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No. REMS059/2026 - EN

1 September 2026

Re: Notification of the effectiveness of the registration statement for the offering of trust units and the prospectus for the offering of trust units in relation to the ninth capital increase and the additional material information in relation to the offering of the additional trust units of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust for the ninth capital increase

To: The President
The Stock Exchange of Thailand

Pursuant to which WHA Real Estate Management Company Limited (the "**REIT Manager**"), in its capacity as the REIT manager of WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust ("**WHART**"), has disseminated the news on 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.

The registration statement for the offering of trust units and the prospectus for the offering of trust units in relation to the ninth capital increase have become effective on 1 September 2026, following the approval granted by the Office of the Securities and Exchange Commission ("**Office of the SEC**") for the offering of the additional trust units for the ninth capital increase. In this regard, the REIT Manager hereby informs the following additional material information in relation to the offering of the additional trust units of WHART for the ninth capital increase pursuant to the effective registration statement for the offering of trust units:

1. The total number of additional trust units for the ninth capital increase shall not exceed 127,545,000 trust units, comprising:

   <u>First Portion</u> Offering trust units of not exceeding 127,545,000 units to the existing trust unitholders whose names appear in the trust unitholder register in proportion to their respective trust 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.

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The preliminary list of nationalities of the existing trust unitholders that are not Thai nationality which 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.

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.

<u>Second Portion</u> Offering 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 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.

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.

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2. The offering ratio for the allocation of the additional trust units issued and offered to the existing trust unitholders entitled to be allotted the additional trust units in proportion to their respective trust unitholding is at **1 existing trust unit to 0.0367 newly issued trust unit.** In this regard, the trust units which is calculated to a fractional amount which cannot be made a whole unit shall be rounded down to the nearest whole unit.

3. The maximum offering price of the trust units shall not exceed **Baht 11.10 per trust unit.** In this regard, the REIT Manager will announce the final offering price through the website of the Stock Exchange of Thailand during the subscription period, whereby the following subscribers shall make subscription payment at the maximum offering price:

   - The subscribers of the portion offered to the existing trust unitholders who are individuals and juristic persons.
   - The subscribers of the portion offered to the existing trust unitholders who are institutional investors who have not submitted the Bookbuilding document.

   In the event that the final offering price is lower than the maximum offering price of the trust units, the underwriter who has accepted the subscription from the subscribers shall refund the difference between the final offering price and the maximum offering price of the trust units without any interest and/or compensation to the subscribers in accordance with the method indicated in the effective prospectus for the offering of trust units.

4. The details of the subscription place, together with the subscription period are as follows:

Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period
First Portion	Offering to existing trust unitholders whose names appear in the trust unitholder register in proportion to their respective trust unitholding proportion	
Individuals and juristic persons	Subscribe at the maximum offering price at Baht 11.10 per unit	Subscription can be made at the offices and branches of the lead underwriter, including the online channel of the lead underwriter and the recorded telephone system of the lead underwriter during the period from 21 September 2026 to 24 September 2026, from 9.00 hrs. to 16.00 hrs., or during the business hours of the offices and branches of the lead underwriter; and on 25 September 2026, from 9.00 hrs. or the business

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Type of Investors	Subscription Price per Unit	Subscription Place and Subscription Period
		hours of the offices and branches of the lead underwriter to 15.00 hrs.
Institutional investors who have not submitted the Bookbuilding document	Subscribe at the maximum offering price at Baht 11.10 per unit	Subscription can be made only at the offices of the lead underwriter during the period from 21 September 2026 to 24 September 2026, from 9.00 hrs. to 16.00 hrs., and on 25 September 2026, from 9.00 hrs. to 15.00 hrs.
Institutional investors who have submitted the Bookbuilding document	Subscribe at the final offering price	Subscription can be made only at the offices of the lead underwriter during the period from 28 September 2026 to 30 September 2026, from 9.00 hrs. to 16.00 hrs.
WHA Corporation Public Company Limited ("WHA") and/or WHA's associated persons	Subscribe at the final offering price	Subscription can be made at the offices and branches of the lead underwriter during the period from 28 September 2026 to 1 October 2026, from 9.00 hrs. to 16.00 hrs.
Second Portion Offering the outstanding additional trust units from the offering under the First Portion to (1) persons on a private placement basis and/or (2) the general public		
Institutional investors	Subscribe at the final offering price	Subscription can be made only at the offices of the lead underwriter during the period from 28 September 2026 to 1 October 2026, from 9.00 hrs. to 16.00 hrs.
Persons under the discretion of the Underwriters	Subscribe at the final offering price	Subscription can be made at the offices and branches of the underwriters, including the online channel of the lead underwriter and the recorded telephone system of the underwriters during the period from 28 September 2026 to 1 October 2026, from 9.00 hrs. to 16.00 hrs., or the business hours of the offices and branches of the underwriters.

In this regard, please consider the additional details regarding the subscription method for the additional trust units for the ninth capital increase in Part 3 Details on the Offering of Trust Units in the prospectus for the offering of trust units for the ninth capital increase.

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5. The Lead Underwriter shall not offer the trust units to the trust unitholders if such offering may result in the violation of the laws, rules and regulations regarding the offering and allocation of trust units in any foreign countries, or would impose unreasonable obligations and operational expenses on WHART under the foreign laws, or in the event that the subscriber is a person of any nationality other than Thai nationality.

In this regard, the REIT Manager shall subsequently further deliver the subscription form and information regarding the subscription for the trust units for the ninth capital increase of WHART to the existing trust unitholders entitled to subscribe for the trust units by post.

Please be informed accordingly.

Yours respectfully,

(Mr. Suppasit Sitthasate)

Chief Executive Officer

WHA Real Estate Management Company Limited

REIT Manager

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