AXTRA Future City Property Reit Company Limited
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(Translation)

11 August 2026

Subject: Notification on the resolutions of the Board of Directors of the Company regarding the additional investment in the Lotus's Amata Nakhon Project assets through the extension of the leasehold right over the land in the Lotus's Amata Nakhon Project of Axtra Future City Freehold and Leasehold Real Estate Investment Trust (AXTRART)

Attention: The President
The Stock Exchange of Thailand

Attachment: 1. Information Memorandum on the Acquisition of the Principal Assets of AXTRART

With reference to the Board of Directors' Meeting No. 4/2026 of Axtra Future City Property REIT Company Limited (the "**Company**" or the "**REIT Manager**"), in its capacity as the REIT manager of Axtra Future City Freehold and Leasehold Real Estate Investment Trust (AXTRART) ("**AXTRART**"), held on 11 August 2026, the Board of Directors' Meeting of the Company had resolved to approve the additional investment of AXTRART in the assets of the Lotus's Amata Nakhon Project, which is the assets in which AXTRART currently invests, by extending the leasehold right over the land in the Lotus's Amata Nakhon Project (the "**Additional Investment Assets**") from Amata Corporation Public Company Limited ("**Amata**"), pursuant to the following details:

The Additional Investment Assets compose the leasehold right over the land in the Lotus's Amata Nakhon Project, represented by 1 land title deed, namely, title deed No. 156531, Khlong Tamru Sub-District, Mueang Chon Buri District, Chon Buri Province, with the land area according to the land title deed of 45 rai 1 ngan 35.6 square wah. The lease term is scheduled for a period of 17 years, commencing from 21 October 2039 to 20 October 2056 (the "**Extended Land Lease Term**").

At present, AXTRART is the holder of the leasehold right over the said land from Amata, the owner of the land, whereby the remaining lease term under the existing land lease agreement between AXTRART and Amata ("**Existing Land Lease Agreement**") is approximately 13 years, which is scheduled to expire on 20 October 2039[1]. In addition, AXTRART is the owner of the Lotus's Amata Nakhon Project buildings which is located on the said land, whereby AXTRART would continue to hold the ownership over the Lotus's Amata Nakhon Project buildings for the duration of the Extended Land Lease Term[2].

[1] Upon combining the remaining lease term under the Existing Land Lease Agreement with the Extended Land Lease Term, the aggregate lease term of AXTRART would not exceed 30 years.

[2] Under the terms and conditions of the Existing Land Lease Agreement, all buildings erected on the leased land shall be the property of AXTRART. AXTRART is obligated to demolish such buildings upon the expiration or termination of the land lease agreement, regardless of the reason. Nevertheless, if the term of the land lease agreement has been extended, AXTRART shall not be subject to such demolition obligation until the extended lease term subsequently expires or terminates.

AXTRART will make the additional investment in the Additional Investment Assets at the value not exceeding Baht 50,000,000 (fifty million) (exclusive of taxes and other fees and expenses relating to the additional investment in the Additional Investment Assets). In this regard, the source of funds for this additional investment in the Additional Investment Assets shall come from the internal cash flow of AXTRART.

The aforementioned additional investment value in the Additional Investment Assets has been determined with reference to the appraised value of the Additional Investment Assets, as appraised by 2 property appraisers approved by the Office of the Securities and Exchange Commission, namely, Asian Engineering Valuation Company Limited and Advance Appraisal Co., Ltd. The property appraisers have chosen the cost approach and income approach method to appraise the value of the Additional Investment Assets, whereby the REIT Manager is of the opinion consistent with the property appraisers that the cost approach is the appropriate method for comparing the additional investment value of the Additional Investment Assets as the principal substance of this transaction is the extension of the leasehold right over land. Therefore, the REIT Manager has considered the reasonableness of the land rental to be paid by comparing it with the market rental value appraised by the property appraisers, which reflects the appropriate rental level for leasehold interests in comparable properties. In addition, the REIT Manager has considered the economic rationale of the execution of the transaction in conjunction with the value of the Lotus's Amata Nakorn Project following the extension of the leasehold right over land, which has been assessed using the income approach, whereby the consideration payable for the Extended Land Lease Term represented only a small proportion of the value of the Lotus's Amata Nakorn Project that AXTRART could preserve, as well as its ability to generate future income and cash flows.

In addition, as Lotus's Amata Nakhon Project is one of the key income-generating assets of AXTRART, such extension of the leasehold right over the land plays a significant role in maintaining the continuous right to utilize and procure benefits from the assets. This would not only help preserve the value of the assets of AXTRART and the ability of AXTRART to generate long-term income and cash flows, but would also supports AXTRART in its ability to continuously and effectively plan and implement the improvement, development and management of the Lotus's Amata Nakhon Project, thereby preserving the operating potential and the competitiveness of the assets and helps generate appropriate long-term returns for the trust unitholders. Therefore, the REIT Manager is of the opinion that the said additional investment value of the Additional Investment Assets is reasonable and is at a fair and appropriate rate.

Upon the completion of the additional investment in the Additional Investment Assets, AXTRART shall procure benefits from the Additional Investment Assets, including the Lotus's Amata Nakhon Project buildings located on the leased land, which is the Additional Investment Assets, by leasing out and providing related services to tenants. In addition, pursuant to the existing Property Management Agreement between AXTRART and CP Axtra Public Company Limited ("**CPAXT**"), the Additional Investment Assets, including the Lotus's Amata Nakhon Project buildings located on the leased land, which is the Additional Investment Assets, shall be under the management of CPAXT, who is the current property manager of the Lotus's Amata Nakhon

Project.

In this regard, this additional investment in the Additional Investment Assets transaction of AXTRART is considered an acquisition transaction of the principal assets of AXTRART with a value of approximately 0.15 percent of the total asset value of AXTRART[3], which is considered an acquisition transaction of the principal assets with a value of less than 10 percent of the total asset value of AXTRART, therefore, the transaction does not require the approval from the Board of Directors of the REIT Manager and need not be proposed to the meeting of trust unitholders for consideration and approval pursuant to the Trust Deed and the Notification of the Office of the SEC No. SorRor. 26/2555 Re: Provisions relating to Particulars, Terms and Conditions in a Trust Instrument of Real Estate Investment Trust (including the amendments). Notwithstanding the foregoing, as the REIT Manager considers that the investment in the Additional Investment Assets constitutes a material transaction, it is deemed appropriate to propose the transaction of AXTRART to the Board of Directors of the REIT Manager for consideration and approval, and to disclose the details of such transaction. In this regard, for similar transactions to be undertaken by AXTRART in the future, the REIT Manager will consider proceeding in accordance with the relevant laws and regulations. Where a transaction is considered material, the REIT Manager may, as deemed appropriate on a case-by-case basis, propose the transaction to the Board of Directors of the REIT Manager for consideration and approval and/or disclose the details of such transaction, taking into account the best interests of AXTRART and its trust unitholders as a priority.

The additional details of which are provided in the Information Memorandum on the Acquisition of the Principal Assets of AXTRART in **Attachment 1**.

Furthermore, as Amata is not a person related to the REIT Manager, this additional investment in the Additional Investment Assets transaction of AXTRART does not constitute a related party transaction between AXTRART and the person related to the REIT Manager.

In addition, to align with the additional investment in the Additional Investment Assets, the REIT Manager deems it appropriate to amend the Trust Deed of AXTRART by revising and/or supplementing the details of the assets invested by AXTRART to reflect such additional investment in the Additional Investment Assets by preparing an additional schedule of assets to the Trust Deed. The aforementioned amendment to the Trust Deed is due to the acquisition of the principal assets of AXTRART in accordance with the investment policy, asset type, and the criteria and procedures for the acquisition of the main assets as prescribed in the Trust Deed, which is in compliance with the relevant laws, regulations, notifications and rules, and does not adversely affect the rights of the trust unitholders in a way that detriment the rights of the trust unitholders. Accordingly, the parties to the Trust Deed are authorized to amend the Trust Deed without the requirement to obtain the resolution of the trust unitholders. Nevertheless, such amendment, modification or supplement to the

[3] Calculated based on the total asset value of AXTRART as of 30 June 2026, which amounted to approximately THB 33,055,350,737 (thirty-three billion fifty-five million three hundred fifty thousand seven hundred thirty-seven Baht).

Trust Deed shall be subject to the approval of the Trustee.

Please be informed accordingly.

Yours respectfully,

Axtra Future City Property REIT Company Limited

(Mr. Sarnthor Mudhasakul)

Managing Director

Attachment 1

Information Memorandum on the Acquisition of the Principal Assets of AXTRART

1. Transaction date : After having obtained the approval from the Board of Directors of Axtra Future City Property REIT Company Limited (the "**Company**" or the "**REIT Manager**") for the relevant matter and the parties have satisfied all of the conditions precedent specified in the transaction agreements in relation to the investment in the additional investment assets (details as appear in **Item 4.** below) (the "**Additional Investment Assets"**) of AXTRART. In this regard, the parties expect to enter into the land lease agreement and register the leasehold rights over the land in respect of the Extended Land Lease Term (as defined in **Item 4.** below) within December 2026.

2. Counterparty and its relationship with AXTRART : Amata Corporation Public Company Limited ("**Amata**")

Amata is the current lessor of the land in the Lotus's Amata Nakhon Project which is currently leased to AXTRART and Amata is not a related person of the REIT Manager.

3. General characteristics of the transaction : AXTRART will make the additional investment in the Lotus's Amata Nakhon Project assets, which is the assets AXTRART currently invests, by extending the leasehold right over the land in the Lotus's Amata Nakhon Project from Amata (details as appear in **Item 4.** below) at the value not exceeding Baht 50,000,000 (fifty million), comprising the deposit (which shall form part of the land rental) and the remaining land rental for the entire Extended Land Lease Term (exclusive of taxes and other fees and expenses relating to the additional investment in the Additional Investment Assets), whereby AXTRART shall pay the deposit to Amata on the date of the execution of the renewed land lease agreement and pay the remaining land rental to Amata on the date of the registration of the extension of the leasehold right over land.

4. Details of the Additional Investment Assets : The leasehold right over the land in the Lotus's Amata Nakhon Project, represented by 1 land title deed, namely, title deed No. 156531, Khlong Tamru Sub-District, Mueang Chon Buri District, Chon Buri Province, with the land area according to the land title deed of 45 rai 1 ngan 35.6 square wah. The lease term is scheduled for a period of 17 years, commencing from 21 October 2039 to 20 October 2056 (the "**Extended Land Lease Term**").

At present, AXTRART is the holder of the leasehold right over the said land from Amata, the owner of the land, whereby the remaining lease term under the existing land lease agreement between AXTRART and

Amata is approximately 13 years, which is scheduled to expire on 20 October 2039[1]. In addition, AXTRART is the owner of the Lotus's Amata Nakhon Project buildings which is located on the said land, whereby AXTRART would continue to hold the ownership over the Lotus's Amata Nakhon Project buildings for the duration of the Extended Land Lease Term[2].

5. Transaction size : The additional investment value of the Additional Investment Assets shall be at the amount not exceeding Baht 50,000,000 (fifty million), comprising the deposit (which shall form part of the land rental) and the remaining land rental for the entire Extended Land Lease Term (exclusive of taxes and other fees and expenses relating to the additional investment in the Additional Investment Assets).

In this regard, this additional investment in the Additional Investment Assets transaction of AXTRART is considered an acquisition transaction of the principal assets of AXTRART with a value of approximately 0.15 percent of the total asset value of AXTRART[3], which is considered an acquisition transaction of the principal assets with a value of less than 10 percent of the total asset value of AXTRART, therefore, the transaction does not require the approval from the Board of Directors of the REIT Manager and need not be proposed to the meeting of trust unitholders for consideration and approval pursuant to the Trust Deed and the Notification of the Office of the SEC No. SorRor. 26/2555 Re: Provisions relating to Particulars, Terms and Conditions in a Trust Instrument of Real Estate Investment Trust (including the amendments) ("**Notification No. SorRor. 26/2555**"). Notwithstanding the foregoing, as the REIT Manager considers that the investment in the Additional Investment Assets constitutes a material transaction, it is deemed appropriate to propose the transaction of AXTRART to the Board of Directors of the REIT Manager for consideration and approval, and to disclose the details of such transaction. In this regard, for similar transactions to be undertaken by AXTRART in the future, the REIT

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[1] Upon combining the remaining lease term under the Existing Land Lease Agreement with the Extended Land Lease Term, the aggregate lease term of AXTRART would not exceed 30 years.

[2] Under the terms and conditions of the existing land lease agreement between AXTRART and Amata, all buildings erected on the leased land shall be the property of AXTRART. AXTRART is obligated to demolish such buildings upon the expiration or termination of the land lease agreement, regardless of the reason. Nevertheless, if the term of the land lease agreement has been extended, AXTRART shall not be subject to such demolition obligation until the extended lease term subsequently expires or terminates.

[3] Calculated based on the total asset value of AXTRART as of 30 June 2026, which amounted to approximately THB 33,055,350,737 (thirty-three billion fifty-five million three hundred fifty thousand seven hundred thirty-seven Baht).

Manager will consider proceeding in accordance with the relevant laws and regulations. Where a transaction is considered material, the REIT Manager may, as deemed appropriate on a case-by-case basis, propose the transaction to the Board of Directors of the REIT Manager for consideration and approval and/or disclose the details of such transaction, taking into account the best interests of AXTRART and its trust unitholders as a priority.

Furthermore, as Amata is not a person related to the REIT Manager, this additional investment in the Additional Investment Assets transaction of AXTRART does not constitute a related party transaction between AXTRART and the person related to the REIT Manager.

6. Value of the Additional Investment Assets : The additional investment value of the Additional Investment Assets shall be at the amount not exceeding Baht 50,000,000 (fifty million), comprising the deposit (which shall form part of the land rental) and the remaining land rental for the entire Extended Land Lease Term (exclusive of taxes and other fees and expenses relating to the additional investment in the Additional Investment Assets), whereby AXTRART shall pay the deposit to Amata on the date of the execution of the renewed land lease agreement and pay the remaining land rental to Amata on the date of the registration of the extension of the leasehold right over land.

The aforementioned investment value in the Additional Investment Assets has been determined based on the valuation of the Additional Investment Assets using the cost approach, as appraised by 2 independent property appraisers approved by the Office of the Securities and Exchange Commission ("**Office of the SEC**"), namely, Asian Engineering Valuation Company Limited and Advance Appraisal Co., Ltd.

In this regard, the property appraisers have chosen the cost approach and income approach method to appraise the value of the Additional Investment Assets, whereby the REIT Manager is of the opinion consistent with the property appraisers that the cost approach is the appropriate method for comparing the additional investment value of the Additional Investment Assets as the principal substance of this transaction is the extension of the leasehold right over land. Therefore, the REIT Manager has considered the reasonableness of the land rental to be paid by comparing it with the market rental value appraised by the property appraisers, which reflects the appropriate rental level for leasehold interests in comparable properties. In addition, the REIT

Manager has considered the economic rationale of the execution of the transaction in conjunction with the value of the Lotus's Amata Nakorn Project following the extension of the leasehold right over land, which has been assessed using the income approach, whereby the consideration payable for the Extended Land Lease Term represented only a small proportion of the value of the Lotus's Amata Nakorn Project that AXTRART could preserve, as well as its ability to generate future income and cash flows.

7. Criteria for determining the total value of consideration : The additional investment value of the Additional Investment Assets has been determined based on the valuation of the Additional Investment Assets using the cost approach pursuant to the property appraisal reports of the 2 property appraisers mentioned hereinabove.

8. Benefits from entering into the transactions :

- Enables AXTRART to preserve its rights to continuously procure benefits from the Lotus's Amata Nakhon Project and continue the operation of the Lotus's Amata Nakhon Project, thereby maintaining its ability to generate income and cash flows from the Lotus's Amata Nakhon Project, which is one of the key income-generating assets of AXTRART, thereby enhancing the stability of AXTRART's operating performance and long-term returns to the trust unitholders.
- Supports AXTRART in its continuous planning for the improvement, development, and management of the assets throughout the lease term of the Lotus's Amata Nakhon Project in order to preserve the quality and potential of the assets, enhance the competitiveness of the assets, and facilitate the creation of additional value from the assets in the future.

9. Sources of fund for the investment in the Additional Investment Assets : The sources of funds which AXTRART shall use for the additional investment in the Additional Investment Assets shall come from the internal cash flow of AXTRART.

10. Approval of the transactions : The execution of the said transaction does not require the approval from the Board of Directors of the REIT Manager and need not be proposed to the meeting of trust unitholders for consideration and approval pursuant to the Trust Deed and the Notification No. SorRor. 26/2555. Notwithstanding the foregoing, as the REIT Manager considers that the investment in the Additional Investment Assets constitutes a material transaction, it is deemed appropriate to propose the transaction of AXTRART to the Board of Directors of the REIT Manager for consideration and approval, and to disclose the details of such transaction. In this regard, for similar transactions to be undertaken by AXTRART in the future, the REIT Manager will consider proceeding in accordance with the relevant laws and regulations. Where a transaction is considered material, the REIT Manager may, as deemed appropriate on a case-by-case basis, propose the transaction to the Board of Directors of the REIT Manager for consideration and approval and/or disclose the details of such transaction, taking into account the best interests of AXTRART and its trust unitholders as a priority.

11. Opinion of the Company's Board of Directors on the execution of the transactions : The additional investment transaction in the Additional Investment Assets is in the best interest of AXTRART as it is the extension of the leasehold rights over the land on which the Lotus's Amata Nakhon Project, the assets in which AXTRART currently invests and one of the key income-generating assets of AXTRART, is situated. The execution of the transaction will enable AXTRART to preserve its rights to continue to procure benefits from the assets, maintain the value of the assets, and sustain its ability to generate long term income and cash flows from the assets. In addition, the additional investment will enable AXTRART to plan for continuous improvement, development, and management of the assets throughout the lease term of the Lotus's Amata Nakhon Project, thereby preserving the competitiveness of the assets and supporting the stability of the operating performance of AXTRART in the future.

In this regard, the investment value of the Additional Investment Assets of AXTRART has been determined based on several relevant factors, including:

(1) the appraised value of the Additional Investment Assets appraised by the 2 property appraisers who have been approved by the Office of the SEC;

(2) the money market and capital market conditions at the time of the expected investment;

(3) the appropriate rate of return for the investors;

(4) the commerciality of the Additional Investment Assets;

(5) the rate of return from the investment in the assets other than the primary assets, such as the government bonds, treasury bills, deposits and debt instruments; and

(6) the value mutually agreed upon by Amata and AXTRART which the Board of Directors deems reasonable.

		In addition, the independent director has considered the information received from the working team of the REIT Manager and is of the opinion that the execution of the transactions is reasonable and would be beneficial to AXTRART. In this regard, none of the Company's directors who have an interest in or are the related persons to this transaction have participated in the consideration and approval of the agenda related to the execution of the said transaction.
12. Opinions of the Audit Committee and/or Company's Directors that differ from the opinion of the Company's Board of Directors	:	None