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No. REMS057/2026 - EN

21 August 2026

Re: Notification of the record date for determining the existing trust unitholders entitled to subscribe for the additional trust units for the ninth capital increase of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust

To: The President
The Stock Exchange of Thailand

Pursuant to which the Meeting of Trust Unitholders No. 1/2026 of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust ("**WHART**") has resolved to approve the ninth capital increase through the issuance and offering of not exceeding 160,000,000 additional trust units, whereby the offering of the additional trust units shall be divided into 2 portions as follows:

First Portion To allocate the additional trust units issued and offered this time in the amount of not less than 50 percent of the total trust units to be issued and offered for sale in this capital increase for offering to the existing trust unitholders in proportion to their respective unitholding proportion, without allocating to the trust unitholders who would cause WHART to be subject to the obligations under foreign laws. In this regard, the existing trust unitholders may declare their intention to subscribe for the additional trust units offered this time in accordance with their allocated rights, or in excess of their allocated rights, or in an amount lower than their allocated rights, or waive their rights to subscribe to the additional trust units offered this time.

The preliminary list of nationalities of the existing trust unitholders that are not Thai nationality which WHA Real Estate Management Company Limited, in its capacity as the REIT manager of WHART (the "**REIT Manager**"), shall take into consideration when determining whether such allocation would cause WHART to be subject to the obligations under foreign laws include: American, Australian, Austrian, Belgian, British, Burmese, Canadian, Chinese, Danish, German, French, Indian, Israeli, Japanese, South Korean, Russian, Singaporean, Swedish, Swiss and Taiwanese nationalities (based on the list of trust unitholders' nationalities from the latest record date for determining the list of trust unitholders on 24 March 2026). In this regard, the REIT Manager reserves the right to announce any changes and/or additions to the aforementioned list of nationalities, should there be additional trust unitholders of other nationalities identified after the latest determination of the list of trust unitholders.

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After the completion of the allocation of the trust units under the First Portion to the existing trust unitholders in accordance with their allocated rights, the REIT Manager will allocate the remaining additional trust units to the existing trust unitholders who have declared their intention to subscribe for the trust units in excess of their allocated rights as the REIT Manager deems appropriate, either concurrently with or after the allocation of the trust units under the Second Portion, or otherwise.

In the event where the allocation of the trust units according to the prescribed proportion results in any existing trust unitholders being entitled to subscribe for additional trust units in a fractional amount which cannot be made a whole unit, such fractional trust units shall be rounded down to the nearest whole unit.

Second Portion To allocate the remaining trust units from the offering under the First Portion to (1) the persons on a private placement basis (private placement), including the institutional investors who are not the existing trust unitholders of WHART in accordance with the notifications of the Office of the Securities and Exchange Commission (the "**Office of the SEC**") and/or (2) the general public (public offering), as deemed appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. TorThor. 27/2559 Re: Rules, Conditions and Procedures for the Underwriting of Securities and any other relevant notifications.

In this regard, the REIT Manager reserves the right to allocate the remaining trust units after the allocation of the trust units to the existing trust unitholders who are entitled to subscribe for the trust units under the First Portion who have declared their intention to subscribe for the trust units in excess of their allocated rights, as the REIT Manager deems appropriate, either concurrently with or after the allocation under the Second Portion, or otherwise.

In this regard, the information as appears in the registration statement for the offering of trust units and/or the prospectus for the offering of trust units in relation to the ninth capital increase for the investment in the additional investment assets No. 12 of WHART shall be deemed the number of trust units to be allocated and the allocation method for each type of investor.

Nevertheless, the allocation of the trust units as aforementioned shall not result in any trust unitholder or any group of persons being the trust unitholder of WHART who holds more than 50 percent of the total trust units issued and offered by WHART.

In this regard, the REIT Manager has considered and deemed it appropriate to determine the record date for the determination of the list of trust unitholders entitled to subscribe for the trust units to be issued and offered under the First Portion to be on 4 September 2026, whereby the REIT Manager shall further inform the number of additional trust units to be issued and offered, the subscription ratio and the maximum offering price of the trust units for acknowledgement at least 2 business days prior to the day the Stock Exchange of Thailand posts the XR sign, subject to the effectiveness of the registration statement for the offering of trust units and the draft prospectus for the offering of additional trust units.

As the registration statement for the offering of trust units and the draft prospectus for the offering of additional trust units for the ninth capital increase are under the consideration of the Office of the SEC and have not yet become effective, the offering of the additional trust units pursuant to the ninth capital increase shall take place only when the registration statement for the offering of trust units and the draft prospectus for the offering of additional trust units become effective.

Please be informed accordingly.

Yours respectfully,

(Mr. Suppasit Sitthasate)
Chief Executive Officer
WHA Real Estate Management Company Limited
REIT Manager

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