

No REMS036/2026 – EN

Date 7 May 2026

Re: Notifying the related parties' transaction between the REIT and the related person of the REIT Manager

To: Director and Manager

The Stock Exchange of Thailand

Attachment: 1. Information Memorandum on WHART's Related Party Transaction (Persons Related to the REIT Manager) for granting the lease of areas to WHA Solar Co., Ltd. of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust

WHA Real Estate Management Co., Ltd. ("**REIT Manager**") as the REIT Manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust ("**WHART**") has been informed by WHA Corporation Public Company Limited ("**WHA**") that WHA Solar Co., Ltd. ("**WHA Solar**"), a company in the group of WHA Utilities and Power Public Company Limited, wished to lease the area in WHA Mega Logistics Center Bangna-Trad km.19 of WHART for the purpose of storing solar energy system equipment (solar panels).

Upon consideration, the Board of Directors' Meeting of REIT Manager on 7 May 2026 passed a resolution approving WHART to grant the lease of areas in WHA Mega Logistics Center Bangna-Trad km.19 projects to WHA Solar as requested.

Since WHA is an indirect shareholder in WHA Solar at 70.45%, and WHA holds shares in the REIT Manager at 99.99%, WHA is a related person to the REIT Manager, the related person of WHART. Thus, the transaction of granting the lease of areas to WHA Solar is a related transaction between WHART and a related person to WHART. The value of the transaction is equal to 0.02% of WHART's net asset value calculated from WHART's financial statements ending on 31 December 2025 audited by the auditor. Upon consolidating with the transaction of the related parties' transactions during the past six months, the total transaction size is 0.13%. The size of the said transaction is the value between 0.03% and 3% of WHART's net asset value. The transaction shall be approved by the REIT Manager's Board of Directors and be disseminated in the information disclosure system of the Stock Exchange of Thailand.

The REIT Manager would like to report and disclose the information memorandum as stipulated in Attachment 1.

Please be informed accordingly.

Yours sincerely,

(Mr. Suppasit Sitthasate)

Chief Executive Officer

WHA Real Estate Management Co., Ltd.

REIT Manager

Information Memorandum on WHART's Related Party Transaction (Persons Related to the REIT Manager)
for granting the lease of areas to WHA Solar Co., Ltd. of WHA Premium Growth Freehold and Leasehold
Real Estate Investment Trust

1. Transaction date

After obtaining the approval from the meeting of the REIT Manager's Board of Directors' Meeting.

2. Counterparties and relationship with WHART

The related person in entering into the transaction is WHA Corporation Public Company Limited ("WHA"), who is related to the REIT Manager i.e. indirect holding 70.45% of the shares of WHA Solar Co., Ltd. ("WHA Solar") and WHA holds 99.99% of shares in the REIT Manager, and WHA is the current property manager of WHART. WHA therefore is the related person of REIT Manager.

3. General characteristics of the transaction

WHART will grant the lease warehouse area of 3,549.91 sqm. in the WHA Mega Logistics Center Bangna-Trad km. 19 to WHA Solar for the purpose of storing solay energy system equipment (solar panels). WHA Solar will lease the area for a period of 1 year from 8 May 2026 to 7 May 2027, with the total rental fee throughout the lease term amounting to Baht 6,602,832.60.

4. Size of the transaction and consideration

The value of the transaction of granting the lease of areas to WHA Solar is equal to 0.02% of WHART's net asset value calculated from WHART's financial statements ending on 31 December 2025 audited by the auditor. Upon consolidating with the transaction of the related parties' transactions during the past six months, the total transaction size is 0.13%. The details of calculation appear in Attachment 1. The size of the said transaction is the value between 0.03% and 3% of WHART's net asset value. The transaction shall be approved by the REIT Manager's Board of Directors and be disseminated in the information disclosure system of the Stock Exchange of Thailand.

5. Nature and scope of interest of related person

WHA, as the related person, has interest in granting the lease of areas to WHA Solar that WHA will receive the indirect benefit from WHA Solar's solar energy business which stores solar energy system equipment (solar panels) on the WHART area.

6. Benefit WHART will receive

The area to be leased by WHA Solar is currently vacant. Therefore, the lease will generate additional income for WHART and represent an efficient utilization of vacant area to maximize benefits.

7. Approval of the transaction

The entry into the transaction shall obtain approval from the meeting of the Board of Directors of the REIT Manager.

8. Opinion of the Board of Directors of the REIT Manager regarding the Entry into the Transaction

1. The area to be leased by WHA Solar is currently vacant. The lease will increase WHART's occupancy rate and generate additional income.

2. The rental rate is appropriate and is comparable to average rental rate of existing warehouse of WHART.

3. Leasing the vacant area to WHA Solar represents an efficient utilization of WHART's assets.

9. Opinion of the Independent Director which is different from the opinion of the Board of Directors

After consideration, the Independent Director has the opinion not being different to that of the Board of Directors of the REIT Manager.

The REIT Manager hereby certifies that the information contained in this report is true and complete in all respects.

Attachment 1

Details of Calculation of Size of Transaction of Leasing Out Areas to WHA Solar Co., Ltd. and Related Parties' Transactions in Past 6 Months

1. Calculation of Size of Leasing Out Areas

$\frac{\text{Rental}}{\text{Net Asset Value of WHART}} \times 100$	$\frac{6,602,832.60}{36,592,826,630} \times 100 = 0.02\%$
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2. The transaction size of the related party in the past 6 months since 7 May 2026 (6 November 2025 – 7 May 2026)

Date of Transaction	Transaction	Value	Size
21 January 2026	Connect the building in Phase 5 Project with the building in Phase 4 Project to Central WHA Alliance Co., Ltd.	Baht 40,585,181.04	0.11 of Net Asset Value of WHART

3. Total transaction size of the related transaction combined from Clauses 1 and 2

The combined transaction size of Clauses 1 and 2 is 0.13% of the Net Asset Value of WHART.