(Translation)

No. AIMRM 081/2026

25 September 2026

Subject Notification of the Resolutions of the Board of Directors of the Company regarding the Investment in the Additional Investment Assets and Determination of the Date for the Meeting of Trust Unitholders of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust (AIMIRT) No. 2/2026

Attention The President
The Stock Exchange of Thailand

Pursuant to which AIM REIT Management Company Limited (the "**Company**" or the "**REIT Manager**"), as the REIT Manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust ("**AIMIRT**"), has convened the Board of Directors' Meeting No. 4/2026 on 25 September 2026 at 10.00 hrs., the Company would like to inform the significant resolutions of the Board of Directors' Meeting as follows:

Agenda 1 The Investment in the Additional Investment Assets

In accordance with AIMIRT's objectives in raising funds to acquire immovable property and to procure benefits from such immovable property by leasing, sub-leasing, providing area for use with compensation therefrom, and providing services relating to the lease or use of area or leased property in order to generate income and return to AIMIRT and trust unitholders of AIMIRT.

The REIT Manager has considered and deemed it appropriate to propose to the Meeting of trust unitholders of AIMIRT to consider and approve the investment in the additional investment assets by AIMIRT at this time (the "**Additional Investment Assets**") in order to increase the sources of income and to generate returns to the trust unitholders. The Additional Investment Assets in which AIMIRT will additionally invest shall comprise the following:

Details of the Additional Investment Assets	**Alpha Project No. 2, which comprises the following projects:** **(1) Alpha Phanthong Project, located in Phanthong Sub-District, Phanthong District, Chonburi Province** The sub-leasehold right over the lands represented by 3 title deeds (Title Deed No. 2216, 4028 and 7740), with the land area according to the land title deed

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

of approximately 41 Rai 1 Ngan 37.5 Square Wah, as well as the leasehold right over 2 warehouse, factory and office buildings (14 units), with a total building leasable area of approximately 40,388 square meters and in case of any movable properties, the leasehold right over movable properties related to the operation of the warehouse, factory and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 31 May 2055. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 28 years.) Currently, Alpha Industrial Phanthong Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

Remarks:

(1) After the investment in Alpha Phanthong Project, AIMIRT will procure benefits by sub-leasing such assets and providing services to tenants pursuant to the lease agreements and service agreements between AIMIRT and tenants.

(2) After AIMIRT has made the investment in the Additional Investment Assets in Alpha Phanthong Project, the REIT Manager will appoint Alpha Industrial Solution Company Limited ("**ALPHA**") to be the property manager for the assets in the Alpha Phanthong Project.

Additional details relating to the value of the properties of Alpha Phanthong Project to be invested by AIMIRT will be as provided in the invitation letter to the trust unitholders' meeting, the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

(2) Alpha Bangkadi Project, located in Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province

The sub-leasehold right over the lands represented by 3 title deeds (Title Deed No. 150007, 150008 and 150009), with the land area according to the land title deed of approximately 32 Rai 1 Ngan 36.5 Square Wah, as well as the

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

leasehold right over 1 warehouse and office building, with a total building leasable area of approximately 28,125 square meters and in case of any movable properties, the leasehold right over movable properties related to the operation of the warehouse and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 29 December 2056. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 30 years). Currently, Alpha Industrial Asset Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

Remarks:

(1) After the investment in Alpha Bangkadi Project, AIMIRT will procure benefits by sub-leasing such assets and providing services to tenants pursuant to the lease agreements and service agreements between AIMIRT and tenants.

(2) After AIMIRT has made the investment in the Additional Investment Assets in Alpha Bangkadi Project, the REIT Manager will appoint ALPHA to be the property manager for the assets in the Alpha Bangkadi Project.

Additional details relating to the value of the properties of Alpha Bangkadi Project to be invested by AIMIRT will be as provided in the invitation letter to the trust unitholders' meeting, the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

(3) Alpha Rangsit Project, located in Khlong Nueng Sub-District, Khlong Luang District, Pathum Thani Province

The sub-leasehold right over the land represented by 1 title deed (Title Deed No. 211852), with the land area according to the land title deed of approximately 54 Rai 2 Ngan, as well as the leasehold right over 3 warehouse, cold storage warehouse and office buildings, with a total building leasable area of approximately 57,845 square meters and the leasehold right over

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

movable properties related to the operation of the warehouse, cold storage warehouse and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 28 February 2054. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 27 years). Currently, Alpha Industrial Rungsit Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

Remarks:

(1) After the investment in Alpha Rangsit Project, AIMIRT will procure benefits by sub-leasing such assets and providing services to tenants pursuant to the lease agreements and service agreements between AIMIRT and tenants.

(2) After AIMIRT has made the investment in the Additional Investment Assets in Alpha Rangsit Project, the REIT Manager will appoint ALPHA to be the property manager for the assets in Alpha Rangsit Project.

Additional details relating to the value of the properties of Alpha Rangsit Project to be invested by AIMIRT will be as provided in the invitation letter to the trust unitholders' meeting, the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

(Alpha Industrial Phanthong Company Limited, Alpha Industrial Asset Company Limited, and Alpha Industrial Rungsit Company Limited shall collectively be referred to as the "**Property Owners**".)

The Information Memorandum on the Acquisition of Assets of AIMIRT and details of the Additional Investment Assets shall be as appeared in **Enclosure 2**. Nevertheless, the REIT Manager may select to invest in any one of the projects or a part or all of the projects comprising the Additional Investment Assets, provided that the REIT Manager take into account the utmost benefits of AIMIRT and trust unitholders. In this regard, the REIT Manager will consider whether the estimated distribution per unit (DPU) that the trust unitholders will receive following the investment in the Additional Investment Assets, based on a comparable capital structure, will be no less than the current distribution per unit (DPU).

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

The sources of funds to be used for the investment by AIMIRT in the Additional Investment Assets are expected to comprise 3 sources, that is (1) proceeds from the capital increase of AIMIRT through the issuance and offering of additional trust units; and/or (2) loan; and/or (3) excess liquidity from the operations of AIMIRT. In this regard, the capital structure to be used for the investment in the Additional Investment Assets will be determined based on the appropriateness of AIMIRT's debt-to-equity ratio and the current conditions of the capital market and debt market.

The investment value in all 3 projects of the Additional Investment Assets by AIMIRT shall not exceed Baht 2,590,000,000 (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings, movable properties and other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). The details of the assets specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT are to be considered the Additional Investment Assets which AIMIRT will invest in.

In this regard, the REIT Manager has engaged 2 property appraisal companies which are Grand Asset Advisory Co., Ltd. and Asian Engineering Valuation Company Limited (altogether referred to as the "**Property Appraisers**"), whose names are in the approval list of the Office of the Securities and Exchange Commission (the "**Office of the SEC**"), to appraise the value of each of the Additional Investment Assets. Both Property Appraisers have selected to apply the income approach method for the valuation of the Additional Investment Assets, and the REIT Manager shared the same view as those 2 Property Appraisers that the appraised value from the income approach method is an appropriate method for comparing with the investment value of the Additional Investment Assets due to the nature of the assets which have the sources of income from rental and service fees.

In the event that AIMIRT is able to invest in all 3 projects of the Additional Investment Assets, the maximum investment value which AIMIRT will invest in all 3 projects of the Additional Investment Assets shall be at a value lower than the lowest total appraisal value of all 3 projects of the Additional Investment Assets as appraised by the Property Appraisers of approximately 1.2 percent.

In this respect, the REIT Manager is of the opinion that the investment transaction and the reasonableness of the maximum investment value of the Additional Investment Assets thereof is appropriate as the investment in the Additional Investment Assets this time is the investment in immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business operations, as well as having

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the existing tenants of the Additional Investment Assets also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants.

The Company will inform the relevant details of the appraised value of the Additional Investment Assets, including the projected statement of income (Pro Forma) in the invitation letter to the trust unitholders' meeting which will be disseminated to the trust unitholders accordingly.

The investment of AIMIRT in the Additional Investment Assets constitutes an acquisition transaction of the main assets with a transaction size of approximately 16.7 percent of the total asset value of AIMIRT (the total asset value of AIMIRT as of 30 June 2026 is equivalent to Baht 15,469.9 million), which is considered an acquisition transaction of the main assets with a value exceeding 10 percent but less than 30 percent of the total asset value of AIMIRT. Therefore, the execution of the transaction requires the approval from the Board of Directors of the REIT Manager but does not require to be submitted to the trust unitholders' meeting for approval pursuant to 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 (as amended) (the "**Notification No. SorRor. 26/2555**"). Nevertheless, in order to ensure that the trust unitholders are provided with complete information for their consideration of the agenda relating to the third capital increase of AIMIRT (as further described in Agenda 2 below) and to provide an overview of AIMIRT's investment in the Additional Investment Assets, the REIT Manager deemed it appropriate to propose the investment in the Additional Investment Assets to the trust unitholders' meeting for consideration and approval concurrently with the agenda relating to the third capital increase of AIMIRT. For the avoidance of doubt, with respect to any future acquisitions of additional main assets by AIMIRT, the REIT Manager will consider and undertake the relevant actions in accordance with the Trust Deed and the applicable notifications, regulations and laws then in effect.

The investment in the Additional Investment Assets as detailed above requires the approval from the trust unitholders' meeting with a majority vote of the trust unitholders attending the meeting and having the right to vote.

In the counting of such votes of all trust unitholders having the right to vote, the Company will not include the votes from the trust unitholders with a special interest in the proposed agenda. The details of the trust unitholders with special interest in the proposed agenda shall be as appeared in the invitation letter to the trust unitholders' meeting.

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

Agenda 2 **The third capital increase of AIMIRT through the issuance and offering of additional trust units for the investment in the Additional Investment Assets of AIMIRT and/or for the partial repayment of the existing loans from financial institutions and/or as working capital of AIMIRT and the method for the offering and the allocation of the additional issued trust units for the third capital increase**

2.1 **The amount of fund and the number of additional trust units to be issued and offered, the method for determining the price of the additional trust units to be issued and offered for the investment in the Additional Investment Assets of AIMIRT**

The said capital increase and the issuance and allocation of the additional trust units to be issued and offered shall constitute part of the sources of funds for the investment in the Additional Investment Assets by AIMIRT, which is expected to comprise 3 sources, that is (1) proceeds from the capital increase of AIMIRT through the issuance and offering of additional trust units; and/or (2) loan, as further described in Agenda 3 below; and/or (3) excess liquidity from the operations of AIMIRT. In this regard, the capital structure to be used for the investment in the Additional Investment Assets will be determined based on the appropriateness of AIMIRT's debt-to-equity ratio and the current conditions of the capital market and debt market, as detailed in Item 1 above. The proceeds will also serve as a source of funds for managing the capital structure of AIMIRT by using such funds to partially repay the existing loans from financial institutions in order to maintain the debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional investment assets in the future, thereby benefiting AIMIRT and the trust unitholders, as well as for use as working capital of AIMIRT.

The REIT Manager has considered and deemed it appropriate to propose to the trust unitholders' meeting to consider and approve the third capital increase of AIMIRT by issuing and offering additional trust units of AIMIRT in the number not exceeding 210,000,000 units (Two Hundred and Ten Million units) for the purpose of the investment in the Additional Investment Assets of AIMIRT and the expenses related to such investment, and/or to partially repay the existing loans from financial institutions and the related expenses, and/or to use as the working capital of AIMIRT. The offering of the trust units of AIMIRT this time will be made through trust unit underwriters. In this regard, the REIT Manager reserves the right to consider and determine the allocation of the proceeds from the capital increase among the foregoing purposes, taking into account the utmost benefits of AIMIRT and the trust unitholders. Further details shall be as set out in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

The price of the additional trust units to be offered this time will be determined by taking into account relevant factors, including: (1) the conditions of the capital and financial markets during the offering period of the trust units; (2) the appropriate rate of return for investors; (3) the interest rates, both in the domestic and global market; (4) the rate of return on investments in equity instruments, debt instruments and other investment options; and (5) the results from the survey of institutional investors (bookbuilding) (if any).

When combining the number of the additional trust units issued and offered for the third capital increase of AIMIRT of not exceeding 210,000,000 units (Two Hundred and Ten Million units) with the existing number of trust units of AIMIRT of 791,500,104 (Seven Hundred Ninety One Million Five Hundred Thousand One Hundred and Four) units, the total number of trust units of AIMIRT shall not exceed 1,001,500,104 (One Billion One Million Five Hundred Thousand One Hundred and Four) units.

The details of the amount of the increased capital, the number of additional trust units, and the price of the additional trust units to be issued and offered for the third capital increase of AIMIRT shall be as specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

The entering into this transaction requires the approval from the trust unitholders' meeting with a vote of no less than 3/4 (three-fourth) of all votes of the trust unitholders attending the meeting and having the right to vote.

For the avoidance of doubt, **Agenda 2, Sub-item 2.1** and **Agenda 2, Sub-item 2.2** are not conditional to **Agenda 1.** Therefore, if **Agenda 1** is approved by the trust unitholders' meeting No. 2/2026 of AIMIRT, but **Agenda 2, Sub-item 2.1** and/or **Agenda 2, Sub-item 2.2** is not approved by the trust unitholders' meeting No. 2/2026 of AIMIRT, AIMIRT will remain able to invest in any one of the projects, or a part or all of the projects comprising the Additional Investment Assets, using the funds from loan as further described in Item 3 below, and/or excess liquidity from the operations of AIMIRT, but AIMIRT will not be able to proceed with the third capital increase of AIMIRT, the offering and allocation of the additional trust units to be issued and offered for the third capital increase of AIMIRT, or the listing of the new trust units as listed securities on the Stock Exchange of Thailand, as specified in **Agenda 2, Sub-item 2.1** and **Agenda 2, Sub-item 2.2**.

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

2.2 **The offering and allocation method for the additional trust units to be issued and offered for the third capital increase and the listing of trust units as listed securities on the Stock Exchange of Thailand**

In accordance with the third capital increase of AIMIRT as specified in **Agenda 2 Sub-item 2.1** above, the method for the offering and allocation of the additional trust units to be issued and offered to be proposed to the trust unitholders for consideration shall be as follows:

First Portion: To allocate additional trust units to be issued and offered in an amount of not less than 50 percent of the total number of trust units to be issued and offered for this capital increase for offering to the existing trust unitholders whose names appear in the trust unitholders register book proportionate to their respective trust unitholding, without allocating to those trust unitholders whom allocation would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in a foreign country or would impose any additional obligations on AIMIRT beyond those required under Thai laws (Preferential Public Offering). In this regard, the existing trust unitholders may declare their intention to subscribe for the number of the additional trust units offered at this time in accordance with their respective entitlements, or in excess of their respective entitlements, or less than their respective entitlements, or waive their right to subscribe for the additional trust units offered at this time.

After the allotment of the trust units in the First Portion to the existing trust unitholders based on their respective entitlements, the Company reserves the right to allocate the outstanding additional trust units to the existing trust unitholders who have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

In the event that the allotment according to their respective entitlements results in any existing trust unitholders having the right to subscribe for the additional trust units in a fractional amount of a trust unit that cannot be allotted as a full unit, such fraction of a trust unit shall be rounded down to the nearest integer.

Second Portion: To allocate the outstanding additional trust units after the offering for sale in the First Portion to: (1) persons on a private placement basis (private placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission, and/or (2) the general public (public offering), as it deems appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. Tor Thor. 27/2559 Re: Rules, Conditions and Procedures for Securities Underwriting (including the amendments), and other relevant notifications.

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

Should there be outstanding trust units after the offering in this Second Portion, the Company reserves the right to allot the outstanding additional trust units to the existing trust unitholder who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

In this regard, the number of trust units to be allotted to each type of investors and the allocation method shall be as specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

In any event, such allotment of trust units shall not cause any trust unitholders or group of persons to become trust unitholders of AIMIRT who hold more than 50 percent of the total number of issued trust units of AIMIRT.

In this respect, the Company shall file an application with the Stock Exchange of Thailand for its approval to list the additional trust units to be issued and offered of AIMIRT as listed securities within 45 days from the closing date of the offering of the trust units.

The entering into this transaction requires the approval from the trust unitholders' meeting with a majority vote of the trust unitholders attending the meeting and having the right to vote.

For the avoidance of doubt, Agenda 2, Sub-item 2.1 and Agenda 2, Sub-item 2.2 are not conditional to Agenda 1. Therefore, if Agenda 1 is approved by the trust unitholders' meeting No. 2/2026 of AIMIRT, but Agenda 2, Sub-item 2.1 and/or Agenda 2, Sub-item 2.2 is not approved by the trust unitholders' meeting No. 2/2026 of AIMIRT, AIMIRT will remain able to invest in any one of the projects, or a part or all of the projects comprising the Additional Investment Assets, using the funds from loan as further described in Item 3 below, and/or excess liquidity from the operations of AIMIRT, but AIMIRT will not be able to proceed with the third capital increase of AIMIRT, the offering and allocation of the additional trust units to be issued and offered for the third capital increase of AIMIRT, or the listing of the new trust units as listed securities on the Stock Exchange of Thailand, as specified in Agenda 2, Sub-item 2.1 and Agenda 2, Sub-item 2.2.

Agenda 3 The obtaining of additional long-term loan in the total credit of not exceeding Baht 1,500,000,000 (One Thousand Five Hundred Million Baht) for the investment in the Additional Investment Assets and other relevant expenses, and the provision of collateral in relation to the aforementioned loan

The REIT Manager has resolved to approve the obtaining of additional long term loan of AIMIRT in the total credit of not exceeding Baht 1,500,000,000 (One Thousand Five Hundred Million Baht) from one or

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

several commercial banks in Thailand, including other financial institutions or other institutional lenders capable of giving loans to real estate investment trusts, for instance, life insurance companies and non-life insurance companies, and may provide collateral to said loan of AIMIRT for the investment in the Additional Investment Assets and for other relevant expenses.

The details and conditions of the said loan and the provision of collateral in relation with such additional loan of AIMIRT shall be as mutually agreed upon by the borrower and the lender in the loan agreement. The collaterals in relation to this loan may include (1) the mortgage of AIMIRT's existing assets and the Additional Investment Assets, whether in whole or in part and/or the transfer of sub-leasehold/leasehold right as collateral; (2) the conditional assignment of insurance policy and the endorsement of the lender as the co-beneficiary and the co-insurer; (3) the conditional assignment of the sub-lease agreement/lease agreement; (4) the registration of the sub-leasehold/leasehold right and/or claims and/or insurance policy as business collaterals under the Business Security Act B.E. 2558 (2015); and (5) other collaterals as the borrower and the lender may mutually agree in the loan agreement.

The REIT Manager reserves the right to set out any terms or conditions in relation to the loan and to perform any transactions related to such loan and the provision of collateral in relation to such loan by taking into account the utmost benefits of the AIMIRT and the trust unitholders, for example, the loan amount, the interest rate, the loan tenor, the repayment term, the negotiation, execution, submission of any documents related to the loan, including the appointment and/or removal of the sub-authorized person(s) to perform the aforementioned acts, so as to ensure the successful performance of such acts.

In this regard, when combining the amount of the aforementioned additional loan with the loans under the existing loan agreements of AIMIRT, the amount of AIMIRT's debt would still remain in compliance with the relevant regulations which stipulate that a real estate investment trust may procure loans in the amount not exceeding 35 percent of the total asset value, or not exceeding 60 percent of the total asset value for real estate investment trust which has a credit rating in the investment grade, based on the latest credit rating determined by a credit rating agency approved by the Office of the SEC not more than 1 year before the date of applying for the loan. In addition, AIMIRT will also comply with the relevant rules and/or notifications, as amended from time to time in the future (if any).

The obtaining of the additional loan and the provision of collateral in relation to the said loan are actions that AIMIRT is permitted to undertake under the Trust Deed and are in compliance with the applicable laws, regulations, notifications and rules. In addition, such actions do not adversely affect any right of the trust unitholders. Accordingly, the REIT Manager is authorized to proceed with such borrowings and the provision of collateral without obtaining approval from the trust unitholders. Nonetheless, the loan and the provision of

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

collateral in relation to the said loan therewith shall be subject to the approval of the Trustee in accordance with the Trust Deed of AIMIRT.

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

Agenda 4 The amendments to the Trust Deed to be aligned with the investment in the Additional Investment Assets and the third capital increase of AIMIRT

To be consistent with the investment in the Additional Investment Assets, the third capital increase of AIMIRT and the offering and allocation of additional trust units to be issued and offered for the third capital increase of AIMIRT, the REIT Manager deems it appropriate to amend the Trust Deed of AIMIRT by amending and/or updating the information and other relevant details, including preparing the details of the Additional Investment Assets to be annexed to the Trust Deed of AIMIRT.

In this regard, the said amendment to the Trust Deed is due to the acquisition of the main assets of AIMIRT, which is in accordance with the investment policy, types of assets, criteria and procedures for the acquisition of the main assets as prescribed in the Trust Deed, and is in compliance with the applicable laws, rules, notifications and regulations, and such amendment does not adversely affect the rights of the trust unitholders. In addition, the amendment to the Trust Deed in connection with the third capital increase of AIMIRT and the offering and allocation of the additional trust units to be issued and offered in connection with such capital increase is not contrary to the interests of the trust unitholders, does not result in any material increase in the obligations of the trust unitholders, does not constitute an amendment to any material terms of the Trust Deed, and does not otherwise adversely affect the rights of the trust unitholders in any respect. Accordingly, the parties are entitled to amend the Trust Deed without obtaining the approval from the trust unitholders. Nonetheless, such amendment and supplement to the Trust Deed require the approval from the Trustee according to the Trust Deed of AIMIRT.

Agenda 5 The appointment of the financial advisor and lead underwriter in relation to the investment in the Additional Investment Assets and the third capital increase of AIMIRT

The REIT Manager deemed it appropriate to appoint AIM Infinite Company Limited as the financial advisor and to appoint Krungthai Bank Public Company Limited as the co-financial advisor and the underwriter in connection with the investment in the Additional Investment Assets and the third capital increase of AIMIRT to provide advice and assistance to the Company and AIMIRT in relation to the foregoing transactions, including jointly preparing and certifying the accuracy and completeness of the information contained in the application for the approval to offer the newly issued trust units to the Office of the SEC.

As the major shareholders of AIM Infinite Company Limited are (1) Mr. Charasrit A.Voravudhi, who holds 35 percent of the total voting shares in AIM Infinite Company Limited; (2) Mr. Tanadech Opasayanont, who holds 35 percent of the total voting shares in AIM Infinite Company Limited; and (3) Mr. Amorn Chulaluksananukul, who holds 30 percent of the total voting shares in AIM Infinite Company Limited, whereby all 3 individuals also serve as the directors of the REIT Manager, AIM Infinite Company Limited shall be

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

considered a related person to the REIT Manager and the appointment of AIM Infinite Company Limited as the financial advisor shall be deemed an entry into a transaction between AIMIRT and the person related to the REIT Manager. Such transaction has a value equivalent to approximately 0.20 percent of the net asset value of AIMIRT (the net asset value of AIMIRT as of 30 June 2026 is equivalent to Baht 9,788.07 million), therefore, it is a transaction between AIMIRT and the REIT Manager and the person related to the REIT Manager with a value equivalent to or exceeding 0.03 percent of the net asset value of AIMIRT but not exceeding 3 percent of the net asset value of AIMIRT, and thus requires the approval from the Board of Directors of the REIT Manager but does not require to be proposed to the trust unitholders' meeting of AIMIRT for consideration and approval pursuant to the Trust Deed and the Notification No. SorRor. 26/2555. The additional details of which shall be as appeared in the Information Memorandum on the Transactions between AIMIRT and the REIT Manager and the Person Related to the REIT Manager in **Enclosure 3.**

Agenda 6 The convening of the trust unitholders' meeting No. 2/2026 of AIMIRT

The REIT Manager hereby deemed it appropriate to convene the trust unitholders' meeting No. 2/2026 of AIMIRT on 5 November 2026, at 14.00 hrs., at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel, No. 952 Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok 10500. In addition, the Board of Directors of the Company has authorized the Chief Executive Officer and/or any person whom the Chief Executive Officer empowered to be entitled to amend the date, time and venue for the trust unitholders' meeting No. 2/2026 of AIMIRT, including considering to convene the trust unitholders' meeting No. 2/2026 of AIMIRT via electronics means by taking into consideration the suitability for the trust unitholders, the security and safety measures for conducting electronic meetings and compliance with the laws concerning electronic transactions or electronic actions, as deemed appropriate under the framework prescribed by the relevant laws and regulations.

The details of the convening of the trust unitholders' meeting No. 2/2026 of AIMIRT shall be as specified in the invitation letter to the meeting, whereby the agendas of the trust unitholders' meeting No. 2/2026 of AIMIRT are as follows:

Agenda 1 To consider and approve the investment in the Additional Investment Assets

Agenda 2 To consider and approve the third capital increase of AIMIRT through the issuance and offering of approximately not exceeding 210,000,000 newly issued trust units for the investment in the Additional Investment Assets and/or for the partial repayment of the existing loans from financial institutions and/or as working capital

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

of AIMIRT and the method for determining the price of the trust units to be issued and offered for the third capital increase

Agenda 3 To consider and approve the offering and allocation method for the additional trust units to be issued and offered for the third capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand

Agenda 4 Other matters (if any)

The Company would like to hereby clarify that the approval of Agenda 2 requires the approval from the trust unitholders' meeting with a vote of no less than 3/4 (three-fourth) of all votes of the trust unitholders attending the meeting and having the right to vote.

The trust unitholders' meeting for the consideration and approval of such agendas must be attended by at least 25 trust unitholders or not less than half of all trust unitholders, and the trust unitholders present must collectively hold at least one-third of all trust units sold by AIMIRT to constitute a quorum.

The Company hereby prescribes the record date for the determination of the list of trust unitholders eligible to attend the trust unitholders' meeting No. 2/2026 of AIMIRT to be on 9 October 2026 and the Company will further circulate the invitation letter to the meeting to the trust unitholders accordingly.

In this regard, the matters described hereinabove are currently under the consideration of the Trustee and shall require the Trustee's approval that such matters are in compliance with the Trust Deed and the applicable laws, rules and other relevant regulations, whereby the Company will proceed in compliance with the applicable rules and notifications accordingly.

Please be informed accordingly.

Yours respectfully,
AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust
by AIM REIT Management Company Limited

(Mr. Charasrit A.Voravudhi)
Chief Executive Officer and Director

บริษัท เอไอเอ็ม รีท แมนเนจเม้นท์ จำกัด เลขที่ 93/1 อาคารจีพีเอฟ วิทยุ อาคารบี ชั้น 8 ห้อง 803 ถนนวิทยุ แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร 10330 โทรศัพท์ 02-254-0441-2
AIM REIT MANAGEMENT COMPANY LIMITED Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini, Pathumwan, Bangkok 10330 Tel 02-254-0441-2

(Translation)

(F53-4)

Capital Increase Report Form
AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust
25 September 2026

AIM REIT Management Company Limited (the "**Company**" or the "**REIT Manager**"), as the REIT manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust ("**AIMIRT**"), hereby reports the purpose of the capital increase and the allotment of the additional trust units to be issued and offered by AIMRT as follows.

1. **Details of the capital increase**

The Company plans to increase the capital of AIMIRT through the issuance and offering of additional trust units in the number not exceeding 210,000,000 additional trust units (Two Hundred Ten Million trust units). When combined with the existing number of trust units of AIMIRT of 791,500,104 trust units (Seven Hundred Ninety One Million Five Hundred Thousand One Hundred and Four trust units), AIMIRT will have a total number of trust units of not exceeding 1,001,500,104 trust units (One Billion One Million Five Hundred Thousand One Hundred and Four trust units). The capital increase shall be for the purpose of the investment in the Additional Investment Assets of AIMIRT which comprises Alpha Phanthong Project, Alpha Bangkadi Project and Alpha Rangsit Project, and the expenses related to such investment, and/or to partially repay the existing loans from financial institutions and the related expenses, and/or to use as the working capital of AIMIRT. In addition to the proceeds received from the said capital increase of AIMIRT through the issuance and offering of additional trust units, the sources of funds for the investment in the Additional Investment Assets of AIMRT may come from the additional long-term loan in the total credit of not exceeding Baht 1,500,000,000 (One Thousand Five Hundred Million Baht) and/or the excess liquidity from the operations of AIMIRT. The number of trust units and the price of the trust units to be issued and offered at this time will be determined by taking into account relevant factors, including: (1) the conditions of the capital and financial markets during the offering period of the trust units; (2) the appropriate rate of return for investors; (3) the interest rates, both in the domestic and global market; (4) the rate of return on investments in equity instruments, debt instruments and other investment options; and (5) the results from the survey of institutional investors (bookbuilding) (if any).

2. Allotment of additional trust units to be issued and offered

The Company expects to allot additional trust units to be issued and offered for the third capital increase of AIMIRT in the number not exceeding 210,000,000 units (Two Hundred and Ten Million units), the additional details of which are as follows.

2.1 Details of the allotment of the trust units

The Company expects to allot additional trust units to be issued and offered in the number of not exceeding 210,000,000 units (Two Hundred and Ten Million units) in 2 portions as follows.

First Portion To allocate additional trust units to be issued and offered in an amount of not less than 50 percent of the total number of trust units to be issued and offered for this capital increase for offering to the existing trust unitholders whose names appear in the trust unitholders register book proportionate to their respective trust unitholding, without allocating to those trust unitholders whom allocation would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in a foreign country or would impose any additional obligations on AIMIRT beyond those required under Thai laws (Preferential Public Offering). In this regard, the existing trust unitholders may declare their intention to subscribe for the number of the additional trust units offered at this time in accordance with their respective entitlements, or in excess of their respective entitlements, or less than their respective entitlements, or waive their right to subscribe for the additional trust units offered at this time.

After the allotment of the trust units in the First Portion to the existing trust unitholders based on their respective entitlements, the Company reserves the right to allocate the outstanding additional trust units to the existing trust unitholders who have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

In the event that the allotment according to their respective entitlements results in any existing trust unitholders having the right to subscribe for the additional trust units in a fractional amount of a trust unit that cannot be allotted as a full unit, such fraction of a trust unit shall be rounded down to the nearest integer.

Second Portion To allocate the outstanding additional trust units after the offering for sale in the First Portion to: (1) persons on a private placement basis (private placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission,

and/or (2) the general public (public offering), as it deems appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. Tor Thor. 27/2559 Re: Rules, Conditions and Procedures for Securities Underwriting (including the amendments), and other relevant notifications.

Should there be outstanding trust units after the offering in this Second Portion, the Company reserves the right to allot the outstanding additional trust units to the existing trust unitholder who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

The following table is a summary of the allotment details of the additional trust units to be issued and offered of AIMIRT this time:

Allotted to	Number of Trust Units	Ratio (Old : New)	Price (Baht per Unit)	Date and Time for Subscription and Payment	Remarks
<u>First Portion</u> To be offered to the existing trust unitholders whose names appear in the trust unitholders register book proportionate to their respective trust unitholding, without allocating to those trust unitholders whom allocation would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in a foreign country or would impose any additional obligations on AIMIRT beyond those required under Thai laws (Preferential Public Offering)	Not less than 50 percent of all trust units to be issued and offered[2]	To be determined[3]	To be determined[2]	To be determined and after obtaining the approval from the Office of the Securities and Exchange Commission	(1), (2), (4), (5) and shall obtain the approval for the capital increase of AIMIRT from the trust unitholders' meeting
<u>Second Portion</u> To be offered to (1) persons on a private placement basis (private	Outstanding trust units from	-	To be determined[2]	To be determined and after obtaining the approval from	(2), (4), (5) and shall obtain the approval for the capital

Allotted to	Number of Trust Units	Ratio (Old : New)	Price (Baht per Unit)	Date and Time for Subscription and Payment	Remarks
placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission, and/or (2) the general public (public offering)	the offering in the First Portion			the Office of the Securities and Exchange Commission	increase of AIMIRT from the trust unitholders' meeting

Remarks:

(1) The record date for the determination of the list of trust unitholders eligible to subscribe for the additional trust units shall be determined at a later date, whereby the Company will notify the record date for the determination of the list of trust unitholders eligible to subscribe for the additional trust units, the allocation ratio and the subscription period for the additional trust units to the Stock Exchange of Thailand for the acknowledgement of the trust unitholders.

(2) The number of trust units to be issued and offered and the price of the trust units to be issued and offered at this time will be determined by taking into account relevant factors, including: (1) the conditions of the capital and financial markets during the offering period of the trust units; (2) the appropriate rate of return for investors; (3) the interest rates, both in the domestic and global market; (4) the rate of return on investments in equity instruments, debt instruments and other investment options; and (5) the results from the survey of institutional investors (bookbuilding) (if any).

(3) The offering ratio will be calculated from the total number of the existing trust units before the capital increase of AIMIRT at this time, divided by the number of additional trust units to be issued and offered in the First Portion, at the price per unit to be determined by the Company.

(4) After the allotment of the trust units in the First Portion to the existing trust unitholders based on their respective entitlements, the Company may allocate the outstanding additional trust units to the existing trust unitholders who have declared their intention to subscribe for the

trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

(5) The Company and/or the Trustee shall have the power to undertake as follows: 1) consider and determine other details in connection with the offering and allocation of the trust units, including but not limited to the number of trust units to be issued and offered, the final offering structure, the subscription period, the method for allocating the trust units, the offering method, the subscription entitlement ratio, the offering proportion, the offering price, the conditions and procedures for subscription, as well as other terms and details relating to the offering and allocation of the additional trust units to be issued and offered to the existing trust unitholders of AIMIRT, and the method for allocating the trust units in the event that the existing trust unitholders subscribe for the trust units in excess of their respective entitlements, as well as the offering and allocation of the outstanding trust units after the offering to the general public to other investors. The Company shall also have the discretion to consider refusing to offer or allocate the additional trust units to any trust unitholder or investor, or to trust unitholders of American, Canadian, Japanese or other nationalities other than Thai nationality, if such offering or allocation of the additional trust units would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in Thailand or the country of such trust unitholder's nationality, or would cause unreasonable burden and operation expenses on AIMIRT; 2) determine the record date for the determination of the list of trust unitholders who are entitled to subscribe for the additional trust units, whereby the timeframe and other related details are to be notified through the Stock Exchange of Thailand for the acknowledgement of the trust unitholders; 3) negotiate, agree, prepare, execute, deliver and/or amend any applications, waivers and other necessary supporting documents related to the allocation of the trust units to be issued and offered, including the documents and/or any agreements relating to the allocation of the additional trust units, the appointment of a financial adviser, underwriter and subscription agent, including to negotiate, contact and/or submit the applications, waivers and other necessary supporting documents with the Office of the Securities and Exchange Commission (the "**Office of the SEC**"), the Stock Exchange of Thailand, governmental agencies, governmental organization, or any other persons in relation thereto and the listing of the additional trust units on the Stock Exchange of Thailand, etc.; and 4) undertake any other actions necessary or relating to the foregoing in all respects, including the appointment and/or removal of the sub-authorized persons to undertake the foregoing actions to ensure the successful performance thereof.

Should there be outstanding trust units after the offering to (1) persons on a private placement basis (private placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission, and/or (2) the general public (public offering), the Company reserves the right to allot such outstanding additional trust units to the existing trust unitholder who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

The number of trust units to be allotted to each type of investors and the allocation method shall be as specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

In any event, such allotment of trust units shall not cause any trust unitholders or group of persons to become trust unitholders of AIMIRT who hold more than 50 percent of the total number of issued trust units of AIMIRT.

In this respect, the Company shall file an application with the Stock Exchange of Thailand for its approval to list the additional trust units to be issued and offered of AIMIRT as listed securities within 45 days from the closing date of the offering of the trust units.

2.2 The Company's action in the event of a fraction of a trust unit

In the event that the allotment according to their respective entitlements results in any existing trust unitholders having the right to subscribe for the additional trust units in a fractional amount of a trust unit that cannot be allotted as a full unit, such fraction of a trust unit shall be rounded down to the nearest integer.

3. Schedule for the trust unitholders' meeting to approve the capital increase of AIMIRT and the allotment of additional trust units issued and offered

(1) The trust unitholders' meeting No. 2/2026 of AIMIRT shall be convened on 5 November 2026, at 14.00 hrs., at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel, No. 952 Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok 10500. In addition, the Board of the Directors of the Company has authorized the Chief Executive Officer and/or any person whom the Chief Executive Officer empowered to be entitled to amend the date, time and venue for the trust unitholders' meeting No. 2/2026 of AIMIRT, including considering to convene the trust unitholders' meeting No. 2/2026 of AIMIRT via electronics means by taking into

consideration the suitability for the trust unitholders, the security and safety measures for conducting electronic meetings and compliance with the laws concerning electronic transactions or electronic actions, as deemed appropriate under the framework prescribed by the relevant laws and regulations.

(2) The record date for the determination of the list of trust unitholders eligible to attend the trust unitholders' meeting No. 2/2026 of AIMIRT shall be on 9 October 2026.

4. **Approval of the capital increase/allotment of additional trust units issued and offered by the relevant governmental agency and the conditions thereto**

After obtaining the approval from the trust unitholders of AIMIRT for the third capital increase of AIMIRT and the allotment of the additional trust units from such capital increase for the investment in the Additional Investment Assets of AIMIRT and the expenses related to such investment, and/or to partially repay the existing loans from financial institutions and the related expenses, and/or to use as the working capital of AIMIRT, the Company will seek the approval from the Office of the SEC for the capital increase of AIMIRT accordingly.

5. **Objectives of the capital increase and use of capital increase proceeds**

For the investment in the Additional Investment Assets of AIMIRT and the expenses related to such investment, in order to increase the sources of income and to generate greater returns to the trust unitholders., and/or to partially repay the existing loans from financial institutions and the related expenses, as a source of funds for managing the capital structure of AIMIRT in order to maintain the debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional investment assets in the future and thereby benefiting AIMIRT and the trust unitholders, which will result in the reduced interest expenses of AIMIRT and thereby benefit AIMIRT and the trust unitholders, and/or to use as the working capital of AIMIRT.

Details of the Additional Investment Assets

Alpha Project No. 2, which comprises the following projects:

(1) **Alpha Phanthong Project, located in Phanthong Sub-District, Phanthong District, Chonburi Province**

The sub-leasehold right over the lands represented by 3 title deeds (Title Deed No. 2216, 4028 and 7740), with the land area according to the land

title deed of approximately 41 Rai 1 Ngan 37.5 Square Wah, as well as the leasehold right over 2 warehouse, factory and office buildings (14 units), with a total building leasable area of approximately 40,388 square meters and in case of any movable properties, the leasehold right over movable properties related to the operation of the warehouse, factory and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 31 May 2055. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 28 years.) Currently, Alpha Industrial Phanthong Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

(2) **Alpha Bangkadi Project, located in Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province**

The sub-leasehold right over the lands represented by 3 title deeds (Title Deed No. 150007, 150008 and 150009), with the land area according to the land title deed of approximately 32 Rai 1 Ngan 36.5 Square Wah, as well as the leasehold right over 1 warehouse and office building, with a total building leasable area of approximately 28,125 square meters and in case of any movable properties, the leasehold right over movable properties related to the operation of the warehouse and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 29 December 2056. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 30 years). Currently, Alpha Industrial Asset Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

(3) **Alpha Rangsit Project, located in Khlong Nueng Sub-District, Khlong Luang District, Pathum Thani Province**

The sub-leasehold right over the land represented by 1 title deed (Title Deed No. 211852), with the land area according to the land title deed of approximately 54 Rai 2 Ngan, as well as the leasehold right over 3

warehouse, cold storage warehouse and office buildings, with a total building leasable area of approximately 57,845 square meters and the leasehold right over movable properties related to the operation of the warehouse, cold storage warehouse, and office buildings, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 28 February 2054. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 27 years). Currently, Alpha Industrial Rungsit Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

The Company has engaged 2 property appraisal companies which are Grand Asset Advisory Co., Ltd. and Asian Engineering Valuation Company Limited (altogether referred to as the "**Property Appraisers**"), whose names are in the approval list of the Office of the SEC, to appraise the value of each of the Additional Investment Assets. The investment value in the Additional Investment Assets by AIMIRT shall not exceed Baht 2,590,000,000 (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). (The details of the assets specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT are to be considered the Additional Investment Assets which AIMIRT will invest in.)

6. **Benefits which AIMIRT will receive from the capital increase and the allotment of additional trust units issued and offered**

To enable AIMIRT to enlarge its asset size, which will result in the diversification of the investment risks. In addition, the investment in such assets will provide AIMIRT with an opportunity to benefit from upside gains from the assets. The proceeds will also serve as a source of funds for managing the capital structure of AIMIRT in order to maintain the debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional assets in the future and thereby benefiting AIMIRT and the trust unitholders, as well as for

use as working capital of AIMIRT. In addition, the increased number of trust units of AIMIRT will also increase the liquidity in the trading of trust units in the Stock Exchange of Thailand.

7. **Benefits which the trust unitholders will receive from the capital increase and the allotment of additional trust units issued and offered**

The capital increase will enlarge the size of AIMIRT and attracts more investors. The Company expects that this will increase the trading liquidity of the trust units in the secondary market. In addition, AIMIRT will also be able to increase the diversification of risks in the procurement of benefits from the additional immovable properties, in addition to the immovable properties currently invested by AIMIRT. The partial repayment of the existing loans from financial institutions and the related expenses, with due consideration given to the utmost benefits of AIMIRT and the trust unitholders will result in AIMIRT maintaining its debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional assets in the future, thereby providing AIMIRT with greater flexibility for additional investments in the future and its operations.

8. **Other details necessary for the trust unitholders to consider and approve the capital increase/allotment of additional trust units issued and offered**

– None –

9. **Schedule for the capital increase and the allotment of the additional trust units issued and offered**

9.1 The Company hereby prescribes the record date for the determination of the list of trust unitholders eligible to attend the trust unitholders' meeting No. 2/2026 of AIMIRT to be on 9 October 2026.

9.2 The Company hereby convene the trust unitholders' meeting No. 2/2026 of AIMIRT on 5 November 2026, at 14.00 hrs., at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel, No. 952 Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok 10500 for the approval of the investment in the Additional Investment Assets, the capital increase of AIMIRT, the allotment of the additional trust units to be issued and offered and other related matters. In addition, the Board of the Directors of the Company has authorized the Chief Executive Officer and/or any person whom the Chief Executive Officer empowered to be entitled to amend the date, time and venue for the trust unitholders' meeting

No. 2/2026 of AIMIRT, including considering to convene the trust unitholders' meeting No. 2/2026 of AIMIRT via electronics means by taking into consideration the suitability for the trust unitholders, the security and safety measures for conducting electronic meetings and compliance with the laws concerning electronic transactions or electronic actions, as deemed appropriate under the framework prescribed by the relevant laws and regulations.

The Company hereby certifies that the information contained in this report form is accurate and complete in all respects.

Yours respectfully,

AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust
by AIM REIT Management Company Limited

(Mr. Charasrit A.Voravudhi)
Chief Executive Officer and Director

(Translation)

Information Memorandum on the Assets Acquisition of AIMIRT

1.	**Transaction Date**	:	After obtaining the approval from the trust unitholders' meeting of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust ("**AIMIRT**") and the Office of the Securities and Exchange Commission (the "**Office of the SEC**") on the related issues, and AIMIRT has acquired the proceeds for the investment in the Additional Investment Assets from the issuance and offering of additional trust units and/or obtained the loan for the investment in the Additional Investment Assets and/or used the excess liquidity from the operations of AIMIRT, and the parties have satisfied all of the conditions precedent stipulated in the agreements related to the acquisition of the assets of AIMIRT.
2.	**Counterparty and relationship with AIMIRT**	:	1. Alpha Industrial Phanthong Company Limited ("**Alpha Phanthong**") 2. Alpha Industrial Asset Company Limited ("**Alpha Asset**") 3. Alpha Industrial Rungsit Company Limited ("**Alpha Rungsit**") Alpha Phanthong, Alpha Asset and Alpha Rungsit, collectively be referred to as the "**Property Owners**", are the holders of the leasehold rights and the owners of the buildings and movable properties constituting the Additional Investment Assets.
3.	**General characteristics of the transaction**	:	AIMIRT will use the proceeds received from the capital increase through the issuance and offering of additional trust units and/or loan and/or excess liquidity from the operations of AIMIRT to invest in the Additional Investment Assets and pay the relevant expenses. AIMIRT will invest in the Additional Investment Assets by investing in the sub-leasehold rights over land, leasehold rights over buildings and in case of any movable properties, AIMIRT would also invest in the leasehold rights over movable properties (if any), whereby the value of the Additional Investment Assets shall not exceed Baht 2,590,000,000 (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets

(including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith).

4. **Details of the Additional Investment Assets** : The details of the assets are as appeared in the table summary of the Additional Investment Assets below.

5. **Size of the transaction and value of consideration** : The investment value in the Additional Investment Assets shall not exceed Baht 2,590,000,000 (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith).

   The investment value of the Additional Investment Assets is calculated to be approximately 16.7 percent of the total asset value of AIMIRT (the total asset value of AIMIRT as of 30 June 2026 is equivalent to Baht 15,469.9 million), which is considered an acquisition transaction of the main assets of AIMIRT with a value exceeding 10 percent but less than 30 percent of the total asset value of AIMIRT.

6. **The Value of the Additional Investment Assets** : The total value of the Additional Investment Assets shall not exceed Baht 2,590,000,000 (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). In this regard, the value of the Additional Investment Assets has been appraised by 2 property appraisal companies whose names are in the approval list of the Office of SEC, namely, Grand Asset Advisory Co., Ltd. and Asian Engineering Valuation Company Limited (altogether referred to as the "**Property Appraisers**"), to appraise the value of each of the Additional Investment Assets, whereby both Property Appraisers have selected to apply the income approach method for the valuation of the Additional Investment

Assets. The maximum investment value which AIMIRT will invest in all 3 projects of the Additional Investment Assets shall be at a value lower than the lowest total appraisal value of all 3 projects of the Additional Investment Assets as appraised by the Property Appraisers of approximately 1.2 percent.

7. **Criteria for determining the value of the transaction** : The value of this Additional Investment Assets is determined based on the rate of return from rental and the appraisal value from the property appraisal reports of the Property Appraisers who have applied the income approach method for the valuation of the Additional Investment Assets.

8. **Benefits from the investment in the assets** : The investment in the Additional Investment Assets this time is the investment in immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business operations, as well as having comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the tenants also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants. This will enhance the benefits to AIMIRT and may contribute to greater stability in the rental income and operating performance of AIMIRT. In addition, the investment will help diversify the risks associated with generating income from immovable properties, as well as diversify the sources of income, which will benefit AIMIRT and the trust unitholders.

9. **Sources of funds for the investment in the assets** : (1) Proceeds from the capital increase of AIMIRT through the third issuance and offering of additional trust units in the number of not exceeding 210,000,000 units (Two Hundred and Ten Million units); and/or

(2) Loan obtained from the additional borrowing under the long-term credit facilities in the total amount of not exceeding Baht 1,500,000,000 (One Thousand Five Hundred Million Baht) from one or several commercial banks in Thailand, including other

financial institutions or other institutional lenders capable of giving loans to real estate investment trusts, for instance, life insurance companies and non-life insurance companies, and may provide collateral to said loan of AIMIRT for the investment in the Additional Investment Assets and for other relevant expenses; and/or

(3) Excess liquidity from the operations of AIMIRT

10. **Approval of transaction** : The entering into the transaction above is considered an acquisition transaction of the main assets of AIMIRT with a value exceeding 10 percent but less than 30 percent of the total asset value of AIMIRT (the value of total asset value of AIMIRT as at 30 June 2026 is equivalent to Baht 15,469.9 million). Therefore, the execution of the transaction requires the approval from the Board of Directors of the REIT Manager but does not require to be submitted to the trust unitholders' meeting for approval pursuant to 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 (as amended). Nevertheless, in order to ensure that the trust unitholders are provided with complete information for their consideration of the agenda relating to the third capital increase of AIMIRT and to provide an overview of AIMIRT's investment in the Additional Investment Assets, the REIT Manager deemed it appropriate to propose the investment in the Additional Investment Assets to the trust unitholders' meeting for consideration and approval concurrently with the agenda relating to the third capital increase of AIMIRT. For the avoidance of doubt, with respect to any future acquisitions of additional main assets by AIMIRT, the REIT Manager will consider and undertake the relevant actions in accordance with the Trust Deed and the applicable notifications, regulations and laws then in effect.

11. **The opinion of the Board of the Directors of the REIT Manager to approve the** : The Board of Directors of the Company is of the opinion that the investment in the Additional Investment Assets this time is the investment in immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business

entering into the transaction	operations, as well as having comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the tenants also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants. This will enhance the benefits to AIMIRT and may contribute to greater stability in the rental income and operating performance of AIMIRT. In addition, the investment will help diversify the risks associated with generating income from immovable properties, as well as diversify the sources of income, which will benefit AIMIRT and the trust unitholders. In addition, in determining the final price which AIMIRT will invest in the Additional Investment Assets of AIMIRT, AIMIRT will base the value on the appraisal value of the assets as appraised by the Property Appraisers who are in the approval list of the Office of the SEC and also taking into account other relevant factors. The REIT Manager is of the opinion regarding the reasonableness of the investment value of AIMIRT that the price in which AIMIRT will invest in the Additional Investment Assets shall not exceed Baht 2,590,000,000 (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). As the Additional Investment Assets are immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business operations, as well as having comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the tenants also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants. Therefore, the REIT Manager considers that such investment

and the highest value of the Additional Investment Assets is appropriate. In addition, the transaction is also in compliance with the Trust Deed and the relevant laws.

12. Dissenting opinion of the director of the REIT Manager which is different from the opinion of the Board of Directors in item 11.	:	None

Details of the Additional Investment Assets

No.	Project	Title Deed No.	Location	Approximate land area to be invested in by AIMIRT (Rai-Ngan-Square Wah)	Asset Details	Approximate leasable area (Square Meters)[1]	Approximate building age (years)[2]
1.	Alpha Phanthong	2216, 4028 and 7740	Phanthong Sub-District, Phanthong District, Chonburi Province	41 Rai 1 Ngan 37.5 Square Wah	(a) Sub-leasehold right over the lands represented by 3 title deeds for the period commencing from the date AIMIRT makes the investment until 31 May 2055 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term of approximately 28 years). (b) Leasehold right over 2 warehouse, factory and office buildings (14 units) for the period commencing from the date AIMIRT makes the investment until 31 May 2055 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 28 years)[3]. (c) In case of any movable properties, the leasehold right over movable properties	40,388	3

No.	Project	Title Deed No.	Location	Approximate land area to be invested in by AIMIRT (Rai-Ngan-Square Wah)	Asset Details	Approximate leasable area (Square Meters)[1]	Approximate building age (years)[2]
					relating to the operation of the warehouse, factory and office buildings, including machinery, racking systems and other relevant equipment (if any) for the period commencing from the date AIMIRT makes the investment until 31 May 2055 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 28 years).		
2.	Alpha Bangkadi	150007, 150008 and 150009	Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province	32 Rai 1 Ngan 36.5 Square Wah	(a) Sub-leasehold right over the lands represented by 3 title deeds for the period commencing from the date AIMIRT makes the investment until 29 December 2056 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term of approximately 30 years).	28,125	2

No.	Project	Title Deed No.	Location	Approximate land area to be invested in by AIMIRT (Rai-Ngan-Square Wah)	Asset Details	Approximate leasable area (Square Meters)[1]	Approximate building age (years)[2]
					(b) Leasehold right over 1 warehouse and office building for the period commencing from the date AIMIRT makes the investment until 29 December 2056 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 30 years)[4]. (c) In case of any movable properties, the leasehold right over movable properties relating to the operation of the warehouse and office buildings, including machinery, racking systems and other relevant equipment (if any) for the period commencing from the date AIMIRT makes the investment until 29 December 2056 (AIMIRT expects to invest by the second quarter of 2027,		

No.	Project	Title Deed No.	Location	Approximate land area to be invested in by AIMIRT (Rai-Ngan-Square Wah)	Asset Details	Approximate leasable area (Square Meters)[1]	Approximate building age (years)[2]
					which would result in a lease term of approximately 30 years).		
3.	Alpha Rangsit	211852	Khlong Nueng Sub-District, Khlong Luang District, Pathum Thani Province	54 Rai 2 Ngan 0 Square Wah	(a) Sub-leasehold right over the land represented by 1 title deed for the period commencing from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term of approximately 27 years). (b) Leasehold right over 3 warehouse, cold storage warehouse and office buildings for the period commencing from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 27 years)[3,5].	57,845	3

No.	Project	Title Deed No.	Location	Approximate land area to be invested in by AIMIRT (Rai-Ngan-Square Wah)	Asset Details	Approximate leasable area (Square Meters)[1]	Approximate building age (years)[2]
					(c) Leasehold right over movable properties relating to the operation of the warehouse, cold storage warehouse and office buildings, including machinery, racking systems and other relevant equipment (if any) for the period commencing from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 27 years)[5].		

Remarks

Details as at 25 September 2026

[1] The area of the buildings in accordance with their practical use is different from the area of the buildings specified in the relevant construction licenses due to the dissimilarity of the measuring method and calculation performed by the government agency on the actual site Nevertheless, such discrepancy will not affect the rental revenue of AIMIRT since the calculation of the rental revenue is based on the buildings' area pursuant to the lease agreements, and the buildings' area pursuant to the lease agreements does not exceed the buildings' area pursuant to the construction licenses. Therefore, such discrepancy will not have a negative impact on AIMIRT in the legal aspect.

[2] Approximate building age as of 25 September 2026 is calculated from the average building age weighted by the building leasable area in each project that AIMIRT will invest.

[3] Certain lease agreements for the procurement of benefits entered into with the tenants grant the tenants the right to terminate the lease agreement prior to the expiry of the lease term (option to early terminate) after the lapse of 24 months from the commencement date of the lease term, in which case the lessor is required to refund the security deposit to the relevant tenant.

[4] The lease agreement and service agreement for the procurement of benefits with the tenant contain a condition that if the tenant exercises the right to terminate the lease agreement and/or service agreement prior to the expiry of the respective lease term or the lease term which has been extended pursuant to such agreement, the lessor/service provider is entitled to forfeit the security deposit and seek damages equivalent to the rental/service fees that would have been payable for the remainder of the lease/service term.

[5] The property owner will negotiate with the tenants of the Alpha Rangsit Project that on the date in which AIMIRT makes the investment in the Additional Investment Assets in the Alpha Rangsit Project (AIMIRT expects to invest by the second quarter of 2027), AIMIRT will enter into a new lease agreement directly with the tenants of the Alpha Rangsit Project. Such new lease agreements will contain the condition that if the tenant wishes to renew the sub-lease upon the expiry of the lease term, the tenant shall have the right to renew the lease for up to 9 additional terms, whereby the 1st through 8th renewal terms shall each have a lease term of 3 years, and the 9th renewal term shall expire on 28 February 2054 (which is the expiry date of the lease term under the master land lease agreement of the Alpha Rangsit Project). In this regard, AIMIRT agrees to renew the lease agreements in accordance with the terms and conditions set out in such new lease agreements, with the rental rate for each renewed lease term being as specified in such new lease agreements.

Source: Property Owners

(Translation)

Information Memorandum on the Transactions between AIMIRT and the REIT Manager and the Person Related to the REIT Manager

The appointment of the financial advisor who is a person related to the REIT Manager for the investment in the Additional Investment Assets in Alpha Project No.2 and the third capital increase of AIMIRT

1.	**Transaction Date**	:	After obtaining the approval from the Board of Directors of the REIT Manager for the relevant issues
2.	**Counterparty and relationship with AIMIRT**	:	AIM Infinite Company Limited (“**AIM Infinite**”)
3.	**Conflict of interest of the person related to the REIT Manager**	:	As AIM Infinite's major shareholders are (1) Mr. Charasrit A.Voravudhi who holds 35 percent of the total voting shares in AIM Infinite (2) Mr. Tanadech Opasayanont who holds 35 percent of the total voting shares in AIM Infinite and (3) Mr. Amorn Chulaluksananukul who holds 30 percent of the total voting shares in AIM Infinite. All 3 individuals also serve as the directors of the REIT Manager. Therefore, AIM Infinite is considered a related person of the REIT Manager.
4.	**General characteristics of the transaction**	:	The REIT Manager will appoint AIM Infinite as the financial advisor and appoint Krungthai Bank Public Company Limited as the co-financial advisor and the underwriter in connection with the investment in the Additional Investment Assets and the third capital increase of AIMIRT to provide advice and assistance to the Company and AIMIRT in relation to the foregoing transactions, including jointly preparing and certifying the accuracy and completeness of the information contained in the application for the approval to offer the newly issued trust units to the Office of the SEC.
5.	**Size of the transaction**	:	The transaction shall be deemed a transaction between AIMIRT and the person related to the REIT Manager with a transaction value equivalent to approximately 0.20 percent of the net asset value of AIMIRT (the net asset value of AIMIRT as of 30 June 2026 is equivalent to Baht 9,788.07 million), therefore, it is a transaction between AIMIRT and the REIT Manager and the person related to the REIT Manager with a value equivalent to or exceeding 0.03 percent of the net asset value of AIMIRT but not exceeding 3 percent of the net asset value of

AIMIRT, and thus requires the approval from the Board of Directors of the REIT Manager but does not require to be proposed to the trust unitholders' meeting of AIMIRT for consideration and approval pursuant to the Trust Deed and the Notification No. SorRor. 26/2555.

6. **Criteria for determining the value of consideration** : The considerations for the financial advisor shall be reasonable and shall not prejudice the interest of AIMIRT. The terms and conditions specified in the related agreements shall be made on an arm's length basis, and the transaction costs imposed on AIMIRT shall be fair and reasonable. The entry into such transaction will primarily take into account the utmost benefits of AIMIRT and the trust unitholders.

7. **Benefits from the transaction** : AIM Infinite has qualified executives and personnel with expertise, knowledge and experience in providing advice and suggestion as a financial advisor, specifically for the transactions related to real estate investment trusts (REIT), property funds, infrastructure funds and various types of real estate projects. AIM Infinite also has personnel with expertise in being a financial advisor for the initial public offerings of trust units, the additional investment in the main assets through the issuance and offering of additional trust units, the additional investment in the main assets whereby the entire source of funds are from loan, the issuance and offering of additional trust units by means of a general mandate to adjust the capital structure, the conversion of property funds into real estate investment trusts and the conversion of property funds into real estate investment trusts by having an established real estate investment trust as the real estate investment trust to support the conversion. Therefore, AIM Infinite is capable of providing advice and assistance to the Company and AIMIRT for the utmost benefits of AIMIRT and the trust unitholders of AIMIRT, as well as to prepare and certify the accuracy and completeness of the information contained in the application for the approval to offer the newly issued trust units in relation to the investment in the Additional Investment Assets and the third capital increase to the Office of the SEC.

Moreover, the considerations for the financial advisors and underwriter to be paid to AIM Infinite, as the financial advisor, and Krungthai Bank

Public Company Limited, as the co-financial advisor and underwriter, will be reasonable and will not prejudice the interests of AIMIRT. The terms and conditions specified in the related agreements will be made on an arm's length basis and the transaction costs imposed on AIMIRT will be fair and reasonable. In this regard, the entry into such transaction will primarily take into account the utmost benefits of AIMIRT and the trust unitholders.

8. **Approval of the transaction** : The entry into the transaction above requires the approval from the Board of Directors of the REIT Manager but does not require to be proposed to the trust unitholders' meeting of AIMIRT for consideration and approval pursuant to the Trust Deed and the Notification No. SorRor. 26/2555.

9. **Opinion of the Company's Board of Directors regarding the entering into the transaction and the comparison of reasonableness between entering into the transaction with the related party and the third party** : The Company is of the opinion that the transaction which AIMIRT will appoint the person related to the REIT Manager as the financial advisor to provide advice and assistance to the Company and AIMIRT in connection with the investment in the Additional Investment Assets and the third capital increase of AIMIRT, as well as to jointly prepare and certify the accuracy and completeness of the information contained in the application for the approval to offer the newly issued trust units to the Office of the SEC, is reasonable and does not prejudice the interests of AIMIRT as the terms and conditions specified in the related agreements is made on an arm's length basis and the transaction costs imposed on AIMIRT is fair and reasonable and will be comparable to a transaction entered into with a third party.

10. **Dissenting opinion of the Audit Committee and/or the director of the Company which is different from the opinion of the Board of Directors of the REIT Manager** : None