit Thani Hua Hin Hotel's Extension Project.

On 22 April 2022, The Trust has taken the immovable properties and moveable properties (Dusit Thani Hua Hin Hotel's Extension Project) for lease and/or sub-lease with DMCO for a period of 3 years and the Trust has the right to renew the sub-lease contract every 3 years for 6 times and 1 additional time until 23 December 2040, with lease details as follows:

- (a) Total fixed rental at Baht 3.4 million per year, divided into monthly payments according to the amount specified in the agreement.
- (b) Variable rent is paid on a quarterly basis which is calculated from operating profit before deducting financial expenses, income tax expenses, depreciation and amortisation expenses of the hotel business, which DUSIT has guaranteed a minimum income from operations according to the amount specified in the undertaking agreement.

On 8 July 2025, the Trust extended the sub-lease agreement of the aforementioned extension project for another 3 years. The term and conditions are similar with the existing agreements.

- 2) On 25 September 2019, the Group has invested in Dusit Thani Maldives Hotel project. The total investment value was in the amount of USD 76.92 million. Details of Dusit Thani Maldives Hotel project consist of:
 - (a) The island of Mudhdhoo in Baa Atoll in the Republic of Maldives where Dusit Thani Maldives Hotel is located. The 40-year leasehold right was granted by the Government of the Republic of Maldives with the area of 166 rai 2 ngan 60 square wah, including the component parts of the island. Dusit Maldives Investment Private Limited has to pay annual rental to the Government of Republic of Maldives in the amount of USD 1 million per annum up to September 2059.
 - (b) Any buildings and structures, including but not limited to 95 villas with utility systems, working systems, and facilities.
 - (c) Furniture, tools, facility equipment, and other related properties which used in the business operation of Dusit Thani Maldives Hotel.

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However, the Group invests in that project via (1) indirectly investment in Dusit Maldives Investment Private Limited which has the rights in leasehold right and ownership of assets in Dusit Thani Maldives Hotel project. (2) the Trust will lend a loan to Dusit Maldives Investment Private Limited for the acquisition of assets with loan interest rate and interest payment terms as specified in the agreement.

On 25 September 2019, Dusit Maldives Management Private Limited also entered into the sublease of land and lease of assets agreement with Dusit Maldives Investment Private Limited, lessor, with lease term of 21 years. Rental rate and calculation method are indicated in the agreement. The minimum fixed rental rate shall be reviewed every 3 years.

Land and buildings of Dusit Thani Laguna Phuket Hotel Project is pledged as collateral of loan from a financial institution which is referred to note 8.

Movements in investments in properties were summarised as follows:

	2025	2024
	<i>(in thousand Baht)</i>	
At 1 January	7,629,770	7,272,686
Addition from property acquisition / improvement	180,548	163,475
Disposal of properties during the year	(7,401)	(11,899)
Gain (loss) on changes in fair value	(37,960)	232,853
Loss on right-of-use- assets remeasurement	(1,112)	(987)
The effect of changes in foreign exchange rates	(206,566)	(26,358)
At 31 December	7,557,279	7,629,770

Year ended 31 December

	2025	2024
	<i>(in thousand Baht)</i>	
Amounts recognised in profit or loss		
Rent income	535,353	547,911

The fair value of investments in properties was determined by independent professional valuers at income approach and has been categorised as a Level 3 fair value as follows:

1. Dusit Thani Laguna Phuket Hotel Project at the appraisal value totaling Baht 3,378.60 million, referred to valuation report dated 30 April 2025, caused to gain on changes in fair value of Baht 47.69 million.
2. Dusit Thani Hua Hin Hotel Project at the appraisal value totaling Baht 1,256.60 million, referred to valuation report dated 30 April 2025, caused to loss on changes in fair value of Baht 45.87 million and Dusit Thani Hua Hin Hotel' s Extension Project at the appraisal value totaling Baht 34.08 million, referred to valuation report dated 10 March 2025, caused to loss on changes in fair value of Baht 3.69 million.
3. Dusit Thani Maldives Hotel Project at the appraisal value totaling USD 79.62 million, referred to valuation report dated 31 December 2025, caused to loss on changes in fair value of USD 1.10 million or Baht 36.09 million.

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Significant unobservable inputs

- Room rate growth
(2025: 3 - 9%, 2024: 3 - 8%)
- Occupancy rate
(2025: 66 - 85%, 2024: 60 - 88%)
- Risk-adjusted discount rate
(2025: 9 - 11%, 2024: 9 - 11%)

Inter-relationship between key unobservable inputs and fair value measurement

The estimated fair value increase (decrease) if:

- Room rate growth was higher (lower);
- Occupancy rate was higher (lower);
- Risk-adjusted discount rate was lower (higher).

Leases

As a lessee

Fixed payment for the year ended 31 December 2025 amounted of Baht 33.28 million (2024: Baht 35.79 million).

Year ended 31 December

Amounts recognised in profit or loss

	2025 (in thousand Baht)	2024
Interest on lease liabilities	31,692	34,202

In 2025, total cash outflow for leases of the Group was Baht 32.28 million (2024: Baht 34.89 million).

As a lessor

Lease payments to be received from operating leases at 31 December

	2025 (in thousand Baht)	2024
1 st year	419,371	436,064
2 nd year	419,371	436,064
3 rd year	419,371	436,064
4 th year	419,371	436,064
5 th year	419,371	436,064
After 5 th year	2,516,648	3,119,648
Total	4,613,503	5,299,968

*Variable rental will refer to hotels performance.

7 Cash and cash equivalents

	31 December 2025		31 December 2024	
	(in thousand Baht)	Interest rate (%)	(in thousand Baht)	Interest rate (%)
Cash at banks - savings accounts	225,474	0.010 - 3.250	341,423	0.010 - 2.500
Total	225,474		341,423	

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8 Long-term loans

On 23 September 2024, the Trust entered into the loan agreement with several financial institutions with a total loan facility of Baht 1,789 million. As at 31 December 2025, the Trust drew down the loans of Baht 1,786 million. The loans are secured by land and buildings together with the business security agreement of Dusit Thani Laguna Phuket Hotel, the conditional assignment over the rental income of Dusit Thani Maldives Hotel, the business security agreement of Dusit Thani Huahin Hotel, and one bank deposit account of the Trust registered as business collateral, with interest rate as agreed in the loan agreement by paying interest quarterly. The principal repayment terms stipulate that the Trust shall commence principal repayments in the fifth year of the loan agreement. The loan has a five-year tenor commencing from the date of the first drawdown (23 September 2024). In the fifth year, the Trust is required to repay the principal of the long-term loan facility in three installments and to settle the remaining outstanding principal in full upon maturity of the loan agreement.

The loan agreement has terms and conditions as specified in the agreement such as carrying to the interest-bearing debt to EBITDA ratio and loan to total assets ratio.

The movement of long-term loans were as follows:

	2025	2024
	<i>(in thousand Baht)</i>	
At 1 January	1,781,601	1,785,011
Add proceeds from long-term loans	-	1,785,986
Less repayment of long-term loans	-	(1,785,986)
Add amortisation of long-term loans issuing cost	956	1,288
Less payment for long-term loans issuing cost	-	(4,698)
At 31 December	1,782,557	1,781,601

9 Retained earnings

	Note	2025	2024
		<i>(in thousand Baht)</i>	
At 1 January		549,748	245,194
Net profit on investment		381,692	381,737
Net loss on investment		(6,992)	(10,577)
Gain (loss) on changes in fair value of investment		(37,960)	232,853
The effect of changes in foreign exchange rates		(114,503)	(13,245)
Capital return to trust unitholders	12	(295,272)	(286,214)
At 31 December		476,713	549,748

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10 Expenses

Dusit Thani Properties REIT Co., Ltd. acts as REIT manager and Krungthai Asset Management Public Company Limited acts as Trustee. Fee are calculated as follows:

- Management fee at not exceeding 2.00% except 2018 and 2019 at not exceeding 0.15% of total assets value per annum. The management fee is not less than Baht 2 million per year.
- Fee for acquiring/disposing of trust assets at not exceeding 1.00% of the value of the asset acquired or disposed of by the Trust.
- Trustee fee at not exceeding 2.00% of total assets value per annum. The fee is not less than Baht 6 million per year.
- Registrar fee is in according to the requirements of the registrar.

11 Related parties

A related party is a person or entity that has direct or indirect control, or has significant influence over the financial and managerial decision-making of the Group; a person or entity that is under common control or under the same significant influence as the Group; or a person or entity over which the Group has direct or indirect control or has significant influence over the financial and managerial decision-making.

Related parties that the Group had significant transactions during the year with were as follows:

Name of entities	Country of incorporation	Nature of relationships
Dusit Thani Public Company Limited	Thailand	Major shareholders, 30.20% of shareholding, and having a representative as a management of the Trust
Dusit Thani Properties REIT Company Limited	Thailand	Provide management services to the Trust
Krungthai Assets Management Public Company Limited	Thailand	Trustee of the Trust
Krungthai Bank Public Company Limited	Thailand	Cheque issuer to pay the expenses of the Trust
Dusit Management Company Limited	Thailand	The lessee of Dusit Thani Laguna Phuket Hotel, Dusit Thani Hua Hin Hotel and Dusit Thani Hua Hin Hotel's Extension Project.
Dusit Maldives Management Private Limited	Republic of Maldives	The lessee of Dusit Thani Maldives
Dusit Thai Properties Public Company Limited	Thailand	The lessor of Dusit Thani Hua Hin Hotel and Dusit Thani Hua Hin Hotel's Extension Project.

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Significant transactions with related parties Year ended 31 December

	2025	2024
	<i>(in thousand Baht)</i>	
Dusit Thani Properties REIT Company Limited		
Management fee	14,718	14,907
Krungthai Assets Management Public Company Limited		
Trustee fee	9,403	9,524
Krungthai Bank Public Company Limited		
Interest income	74	135
Dusit Management Company Limited		
Rent income	305,722	301,587
Dusit Maldives Management Private Limited		
Rent income	229,631	246,324

Balances with related parties at 31 December

	2025	2024
	<i>(in thousand Baht)</i>	
Krungthai Bank Public Company Limited		
Cash at banks	6,109	5,630
Dusit Management Company Limited		
Rent and other receivables	42,464	28,719
Dusit Thani Properties REIT Company Limited		
Accrued expenses	2,542	2,589
Krungthai Assets Management Public Company Limited		
Accrued expenses	1,624	2,488

On 25 September 2019 and 23 December 2019, Dusit Maldives Investment Private Limited (DMI), an indirect subsidiary of the Trust, borrowed the amount of USD 77.73 million from the Trust. As at 31 December 2025, DMI has outstanding loan in amount of USD 45.20 million (31 December 2024: USD 46 million).

12 Distribution to trust unitholders

The Trust has distributed dividends to unitholders as follows:

- 12.1 The trust manager shall distribute benefits to unitholders not less than 90% of the adjusted net profit for the fiscal year, not less than one time per year and shall distribute the benefit within 90 days from the end of the fiscal year or from the end of the accounting period (if any).

The adjusted net profit means net profit adjusted with following transactions:

- (1) Unrealised gain from appraisal of the trust's asset, including other adjusted transactions as indicated in guidelines of the Office of SEC to be in accordance with cash position of the trust.
- (2) Cash position of the trust which is deducted loan principal repayment and other obligations which is specified in annual statement filling or annual report (if any).

- 12.2 In the case where the Trust has an accumulated net profit from each accounting period, the trust manager may also make distribution to the unitholders from aforesaid accumulated net profit.

- 12.3 In the case where the Trust still has an accumulated loss, the trust manager shall make no distribution to the unitholders.

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- 12.4 For consideration of distribution benefits, if the benefit per trust unit of annual period or interim period is less than or equal to Baht 0.10, the trust manager shall reserve the rights not to make any distribution and carry forward such distribution for next period as indicated in benefit distribution policy.

During 2025 and 2024, the Trust has distributed dividends to unitholders as follows:

Date of announcement	For the period	Amount per unit (Baht per unit)	2025 (in thousand Baht)	2024
8 August 2025	1 January - 30 June 2025 and retained earnings	0.2000	142,300	-
24 February 2025	1 July - 31 December 2024 and retained earnings	0.2150	152,972	-
8 August 2024	1 January - 30 June 2024	0.2050	-	145,857
28 February 2024	1 July - 31 December 2023 and retained earnings	0.1975	-	140,357
Total			<u>295,272</u>	<u>286,214</u>

13 Information on investment purchase and sale transactions

The Group's purchase and sale transactions during the year ended 31 December 2025, excluding investments in cash at banks, amounted to Baht 187.95 million which was 0.03% of the average net asset values during the year (2024: Baht 175.37 million which was 0.03% of the average net asset values during the year).

14 Segment information and disaggregation of revenue

Segment results that are reported to the Group's management (the chief operating decision maker) include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

The Group has two reportable segments, as described below, which are the Group's strategic divisions. The strategic divisions offer different services and are managed separately because they require different marketing strategies. For each of the strategic divisions, the Chief Operating Decision Maker (CODM) reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group's reportable segments.

- Segment 1 Leasing
- Segment 2 Others

Information regarding the results of each reportable segment is included below as included in the internal management reports that are reviewed by the Group's CODM. Management believes that such information is the most relevant in evaluating the results of segments and is relative to other entities that operate within these industries.

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<i>Year ended 31 December</i>	Leasing		Others		Elimination		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	<i>(in thousand Baht)</i>							
<i>Information about reportable segments</i>								
External revenue	535,353	547,911	8,157	8,484	-	-	543,510	556,395
Inter-segment revenue	-	-	53,309	58,818	(53,309)	(58,818)	-	-
Total revenues	535,353	547,911	61,466	67,302	(53,309)	(58,818)	543,510	556,395
<i>Disaggregation of revenue</i>								
Primary geographical markets								
Thailand	305,722	301,587	1,919	5,176	-	-	307,641	306,763
Overseas	229,631	246,324	59,547	62,126	(53,309)	(58,818)	235,869	249,632
Total revenues	535,353	547,911	61,466	67,302	(53,309)	(58,818)	543,510	556,395
<i>Timing of revenue recognition</i>								
Over time	535,353	547,911	61,466	67,302	(53,309)	(58,818)	543,510	556,395

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15 Information on fair value level and fair value measurement of investment

Fair value categorised by measurement approach	Level 2	Level 3 (in thousand Baht)	Total
<i>At 31 December 2025</i>			
Investments in properties at fair value	-	7,557,279	7,557,279
<i>At 31 December 2024</i>			
Investments in properties at fair value	-	7,629,770	7,629,770

The financial instruments traded in non-active markets and measured at obviously quoted market prices, buying and selling prices offered by traders or optional price references with supporting observable data will be categorised as level 2. These financial instruments comprised fixed income fund.

Investments categorised in level 3 have significant unobservable data as they are not actively traded. Methods and assumptions used in the measurement are disclosed in note 6.

16 Commitment with non-related parties

	2025 (in million Baht)	2024
<i>Capital commitments</i>		
Hotel renovation contracts	<u>30</u>	<u>40</u>

17 Reclassification of accounts

Certain accounts in the 2024 financial statement have been reclassified to conform to the presentation in the 2025 financial statement as follows:

	2024		
	Before reclassification	Reclassification (in thousand Baht)	After reclassification
<i>Statement of financial position</i>			
Cash and cash equivalents	358,693	(17,270)	341,423
Pledged bank deposit	-	<u>17,270</u>	<u>17,270</u>
Total		<u>-</u>	

18 Events after the reporting period

At the Board of Directors' meeting of the REIT Manager held on 24 February 2026, the Board of Directors have approved the distribution to unitholders of the Trust from the operation for the period from 1 July 2025 to 31 December 2025 and retained earnings at the rate of Baht 0.1900 per unit, totaling Baht 135.19 million. The distribution will be paid to the unitholders in March 2026.



Dusit Thani Properties REIT Co., Ltd.
319 Chamchuri square Building, 29th Floor
Phayathai Road, Pathumwan, Bangkok 10330
Tel: 02 200 9999

บริษัท ดุสิตธานี พร็อพเพอร์ตี้ส์ รีท จำกัด
เลขที่ 319 อาคารจตุรัสจามจุรี ชั้น 29 ถนนพญาไท เขตปทุมวัน กรุงเทพมหานคร 10330
โทรศัพท์ : 02 200 9999 ต่อ 3680 - 3684
E-mail : IR@dtcreit.com Website : www.dtcreit.com