

No. JorTor. 11-680149

4 December 2025

Re: Invitation to Attend the Unitholders' Meeting No. 1/2026 via Electronic Media (E-Meeting) of Prime Office Leasehold Property Fund (POPF)

To Unitholders of Prime Office Leasehold Property Fund (POPF)

- Attachments**
1. Minutes of the 2025 Two-Way Communication (QR CODE)
 2. Copy of the Letter from Tenant re: Request to Reduce the Leased Area of the Meeting Room/Banquet Room of Garden Tower Services Co., Ltd.
 3. Market Analysis of the Office Buildings for Rent in Bangna-Trad Area by CBRE (Thailand) Company Limited
 4. Summary of the Amendment to the Fund Scheme
 5. Procedures for the Registration, Procedures for the Granting of Proxies and Voting in the Unitholders' Meeting
 6. Acceptance Form for the Attendance of the Unitholders' Meeting via Electronic Media (E-Meeting)
 7. Proxy Forms
 8. Profile of the Representatives from SCB Asset Management Co., Ltd. to be Nominated as the Proxy of the Unitholders
 9. Privacy Notice regarding Attendance at the Unitholders' Meeting No. 1/2026

Pursuant to which SCB Asset Management Co., Ltd. ("the **"Management Company"**"), as the management company of Prime Office Leasehold Property Fund (the **"Property Fund"**"), had notified the Stock Exchange of Thailand on 4 November 2025 regarding the Notification of the Unitholders' Meeting No. 1/2026 in compliance with the Notification of the Capital Market Supervisory Board No. TorNor. 36/2562 Re: Property Fund Management (including the amendments) on Tuesday, 13 January 2026, from 9.30 hours onwards (registration commences at 8.30 hours), the Management Company would like to cordially invite the unitholders to attend the Unitholders' Meeting No. 1/2026 to be held via electronic media as per the aforementioned date and time, to consider the matters pursuant to the following agendas:

Agenda 1 To consider and approve the change of utilization types of assets in Bangna Tower, and the amendment and/or entering into the relevant agreements and the Fund Scheme

Background and Rationale

The Property Fund has invested in the Bangna Tower Project by acquiring the leasehold right over the land, sub-leasehold right over the land and leasehold right over the buildings, including car parking areas and system works of Building A, Building B (partial), Building C (Partial) and a 3-storey building connecting

Building A and Building B (the **“Three-Storey Building”**) which is utilized as an office space, commercial bank branch, retail shops, meeting room/banquet room and multi-purpose rental area in 2014 (the additional investment No.1). Thereafter, in 2024, the Property Fund has entered into an agreement to obtain additional car parking areas in order to comply with the Undertaking Agreement between the Property Fund and Teo Hong Silom Company Limited (**“Teo Hong”** or the **“Property Manager”**), details of which are as appeared in the basic information part of Bangna Tower Project in the Fund Scheme of Prime Office Property Leasehold Fund (the **“Fund Scheme”**). Bangna Tower Project is portrayed as a complex project, that is, a multi-purpose utilization project which provides a wide range of facilities. i.e., office for rent, retail shops and restaurants, hotel, service apartment, meeting room/banquet room, swimming pool and fitness, to accommodate the diversity of customers. In addition, according to the Fund Scheme, **“Bangna Tower Project is an office building for rent which serves for other commercial purposes such as commercial rental areas, consisting of 4 buildings: Building A, Building B, Building C and the Three-Storey Building connecting Building A and Building B, with the total usable area of approximately 105,278.00 square meters and being equipped with comprehensive facilities, i.e., retail shops, meeting room/banquet room, multi-purpose rental area, fitness, swimming pool and car parking...”**. Within the assets which the Property Fund has invested, the meeting room/banquet room is situated on the 2nd floor of Building A and the Three-Storey Building, with a combined area of 2,328 square meters and has commenced operation since 1991 (the **“Meeting Room/Banquet Room”**) whereby:

- The Property Fund and Garden Tower Services Co., Ltd., as a lessee (**“Garden Tower”**), have entered into a lease agreement for the Meeting Room/Banquet Room, dining room and kitchen according to the Lease Agreement for the Operation of the Meeting room/Banquet room, Dining room and Kitchen of Bangna Tower, Bangna-Trad Road Km. 6.5, Bangphli District, Samutprakarn Province, Thailand, dated 5 July 2024 (the **“Banquet Room Lease Agreement”**), the Furniture Lease Agreement dated 5 July 2024 and the Service Agreement dated 5 July 2024, each of which has a period of 3-year with Garden Tower’s promise to renew the lease term of the Banquet Room Lease Agreement for another 6 times, each for a period of 3 years, whereby the Property Fund has a discretion to grant the renewal of the lease term provided that Garden Tower complies with the terms and conditions prescribed in the Banquet Room Lease Agreement. In the event that the renewal under the conditions of the Banquet Room Lease Agreement has been undertaken, the parties shall procure the renewal of the Furniture Lease Agreement and the Service Agreement to be consistent with the extension of the lease term of the Banquet Room Lease Agreement (collectively referred to as the **“Banquet Room Lease Agreement and Related Agreements”**).
- The impact from the outbreak of the Coronavirus Disease 2019 (COVID-19) (**“Covid-19”**) from 2020 onwards, together with various governmental measures implemented to constrain the spread of the aforementioned disease, have caused the patterns of social gathering to

change, such as the reduction in physical meetings, which have been replaced by online conferences; the refrainment of monthly or quarterly companies' internal activities and the downsizing of banquet events or limiting such events to specific groups, etc., leading to a decline in the utilization rate of the services of the Meeting Room/Banquet Room. In addition, the nature of the rental space has also changed, namely, from the original rental of large meeting rooms and/or banquet rooms to the rental of smaller spaces in the same area.

These Factors have contributed to the losses in Garden Tower's operating performance from the beginning of the outbreak of Covid-19 till present.

- Garden Tower has delivered the request to the Property Fund to terminate or reduce the leased area for the Meeting Room/Banquet Room. Upon the consideration of the transaction agreements in relation to the investment in Bangna Tower Project and the Banquet Room Lease Agreement and Related Agreements, including the discussions with the Property Fund's legal adviser, the Management Company has determined that any cancellation or amendment to the leased area of the Meeting Room/Banquet Room may result in the need to amend certain contents specified in the Fund Scheme. Furthermore, Garden Tower is a company in which Teo Hong, the property manager of the Property Fund for Bangna Tower Project, holds 98.71 percent of the total shares, the cancellation or the amendment to the leased area of the Meeting Room/Banquet Room shall constitute a transaction with a related-party ("**Related Party Transaction**") pursuant to the Notification of the Office of the Securities and Exchange Commission No. SorThor. 14/2558 Re: Rules in Detail on the Protection and Management of Conflicts of Interest (including the amendments) ("**Notification No. SorThor. 14/2558**") to which the approval from the unitholders' meeting is required prior to the implementation.
- The Property Fund, together with the Property Manager, Garden Tower and the shareholders of Garden Tower, have considered the resolutions beneficial to the utilization of the aforementioned leased area, including the mitigation of the risks of Garden Tower's contractual breaches under the Banquet Room Lease Agreement and Related Agreements from the uncertainty in Garden Tower's business operations, which could lead to the termination of the entire leased area of 2,328 square meters of the Meeting Room/Banquet Room (representing approximately 4.52 percent of the total leasable area within Bangna Tower Project) and the claim for the compulsory performance of Garden Tower to the court. In this regard, the litigation proceedings can be time-consuming and there is uncertainty in the rulings of the court as well as the enforceability of the judgement thereof. In addition, such

disputes may result in the suspension of the leasing and/or provision of services for the relevant area until the dispute resolution process has been concluded.

- After the negotiations with Garden Tower, the executives and the shareholders of Garden Tower to mutually reach the solutions, the results of the negotiation can be summarized as follows:
 1. Garden Tower shall reduce a portion of the leased area of the Meeting Room/Banquet Room from originally at 2,328 square meters by returning the leased area of 1,269 square meters through the amendment of the leased area in the Banquet Room Lease Agreement to be at 1,059 square meters for the operation of the meeting room/banquet room so as to serve the demand for smaller sized room for both internal and external lessees of Bangna Tower Project as detailed in **Attachment 2**.
 2. To compensate the damages of the Property Fund from the early termination of a portion of the leased area of the Meeting Room/Banquet Room under the Baquet Room Lease Agreement, Garden Tower and/or Teo Hong and/or any person within Teo Hong group have proposed to pay a compensation to the Property Fund in the amount of Baht 31.90 million (thirty-one million nine hundred thousand Baht net), which has been calculated on the basis of the rental fee for the remaining lease term and the rental fee for which the Property Fund would expect to receive in the event of the renewal of the Banquet Room Lease Agreement and Related Agreement, calculated as of 16 January 2026, the expected effective date of the reduction of the leased area of the Meeting Room/Banquet Room (the “**Compensation**”). The payment of the Compensation shall be completed by January 2026 after the receipt of the approval from the Unitholders’ Meeting for this Agenda. Such payment shall constitute a condition precedent to the effectiveness of the agreements in relation to the amendment to the Banquet Room Lease Agreement and Related Agreements and/or any other agreements in respect of the reduction of the leased area of the Meeting Room/Banquet Room (the “**Area Reduction Agreement**”). The Management Company anticipates that the reduction of the leased area of the Meeting Room/Banquet Room shall become effective on 16 January 2026. Nevertheless, in the event that the Property Fund receives the Compensation after 16 January 2026, the Property Fund shall receive the rental fee until the actual date on which the leased area is returned, whereby the Compensation shall be adjusted downward on a pro rata basis to reflect the remaining lease term. The Area Reduction Agreement shall become effective upon the Property Fund’s receipt of

the full amount of Compensation, which is expected to be completed by 31 January 2026.

3. Garden Tower and/or Teo Hong and/or any person within Teo Hong group shall be responsible for the expenses relating to the return of the area in a bare shell condition as specified under the Banquet Room Lease Agreement.
4. The Property Fund shall be able to utilize the terminated leased area for other purposes until the expiry of the leasehold right of the Bangna Tower Project invested by the Property Fund (the leasehold right shall get expired on 29 October 2044).

The Area Reduction Agreement to be entered into among the Property Fund, Garden Tower and/or Teo Hong and/or any persons within Teo Hong group in connection with the reduction of the leased area of the Meeting Room/Banquet Room can be summarized as follows:

- The reduction to the leased area of the Meeting Room/Banquet Room from originally at 2,328 square meters to 1,059 square meters, as well as the amendment to the compensations under the Banquet Room Lease Agreement and Related Agreements to reflect the amended leased area. The Property Fund shall retain the right to require Garden Tower to return the reduced leased area to the Property Fund in a bare shell condition at its own cost upon the effectiveness of such reduction. However, the Property Fund shall exercise the right to require Garden Tower to return the reduced area in a bare shell condition, subject to a clear income generation plan for the area. In the meantime, while such an income generation plan is being finalized, the Property Fund shall be able to utilize the returned area of the Meeting Room/Banquet Room.
- The rights and obligations of the parties shall be as follows:
 1. Garden Tower and/or Teo Hong and/or any person within Teo Hong group shall be responsible for the payment of Compensation to the Property Fund, including the reinstatement of the returned leased area in a bare shell condition and the cost associated therewith.
 2. The Property Fund, on the one hand, and Garden Tower and/or Teo Hong and/or any person within Teo Hong group, on the other hand, shall collectively be responsible for the expenses in relation to the convention of the Unitholders' Meeting to consider and approve the change of utilization types of assets in Bangna Tower, and the amendment and/or entering into the relevant agreements and the Fund Scheme, such as the applicable fees for the book closing to determine the eligibility of the unitholders to attend the meeting, the expenses relating to the preparation and delivery of the

invitation letter, the notification letter for the amendment to the Fund Scheme and any other relevant documents, the expenses for the service of electronic meeting system, the expenses for engaging CBRE (Thailand) Company Limited to prepare an analytical report on the market of Bangna office buildings and its five-year outlook and engaging legal advisers and any other related expenses, whereby each party shall bear one half of the expenses (in the ratio of 50:50).

3. Prior to the refurbishment of the area to lease out to prospective new lessee(s), the Property Fund, on the one hand, and Garden Tower and/or Teo Hong and/or any person within Teo Hong group, on the other hand, shall be entitled to the rights and obligations for the management of the Meeting Room/Banquet Room pursuant to their respective proportions of the occupied area.

The Management Company and Teo Hong, in its capacity as the property manager, have considered the potential utilization of the aforementioned terminated leased area, taking into account the information regarding the outlook for the market of Grade B office buildings for rent in the area of Bangna–Trad Road, and are of the opinion that the Property Fund would be able to refurbish the area in a manner consistent with the demand of the market. In addition to the assessment, the following factors have been taken into consideration by the Property and Infrastructure Investment Management Division of the Management Company:

1. The present value of the rental fee under the existing lease agreement, calculated throughout the lease term, discounted by the internal rate of return (IRR) at 9.92 percent, which is derived from the valuation of the cash flow of the Property Fund's assets over the remaining period of the leasehold right (reference from the valuation report dated 30 June 2025).
2. The utilization of the said returned area shall be converted into the Property Fund's office space for rent or other commercial spaces for the remaining term of the leasehold right of approximately 18 years 10 months (from 31 December 2025). From the study with the Property Manager and the information regarding the outlook for the market of Grade B office buildings for rent in the area of Bangna–Trad Road prepared by CBRE (Thailand) Company Limited details as appeared in **Attachment 3** which the Management Company has considered the projected operating results after the refurbishment of the area, including the expenses in relation to the convention of the Unitholders' Meeting, the execution of the Area Reduction Agreement and the related agreements. The projections have been prepared on a conservative basis under 2 models: 1) a small-unit leasing model, under which the leasable area will be divided into 6 units and 2) a large-unit leasing model, under which the returned area of 1,269 square meters will be divided into 2 units. Furthermore, the projections have

been prepared under both the base case scenario with the assumption that the new lessees would commence the lease of the said area in the fourth year after the return of the area to the Property Fund (the “**Base Case Scenario**”) and a worst-case scenario with the assumption that the lessees would commence the lease of the said area in the sixth year after the return of the area to the Property Fund (the “**Worst Case Scenario**”).

From the foregoing study, the Management Company has determined that the present value of the investment for the refurbishment under both models would be positive for the Property Fund.

In this regard, the benefits from the utilization of the above-mentioned area shall be in addition to the benefits which the Property Fund shall derive from the Compensation for the early termination of the leased area as proposed by Garden Tower.

In this regard, the Management Company deems it appropriate to propose that the unitholders consider and approve the change of utilization types of assets in Bangna Tower, and the amendment and/or entering into the relevant agreements and the Fund Scheme in accordance with the details proposed above. In addition, the Management Company hereby proposes that the unitholders consider assigning the Management Company the authority to take the following actions should the unitholders resolve to approve the aforementioned actions:

- (1) To consider specifying other details (if any) in relation to the approved matters and the execution of various actions in relation to the amendment to the Banquet Room Lease Agreement and Related Agreements and/or the entering into the Area Reduction Agreement with Garden Tower and/or Teo Hong and/or any person within Teo Hong group and to receive the payment of Compensation to reduce a portion of the leased area of the Meeting Room/Banquet Room, including the consideration for the extension of the execution period of the abovementioned actions and the adjustment of the Compensation in accordance with the calculation method presented to the Unitholders’ Meeting, taking into consideration the relevant conditions and factors, including the period for consideration of approval and/or consent from the relevant government agencies and/or any other persons and the expenses for the execution of the aforementioned actions, and to take any other actions as necessary for and related to the aforementioned actions, including the consideration of future approaches and utilization of the returned areas, so long as it does not conflict with or contradict the resolutions of the Unitholders’ Meeting and/or for the benefits of the Property Fund and the unitholders and/or pursuant to the orders or recommendations of the Office of the Securities and Exchange Commission (the “**Office of the SEC**”) and/or the Stock Exchange of Thailand and/or any other relevant agencies.

- (2) To contact, submit applications, request exemptions and coordinate with the Office of the SEC and/or the Stock Exchange of Thailand and/or government agencies, state organizations or any other relevant person for matters related to the reduction of a portion of the leased area of the Meeting Room/Banquet Room and the payment of Compensation.
- (3) To negotiate, prepare, sign, deliver and/or amend the agreements or obligations or any other documents for the granting of approval and the execution of any action in relation to the amendment to the Banquet Room Lease Agreement and Related Agreements and/or the entering into the Area Reduction Agreement and the payment of Compensation.
- (4) To amend the Fund Scheme in the essential parts pursuant to the approval from the unitholders' meeting, details as appeared in **Attachment 4**, and to amend the Fund Scheme as deemed necessary and relevant by the Management Company, including to contact, submit applications, request exemptions and coordinate with the Office of the SEC and/or the Stock Exchange of Thailand and/or government agencies, state organizations or any other relevant person for the amendments of the Fund Scheme.
- (5) To carry out any other actions necessary for or related to the aforementioned actions in all respects, so as to ensure the successful performance of the aforementioned actions, including the appointment and/or withdrawal of the appointment of the sub-authorized person(s) for the execution of the actions as prescribed in (1) and/or (2) and/or (3) and/or (4) above, so as to ensure the successful performance of the aforementioned actions.

Opinion of the Management Company

The Management Company is of the opinion that the unitholders should resolve to approve the change of utilization types of assets in Bangna Tower specified in the relevant parts of the Fund Scheme, including the amendment and/or the entering into the relevant agreements (if any) and the amendment to the Fund Scheme as proposed by the Fund Manager on the following grounds.

1. The Property Fund will receive Compensation for the early termination of the leased area, calculated on the amount of the receivable rental fees and service fees for the remaining lease term for the reduced area as at the effective date of the reduction of the leased area.
2. Maximization of area utilization by converting the area into office space for rent or commercial space or any other permissible use due to the prime location of the returned area which is situated on the 2nd floor of Building A and the Three-Storey Building, located in front of Bangna Tower Project on Bangna-Trad Road. In addition, the area is equipped with high ceilings and can be accessed conveniently via passenger elevators and stairways. The lower floor of the

area is comprised of retail shops, restaurants and commercial banks, offering strong convenience for users, which is the key competitive advantage for the current market demand.

3. To mitigate the long-term risks of the operating performance of the Property Fund and the Lessee, to promote the appropriate utilization of the area and reduce the potential legal disputes between the Property Fund and the lessee, whereby at present, the Property Fund has a remaining leasehold right of approximately 18 years 10 months (from 31 December 2025). The Management Company believes that the receipt of the returned area shall be an opportunity to benefit from the assets as proposed.

In this regard, the Property Fund would execute the transaction in accordance with the procedures proposed above once the Unitholders' Meeting has resolved to approve the change of utilization types of the returned area of 1,269 square meters as specified in the Fund Scheme as the Meeting Room/Banquet Room to office space for rent, commercial space or any other permissible use, including any other related content as the Management Company deems necessary and authorize the Management Company to execute the related actions as proposed in all respects.

Opinion of the Fund Supervisor

The Fund Supervisor deems it appropriate to propose that the unitholders to consider the change of utilization types of the assets specified in all relevant parts of the Fund Scheme and the amendment and/or the entering into the relevant agreements (if any) as proposed by the Management Company.

Since Garden Tower, as the lessee of the Property Fund for the Meeting Room/Banquet Room, who has been suffering from the operating losses since the occurrence of Covid-19 till present, has delivered the request to the Property Fund, whereby the result of the negotiation can be summarized that Garden Tower proposed to reduce a portion of the leased area by amending the existing lease agreement, with the payment of Compensation to the Property Fund for the reduced leased area, calculated based on the full amount of the rental for the remaining lease term as at the date on which the amended lease agreement on the leased area and the additional agreements regarding the reduction of the leased area become effective, as well as be responsible for any cost for returning the area in a bare shell condition as specified in the lease agreement so as to allow the Property Fund to procure benefits from the returned area for the remaining lease term.

The purposes of the proposed transaction are to resolve a long-term issue between the lessee and the Property Fund, to mitigate the risks of the breach of the lease agreement which could lead to litigation proceedings which can be a lengthy process, entails significant costs and have unpredictable judgement, and to reduce the potential disputes between the Property Fund and the lessee, who is in the same group of company as the owner of the asset.

In this regard, the decision to vote to approve the change of utilization types of assets in Bangna Tower this time rests primarily on the discretion of the unitholders. The unitholders should take into account the benefits and drawbacks and study the information as appeared in **Attachment 2**, the Copy of the Letter from Tenant re: Request to Reduce the Leased Area of the Meeting Room/Banquet Room and **Attachment 3**, the Market Analysis of the Office Buildings for Rent in Bangna-Trad Area and its five-year outlook prepared by CBRE (Thailand) Company Limited, which have been delivered to the unitholders together with the invitation letter so as to exercise discretion and judgement to cast the proper vote.

Voting

The resolution of this agenda shall be passed by a majority vote of the total number of investment units of the unitholders attending the meeting and having the right to vote.

For this Agenda, the unitholders who shall not be entitled to vote are Teo Hong Silom Company Limited, Mrs. Vatcharee Sirirat-usdon, Miss Petcharat Sirirat-usdon, Mrs. Kanyakon Sirirat-usdon and Mr. Theparit Sirirat-usdon.

Agenda 2 To consider other matters (if any)

None

The Management Company hereby cordially invites the unitholders to attend the Unitholders' Meeting No. 1/2026 on the above-mentioned date and time. In this regard, the unitholders are advised to study the Procedures for the Registration, Procedures for the Granting of Proxies and Voting in the Unitholders' Meeting No. 1/2026 via electronic media and the Acceptance Form for the Attendance of the Unitholders' Meeting via Electronic Media (E-Meeting) as detailed in **Attachment 5–6**.

In case any unitholder is unable to attend the meeting by himself/herself and wishes to grant a proxy to attend the meeting and vote on his/her behalf at this meeting, please complete the details and sign the Proxy Form as enclosed herewith in **Attachment 7**. In this regard, the unitholders may grant the proxy to the representative from the Management Company, whereby the details of the representatives of the Management Company shall be as appeared in **Attachment 8**. The Management Company hereby requests the unitholders or proxies to return the Acceptance Form for the Attendance of the Unitholders' Meeting via Electronic Media (E-Meeting), **Attachment 6**, and the Proxy Form as detailed in **Attachment 7** (duly affix the stamp duty of Baht 20 thereon) with other supporting documents as the identification evidence for attending the electronic meeting (E-Meeting) back to the Management Company, **for the documents to be delivered back to the Management Company within 9 January 2026 (applicable for the unitholders who wish to identify their identity by sending the documents)** via registered mail to the following address:

Prime Office Leasehold Property Fund (POPF)

SCB Asset Management Co., Ltd.

7-8th Floor, SCB Park Plaza 1,

No. 18, Ratchadapisek Road,

Chatuchak Sub-district, Chatuchak District, Bangkok 10900

(For the Unitholders' Meeting No. 1/2026)

After the Management Company has verified the list of the unitholders as of the date of determining the eligible unitholders to attend the Unitholders' Meeting No.1/2026 on 19 November 2025, together with the identification documents for attending the Unitholders' Meeting via electronic meeting (E-Meeting), the Management Company shall, with no delay, send the link for the meeting attendance and the system's user manual to the e-mail which the unitholders have notified to the Management Company.

The unitholders may access further information at www.scbam.com or make inquiries on further details to the Client Relation Department of the Management Company, Tel: 02-777-7777 between 08.30 hours – 17.00 hours of every business day.

Yours faithfully,

Prime Office Leasehold Property Fund

by SCB Asset Management Co., Ltd.



(Mr. Narongsak Plodmechai)

Chief Executive Officer

Remark: Unitholders can download this document in the Thai version via the website of the Management Company at https://www.scbam.com/medias/fund-doc/report/POPF_Invitation_letter_1-2026_TH.pdf

Minutes of the 2025 Two-Way Communication
Of Prime Office Leasehold Property Fund (POPF)

Minutes of the 2025 Two-Way Communication

The Management Company would like to inform the Minutes of the 2025 Two-Way Communication of Prime Office Leasehold Property Fund (POPF) to the unitholders for acknowledgement. The unitholders can download the minutes of the 2025 Two-Way Communication via QR Code below.



Copy of the Letter from Tenant re: Request to Reduce the Leased Area of the Meeting Room/Banquet
Room of Garden Tower Services Co., Ltd.

-Garden Tower Services' Logo-

GTSV-0010 / 2568

8 August 2025

To Prime Office Leasehold Property Fund
Re: Request to reduce the leased area of the meeting room for banquet services of Garden
Tower Services Co., Ltd.

Pursuant to which Garden Tower Services Co., Ltd. has entered into a Lease Agreement for the rental of the 2nd floor area of Building A, with the lease area of 2,328 square meters, for utilization as the meeting room for banquet services for the period from 30 October 2023 to 29 October 2026, for the continuation of the 30-year rental term under the lease conditions; at present, the company is facing business liquidity constraints due to the change in the type of banquet services which has been affecting the income and management costs since 2020 till present.

On 17 January 2025, the company has requested Prime Office Leasehold Property Fund to consider the termination or reduction of the leased area of the banquet room in order to convert such area into office space for rent, as well as having presented various utilization types of the reduced lease area to the Property Fund for consideration and discussion. Later, on 9 July 2025, the Property Fund came into the conclusion and delivered the presentation on the analysis of the suitable changes to the utilization type of the reduced lease area to Garden Tower Services Co., Ltd. specifying the reduction of the leased area from the area of 2,328 square meters to the remaining 1,059 square meters by reducing 1,269 square meters (details as appeared in the attachment), with the calculation of the change in the rental structure prior to the end of the 30-year rental term.

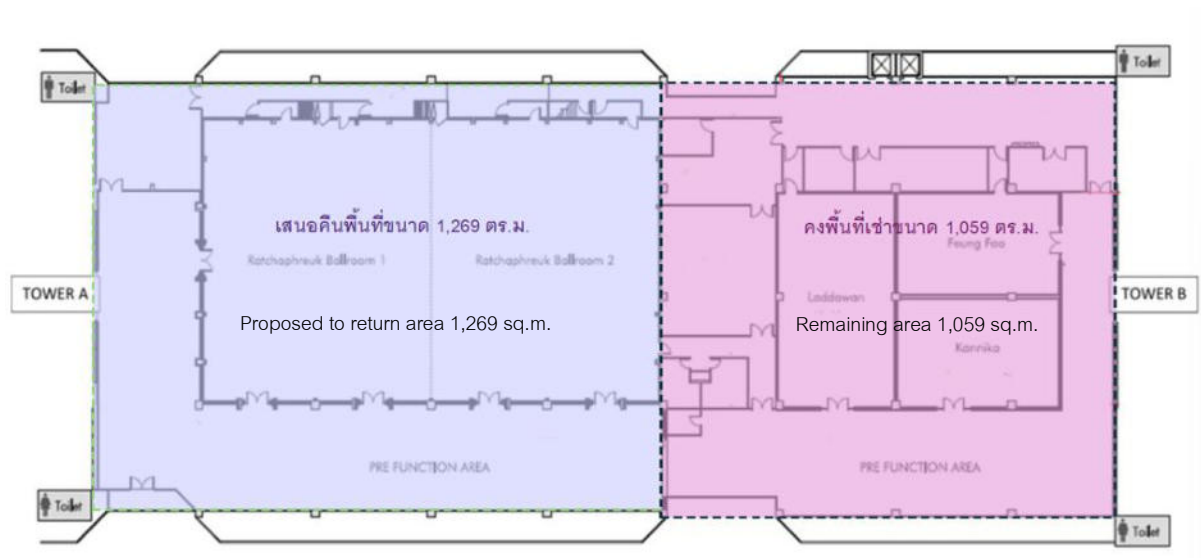
The company would like to confirm the reduction of the rental area in accordance with the Property Fund's presentation for the suitability of the future business operation and would like to express our appreciation for the kind consideration of the Property Fund for the assistance measures and continuous support.

Best Regards

-Signature-

Khun Petcharat Sirirat-usdon
Executive Director

(Simplified) Plan of the rental area of the Meeting Room/Banquet Room
for the total area of 2,328 square meters



Market Analysis of the Office Buildings for Rent in Bangna-Trad Area
By CBRE (Thailand) Company Limited



Prime Office Leasehold Property Fund



BANGNA-TRAD OFFICE MARKET

Consulting Report Disclaimer

“Legal Notice and Disclaimer”

This report (the “Report”) has been prepared by CBRE Thailand Co., Ltd (“CBRE”) exclusively for The Prime Office Leasehold Property Fund (the “Client” or “Instructing Party”), in accordance with the Agreement entered into between CBRE and the Client dated November 14, 2025 (the “Agreement”).

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Information included within the Report is relevant as of September 30, 2025, based on information known to CBRE at this date. Information, including Information collated by CBRE, can be updated, reclassified and revised as new Information is known and available, which may cause both historic data and forecasts to change. CBRE gives no undertaking to provide any additional information or correct any inaccuracies in the Report based on future changes in information.

Forecasts, estimates and other forward-looking statements contained in the Report are inherently uncertain. Changes in factors underlying their assumptions, or events or a combination of events that cannot be reasonably foreseen can have a significant impact on the actual results, and future events could differ materially from such forecasts, estimates, or other forward-looking statements.

For the avoidance of doubt, nothing in our Report will constitute any recommendation, investment advice or an offer or solicitation for the purpose of or for sale of any properties or other services. Any investors should make their own investment decisions in relation to any investments. CBRE highly recommends that you seek advice from an independent lawyer or tax advisor before proceeding with any decisions.

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Part 1: Bangkok Office Market

Bangkok Office Market Summary

- In Q3 2025, Bangkok's office supply reached 10,225,564 square meters, including 74,000 square meters of net leasable area (NLA) from Cloud 11, a Grade A building in a Non-CBD area.
- Net take-up totaled 16,815 square meters, primarily driven by tenants occupying Grade A+, Grade A and Grade B buildings in Non-CBD areas. The total net take-up of these three segments was 42,720 square meters, while the Grade B CBD submarket recorded the highest negative net take-up of 25,905 square meters.
- Overall occupancy declined from 79.3% to 79.0% in Q3 2025, as new completions outpaced net take-up.
- This quarter, average rental rates for Grade A+, Grade A and B Non-CBD remained stable at THB 1,195, THB 740 and THB 535 per square meter per month, respectively. In contrast, rents in other segments decreased as landlords offered more competitive rates to retain existing tenants and attract new ones.
- Due to a competitive market, we have seen more landlords offer fully furnished office space to attract new tenants. Rental rates for this space type are typically above THB 1,000 per square meter per month for both CBD and Non-CBD locations.
- Future supply will drop significantly in the next five years. As of Q3 2025, 376,500 square meters of office space from 10 buildings are under construction, with completions expected between 2025 and 2030. Of the total supply under construction, offices for rent account for 292,500 square meters across six buildings, while the remaining space consists of owner-occupied buildings.
- We expect downward pressure on rental rates to continue through year-end, as landlords of new buildings offer attractive packages to boost occupancy.

Office Market Terminology

| | |
|---------------------------|---|
| Total Office Stock | Net total existing office space (sq. m.), including newly completed office space |
| New Supply | New office space (sq. m.) completed during the specified period |
| Future Supply | Office space (sq. m.) which is under construction, excluding any planned or under-renovation office projects |
| Planned Project | Office projects that are planned but have not yet started construction |
| Take-up | Total office space (sq. m.) occupied by tenants |
| Net take-up | Total net increase (tenants taking up new space) or decrease (tenants returning space) in occupied space; the figure can be positive or negative (sq. m.) |

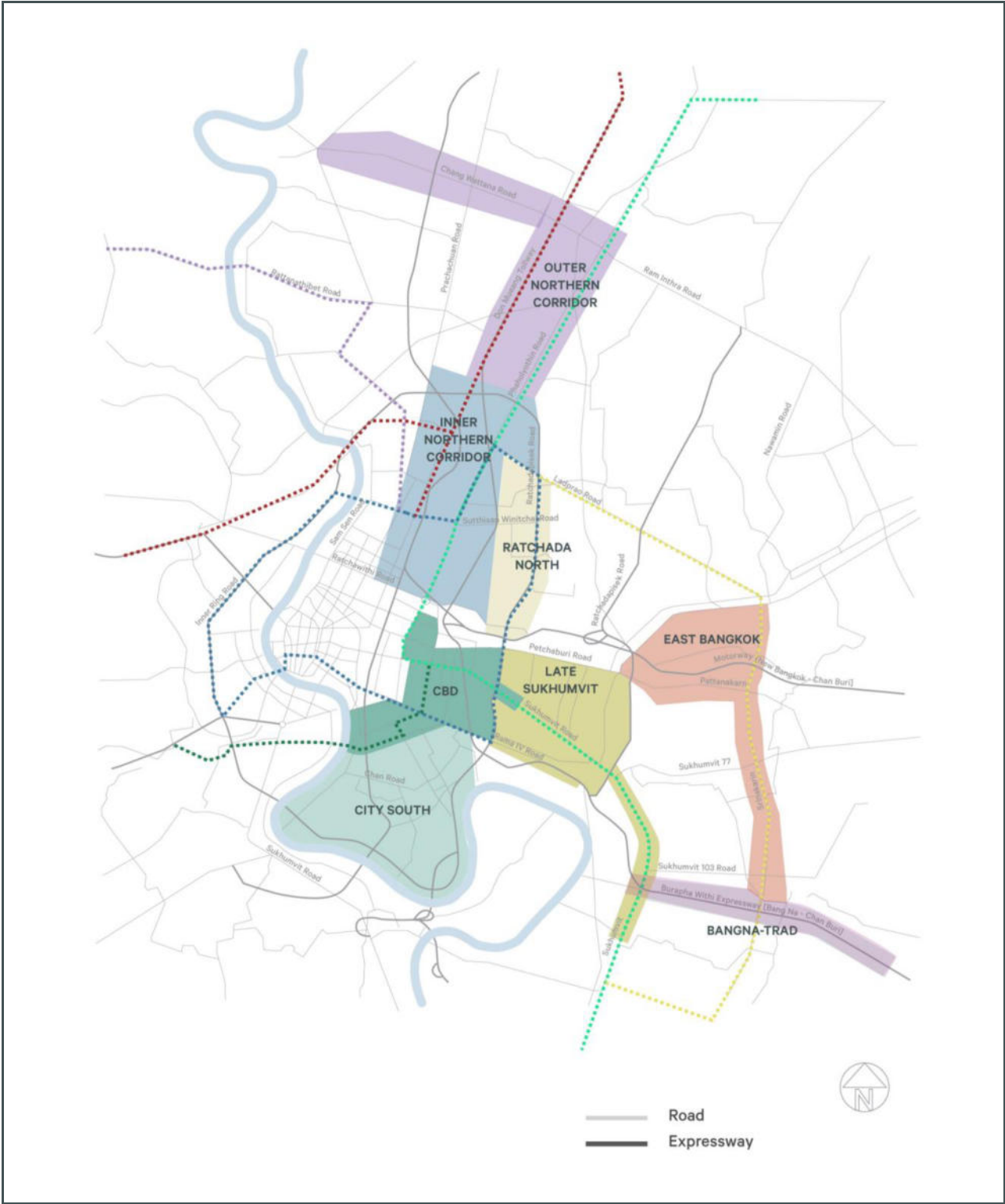
Classification of Offices

The details of CBRE's classification of office grades are as follows:

| DESCRIPTION | GRADE A PREMIUM (A+) | GRADE A |
|---------------------------------|---|---|
| Floor Plate | Regular-shaped floor plates without structural encumbrances. Minimum 1,300 sq. m. floor plate with knock-out panel. | Regular-shaped floor plates without structural encumbrances. |
| Air-conditioning Systems | Air-conditioning systems with variable air volume. Dedicated 24-hour air-conditioning supply for tenants' computer rooms or space to install split-type air-conditioning units. | Air-conditioning systems with constant air volume. Dedicated 24-hour air-conditioning supply for tenants' computer rooms or space to install split-type air-conditioning units. |
| Elevators | Elevators with low wait times allocated to different floor zones. A separate service elevator with its own lobby should also be provided. | Elevators with low wait times. A separate service elevator with its own lobby should also be provided. |
| Design, Fittings and Decoration | Impressive design and high-quality fittings and decorations in common areas, particularly the main entrance and floor lobbies. | Impressive design and high-quality fittings and decorations in common areas, particularly the main entrance and floor lobbies. |
| Ceiling Heights | Office spaces with ceiling heights of at least 2.9 meters | Office spaces with ceiling heights of at least 2.7 meters |
| Building Management | Professional building management services | Professional building management services |
| Car Parking | Well-designed car parking layout with smooth and efficient entry and exit routes. | Well-designed car parking layout with smooth and efficient entry and exit routes. |
| Building Certificates | Sustainability and wellness certification(s): Leadership in Energy and Environmental Design (LEED®) and/or WELL Building Standard® or equivalent with minimum Gold standard. | Some, especially recently completed buildings, may have received Leadership in Energy and Environmental Design (LEED®) certifications, but it is not required. |
| Security Systems | Enhanced security measures, including access control turnstiles, destination control lifts and license plate recognition. | Most have access control turnstiles, with some buildings also having destination control lifts. |
| Area | Buildings that meet the above requirements and are located in the CBD area. | Grade A buildings that meet the above requirements are located in the CBD area or non-CBD area. Grade A+ located in a non-CBD area will be considered Grade A. |

Note: Office buildings that do not meet all criteria for Grade A+ classification will be classified as Grade A. Buildings that do not meet the Grade A standard are classified as Grade B. It's important to note that the grading of office buildings is highly subjective and was performed for this report.

MAP 1.1: Bangkok Office Map



Source: Google Maps and CBRE Consulting & Research

1.1 Total Supply

Based on CBRE's office basket, the total office supply in Q3 2025 reached 10,225,564 square meters, increasing by 71,800 square meters from Q2 2025. This growth followed the completion of Cloud 11 (74,000 sq. m.), adjusted for a 2,200-square-meter reduction in net leasable area (NLA) after space was repurposed.

Of the total office supply in Bangkok, 70% of the total existing buildings were completed before 2010. Most tenants prefer newer, higher-quality buildings in prime locations with the availability of supporting facilities, and as the mass transit network has expanded, proximity to a station has become more important than ever.

Due to this shift in preference, older buildings of both Grade A and B have lowered their rents to maintain or increase occupancy, consequently widening the rent disparity. Additionally, we have observed that more landlords of certain buildings are interested in renovating, converting their properties to alternative uses, or demolishing them.

TABLE 1.1: Total Supply of Office Space in Bangkok by Grade, 2018-Q3 2025

(Unit: sq. m.)

| Year | Grade A+ | Grade A | | Grade B | | Total | | |
|----------------|----------|-----------|---------|-----------|-----------|-----------|-----------|------------|
| | CBD | CBD | Non-CBD | CBD | Non-CBD | CBD | Non-CBD | Total |
| 2018 | 151,000 | 1,256,314 | 588,186 | 3,055,489 | 3,809,318 | 4,462,803 | 4,397,504 | 8,860,307 |
| 2019 | 151,000 | 1,304,314 | 660,025 | 3,018,839 | 3,838,350 | 4,474,153 | 4,498,375 | 8,972,528 |
| 2020 | 211,500 | 1,329,814 | 674,305 | 2,973,319 | 4,042,250 | 4,514,633 | 4,716,555 | 9,231,188 |
| 2021 | 258,500 | 1,444,514 | 727,951 | 2,963,707 | 4,104,770 | 4,666,721 | 4,832,721 | 9,499,442 |
| 2022 | 340,500 | 1,434,268 | 917,127 | 2,946,688 | 4,070,705 | 4,721,456 | 4,987,832 | 9,709,288 |
| 2023 | 464,995 | 934,862 | 536,524 | 3,490,174 | 4,096,333 | 4,890,031 | 4,632,857 | 9,522,888* |
| 2024 | 764,608 | 1,125,541 | 676,024 | 3,238,074 | 4,047,214 | 5,128,223 | 4,723,238 | 9,851,461 |
| Q1 2025 | 811,608 | 1,125,541 | 748,754 | 3,269,074 | 4,052,973 | 5,206,223 | 4,801,727 | 10,007,950 |
| Q2 2025 | 972,142 | 1,125,541 | 748,754 | 3,271,074 | 4,036,253 | 5,368,757 | 4,785,007 | 10,153,764 |
| Q3 2025 | 972,142 | 1,123,341 | 822,754 | 3,271,074 | 4,036,253 | 5,366,557 | 4,859,007 | 10,225,564 |
| % Change Q-o-Q | 0.0% | -0.2% | 9.9% | 0.0% | 0.0% | 0.0% | 1.5% | 0.7% |
| % Change Y-o-Y | 13.5% | 43.6% | 46.0% | -5.9% | -0.6% | 4.9% | 5.1% | 5.0% |
| 2025F** | 972,142 | 1,123,341 | 876,254 | 3,271,074 | 4,059,253 | 5,366,557 | 4,935,507 | 10,302,064 |

Note: CBRE's database covers office developments in Bangkok with total leasable areas above 5,000 sq. m., excluding home offices and government office buildings.

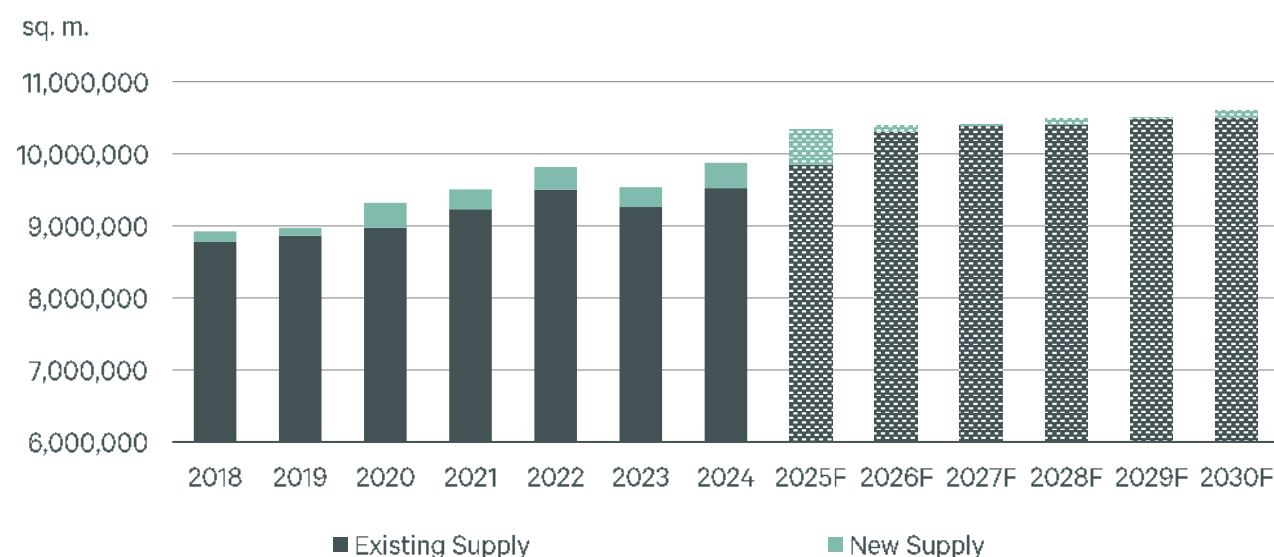
Stock is updated every quarter, and changes in supply are due to the addition of new supply and the removal of office buildings for renovation, repurposing or demolition.

*The office supply was revised to exclude buildings with a net leasable area (NLA) of less than 5,000 sq. m. and inactive office condominium buildings.

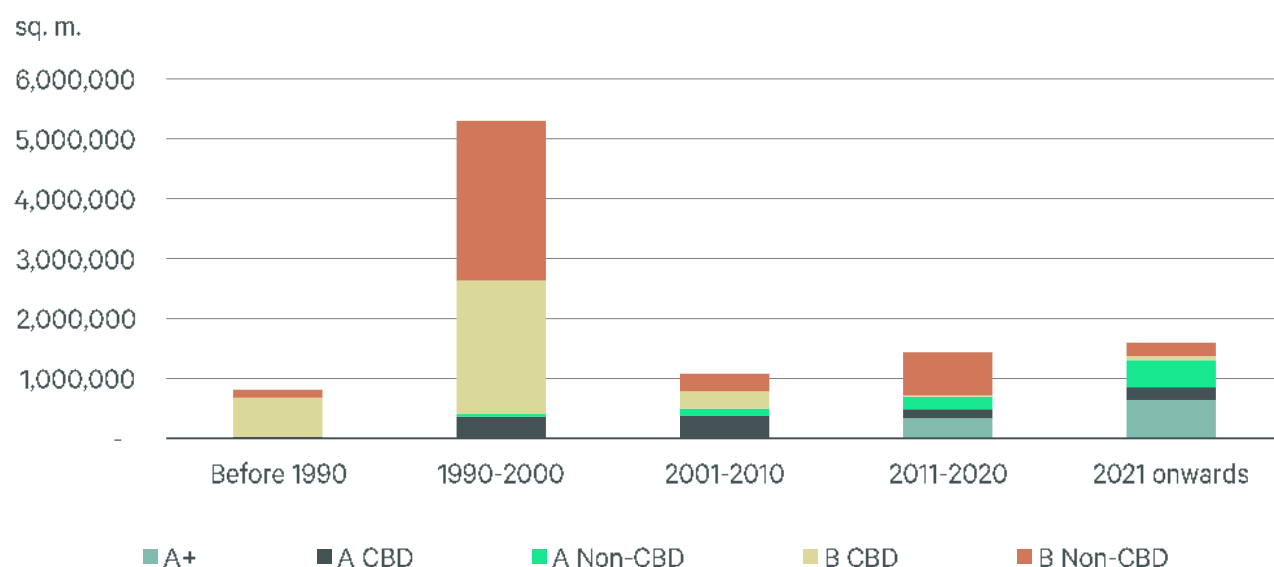
**Based on under-construction projects that have already been announced, excluding any planned or renovation projects.

The table is revised every quarter. Our forecast on future supply may be subject to change.

Source: CBRE Consulting & Research

FIGURE 1.1: Existing and New Supply, 2018-2030F


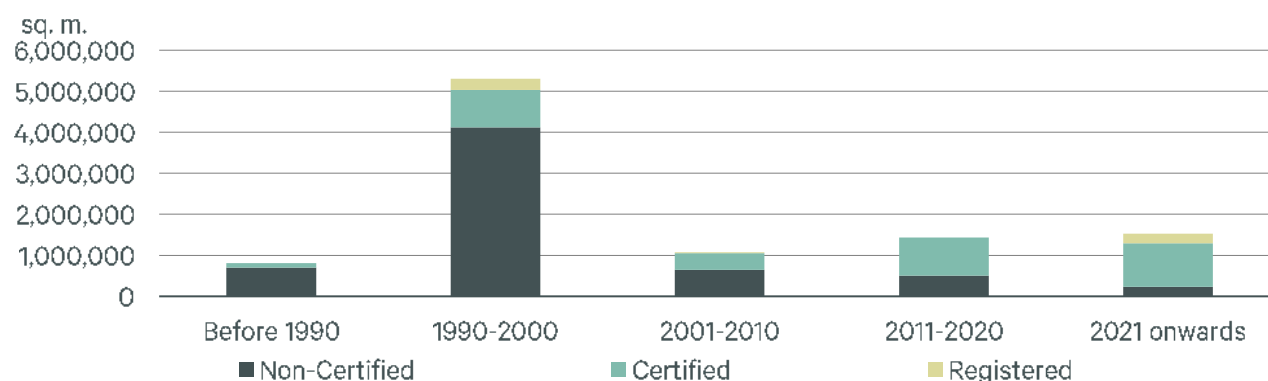
Source: CBRE Consulting & Research

FIGURE 1.2: Total Supply of Office Supply in Bangkok by Grade and Age, Q3 2025


Source: CBRE Consulting & Research

Most recently completed and under-construction office buildings, particularly in the CBD, have actively pursued sustainability certifications, including LEED, WELL, Fitwel, SmartScore and WiredScore.

With the growing popularity of these certifications, an increasing number of older office buildings are seeking upgrades to meet the criteria, with the hope that this will enable them to compete for tenants. As of Q3 2025, only 33% of the total office supply in Bangkok has achieved sustainability certification. However, this proportion is expected to increase as more buildings register for these certifications.

FIGURE 1.3: Certified Bangkok Office Supply by Age, as of Q3 2025

Source: CBRE Consulting & Research

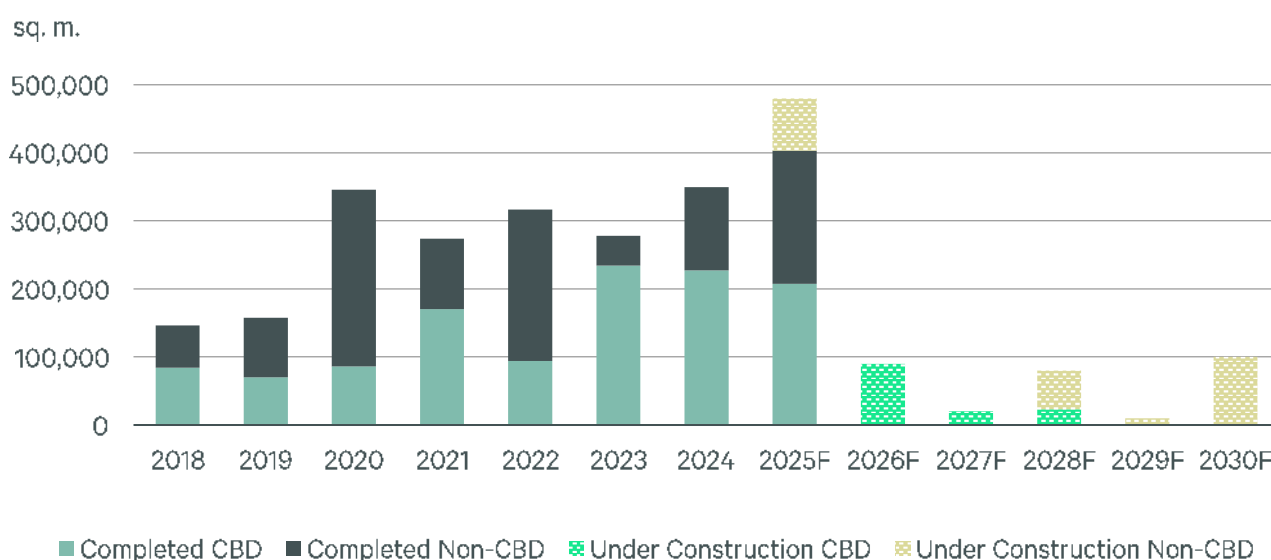
1.2 Future Supply – Under Construction

As of Q3 2025, ten office buildings are currently under construction, representing an expected total net leasable area of 376,500 square meters. Completions are expected between 2025 and 2030. Among these, three are Grade A properties in the CBD, with a combined total net leasable area of 116,000 square meters.

The following future Grade A+ and Grade A office buildings are located in the CBD, accounting for 31% of the total office space currently under construction in Bangkok:

- One Bangkok Tower 2 (Q4 2026)
- Boonmitr Silom (Q1 2027)
- Central @Siam Square Project (Q1 2028)

Of the total supply currently under construction, 72% have applied for sustainability certifications.

FIGURE 1.4: Completed and Under-Construction Office Supply by Area, 2018-2030F

Note: This figure is revised every quarter. Our forecast on future supply is subject to change.

Source: CBRE Consulting & Research

TABLE 1.2: Future Office Projects to be Completed, 2025F-2030F

| Building | Location | Area | Grade | Net Leasable Area (NLA) (sq. m.) | Completion Date |
|--------------------------------|-------------------|---------|-------|----------------------------------|-----------------|
| 2025F | | | | | |
| The Hilltop Offices @ Happitat | Bangna-Trad Km. 6 | Non-CBD | B | 23,000 | Q4 2025 |
| AIA Connect | Ratchadaphisek | Non-CBD | A | 53,500 | Q4 2025 |
| Total | | | | 479,812 | 2025 |
| 2026F | | | | | |
| Thai Group Quarter* | Surawong | CBD | N/A | 17,000 | Q2 2026 |
| One Bangkok Tower 2 | Rama IV/Wireless | CBD | A+ | 73,000 | Q4 2026 |
| Total | | | | 90,000 | 2026 |
| 2027F | | | | | |
| Boonmitr Silom | Silom | CBD | A | 20,000 | Q1 2027 |
| Total | | | | 20,000 | 2027 |
| 2028F | | | | | |
| Central @Siam Square Project | Rama I | CBD | A+ | 23,000 | Q1 2028 |
| Mitrphol Group HQ* | Bang Khen | Non-CBD | N/A | 17,000 | Q2 2028 |
| Carabao Headquarter* | Rama III | Non-CBD | N/A | 40,000 | Q2 2028 |
| Total | | | | 80,000 | 2028 |
| 2029F | | | | | |
| PNP Tower* | Rama III | Non-CBD | N/A | 10,000 | Q1 2029 |
| Total | | | | 10,000 | 2029 |
| 2030F | | | | | |
| Central @Phahonyothin Site | Phahonyothin | Non-CBD | A | 100,000 | Q1 2030 |
| Total | | | | 100,000 | 2030 |
| Grand Total | | | | 376,500 | |

Note: *Owner-occupied buildings and net leasable area are estimated based on land area and floor area ratio (FAR).

This table is updated quarterly. Completion dates and net areas for some projects are subject to change.

CBRE defines the completion date as the date the building use permit is received.

Source: CBRE Consulting & Research

As shown in Table 1.2, there will be a substantial increase in Grade A+ and Grade A office supply. These figures may change as CBRE reviews office grade classifications for the new supply closer to completion.

1.3 Demand – Take-up

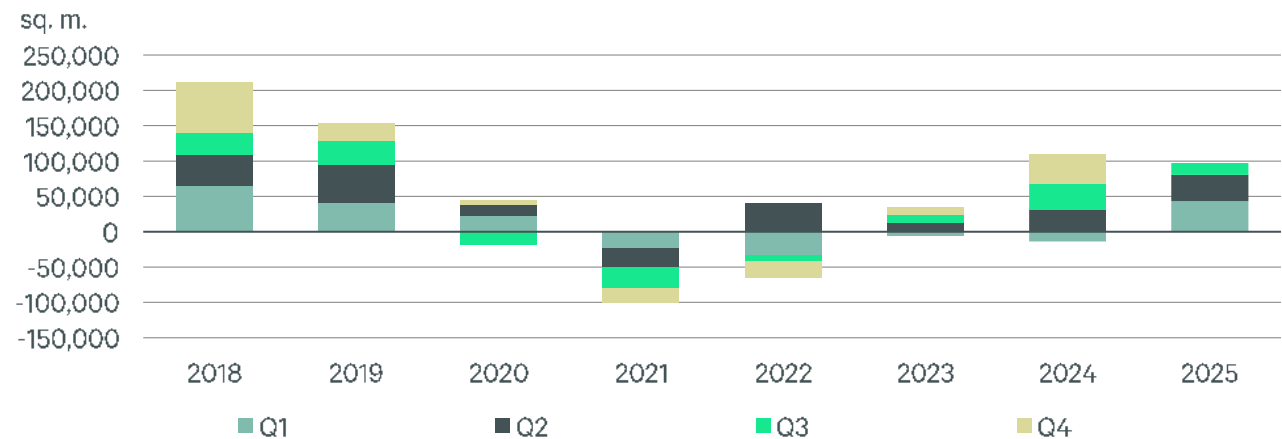
Net take-up continued to be positive with a total of 16,815 square meters in Q3 2025. The space taken up in this quarter is primarily driven by tenants occupying Grade A+, Grade A Non-CBD and Grade B Non-CBD buildings.

In Q3 2025, Grade A+, Grade A Non-CBD, and Grade B Non-CBD buildings experienced positive net take-up of 16,494 square meters, 14,490 square meters, and 11,604 square meters, respectively.

Positive net take-up for Grade A+ stemmed from tenants moving into recently completed office buildings. Net take-up for Grade A Non-CBD primarily came from affiliated companies of landlords occupying their own buildings. Meanwhile, net take-up for Grade B Non-CBD was mainly driven by tenants moving into buildings in the Inner Northern Corridor and Ratchada North areas.

Only Grade B CBD offices experienced a negative net take-up of 25,905 sq. m., largely attributed to multiple tenants relocating to newer buildings.

FIGURE 1.5: Net Take-up, 2018-Q3 2025



Source: CBRE Consulting & Research

TABLE 1.3: Net Take-up of Office Space by Grade, 2018-Q3 2025

(Unit: sq. m.)

| Year | A+ | | Grade A | | Grade B | | Total |
|----------------|---------------|---------------|------------|---------------|----------------|---------------|---------------|
| | CBD | Non-CBD | CBD | Non-CBD | CBD | Non-CBD | Whole Market |
| 2018 | 46,038 | 19,344 | 44,699 | 19,344 | 28,568 | 72,766 | 211,414 |
| 2019 | 28,063 | 77,605 | 35,373 | 77,605 | -12,531 | 24,878 | 153,389 |
| 2020 | 38,666 | 1,899 | -18,747 | 1,899 | -25,498 | 31,006 | 27,325 |
| 2021 | 10,491 | 8,493 | -19,167 | 8,493 | -59,831 | -40,115 | -100,128 |
| 2022 | 22,975 | -31,943 | 29,334 | -31,943 | -26,715 | -18,394 | -24,743 |
| 2023 | 65,484 | 39,480 | -21,668 | 39,480 | -23,309 | -31,648 | 28,339 |
| 2024 | 108,673 | 22,316 | 8,646 | 22,316 | -61,455 | 18,304 | 96,483 |
| Q1 2025 | 17,180 | 19,757 | 9,833 | 19,757 | -4,711 | 1,410 | 43,469 |
| Q2 2025 | 7,907 | 54,387 | -4,726 | 54,387 | -16,490 | -4,253 | 36,825 |
| Q3 2025 | 16,494 | 11,604 | 131 | 11,604 | -25,905 | 14,490 | 16,815 |

Source: CBRE Consulting & Research

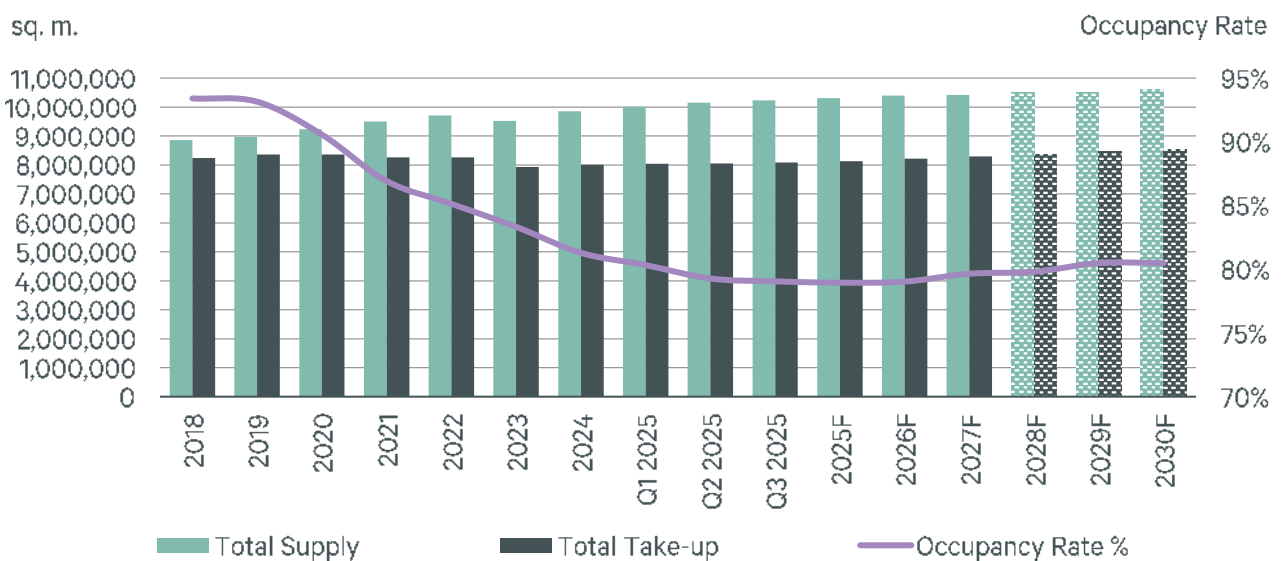
1.4 Demand – Occupancy

In Q3 2025, overall occupancy stood at 79.0%, a Q-o-Q decrease of 0.3 percentage points, primarily driven by new supply added to the market in the Grade A Non-CBD segment.

Grade A Non-CBD saw the highest decrease in occupancy in this quarter, dropping by 5.0 percentage points from Q2 2025. Grade B CBD segment occupancy also dropped due to negative net take-up while the remaining segments showed an improvement in occupancy.

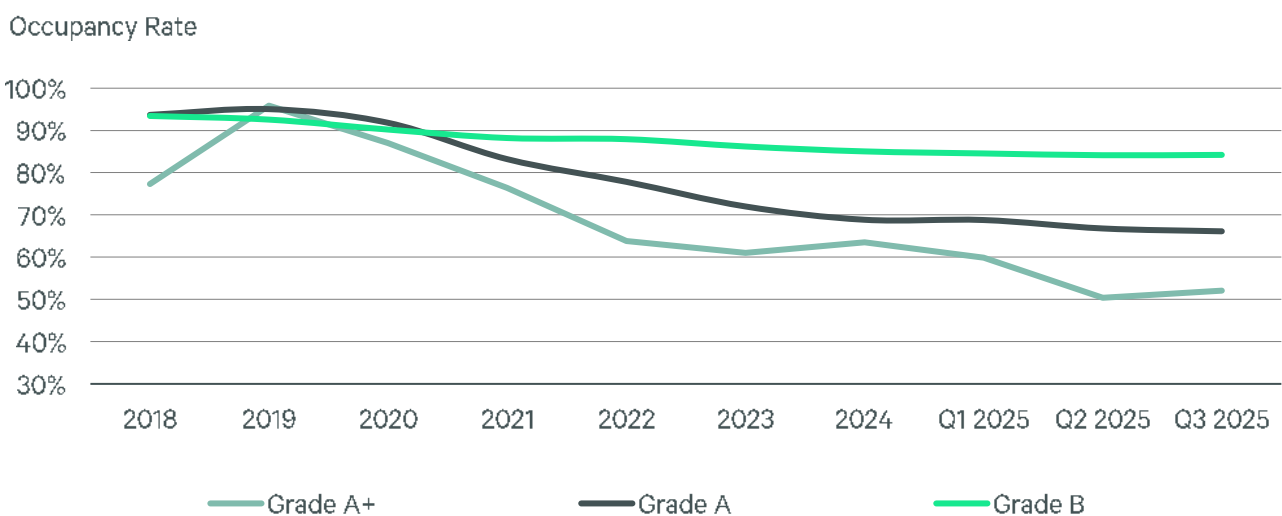
Overall occupancy rates are expected to continue declining in 2025, as another 76,500 square meters of office space is set to be completed in the last quarter of this year, with market demand unlikely to match the volume of new supply.

FIGURE 1.6: Bangkok Office Market, 2018-2030F



Source: CBRE Consulting & Research

FIGURE 1.7: Occupancy Rate of Bangkok Office Space by Grade, 2018-Q3 2025



Source: CBRE Consulting & Research

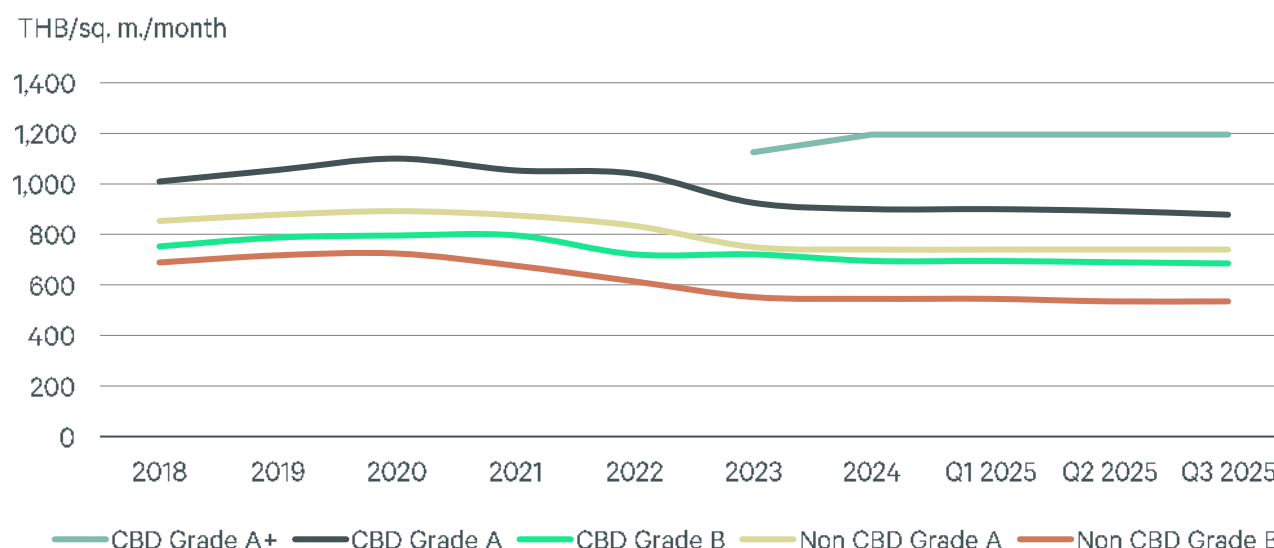
1.5 Rents

In Q3 2025, average monthly rental rates of Grade A+, Grade A Non-CBD, and Grade B non-CBD remained stable compared to the previous quarter. Meanwhile, average rental rates of Grade A CBD and Grade B CBD experienced a decline from Q2 2025, as landlords of these buildings had to lower rents to retain existing tenants and attract new ones.

We have observed that more landlords of Grade A buildings in both CBD and Non-CBD areas are offering fully furnished office space to attract tenants who prefer not to handle fit-out themselves and wish to move in instantly. The rental rate of this type of space is typically above THB 1,000 per square meter per month, regardless of the building's location.

Looking ahead, most rental categories are expected to remain under pressure, with older, unrenovated properties in less desirable locations most vulnerable. Rental rates are anticipated to decline further as long-established tenants relocate. Landlords of such buildings unwilling to invest in property improvements will primarily compete on rental rates, seeking to retain existing tenants and attract cost-conscious occupiers.

FIGURE 1.8: Average Achieved Rents for Bangkok Office Space, 2018-Q3 2025



Note: Based on 100-300 sq. m. transactions.

Source: CBRE Consulting & Research

1.6 Outlook and Trends for Bangkok Office Market

Outlook and Trends for Overall Bangkok Office Market

- New office supply will hit a 20-year high in 2025, adding more than 479,812 square meters to the Bangkok market. Between 2026 and 2030, an additional 300,000 square meters is forecast to enter the market, including 84,000 square meters of corporate owner-occupied space.
- Of the new office supply expected over the next five years, approximately 167,000 square meters will be in Non-CBD areas. We forecast that 67,000 square meters of this will be owner-occupied.
- Net take-up in 2025 is expected to exceed 2024 levels by 10%-20%. Demand is already strong; in the first nine months of 2025 alone, net take-up reached 97,108 square meters, surpassing the full-year total for 2024 (96,483 sq. m.).

- CBRE transactions indicate that “flight to quality” remains the key driver for relocations. Many tenants have been moving to new buildings, either to upgrade or to secure better quality within the same grade. The breakdown is as follows:

Table 1.4: CBRE’s Relocation Transactions in Bangkok, as of Q3 2025

| | 2023 | 2024 | Q1-Q3 2025 |
|-----------------|-----------|-----------|------------|
| Location | | | |
| Non-CBD to CBD | 4 | 5 | 1 |
| CBD to Non-CBD | 7 | 11 | 5 |
| Same Area | 73 | 63 | 25 |
| Total | 84 | 79 | 31 |
| Grade | | | |
| Upgrade | 38 | 38 | 24 |
| Downgrade | 2 | 5 | 1 |
| Same Grade | 44 | 36 | 6 |
| Total | 84 | 79 | 31 |

Source: CBRE Consulting & Research

- Office market dynamics continue to evolve, influenced by hybrid work and workplace strategy. Despite the “return to office” trend, demand is shifting from traditional setups to modern, flexible work styles.
- Traditional offices with fixed desks typically require more space per employee. Conversely, modern workplaces dedicate a larger proportion of space to common areas and meeting rooms to enhance engagement. Companies adopting modern work styles prioritize buildings with extensive facilities, amenities, and sustainability/wellness certifications—features typically found in newer or recently renovated properties.
- Many older buildings have failed to respond to these changing conditions, with only a minority of landlords renovating or planning upgrades.
- Based on expected future supply and trends in tenant behaviours, overall office occupancy rates are expected to drop in 2026. However, with less new supply, levels should stabilize at around 77%–78% in 2026.
- Occupancy in Grade A+ buildings will continue to improve based on high pre-commitment. In contrast, older buildings without active management will likely lose tenants to relocation. We expect more landlords of these assets to consider renovation or repurposing strategies.
- Based on the expected increase in Grade A+ occupancy, Grade A+ buildings in prime locations are projected to achieve increased effective rents in 2026. Conversely, landlords of older Grade A and B buildings (both CBD and Non-CBD) must offer flexible rates and incentives to compete, resulting in lower rents.
- Well-informed landlords will continue to offer diverse incentives, such as flexible lease terms and turnkey solutions, to navigate the competitive market.
- Only top-tier Grade A+ buildings in well-connected locations are expected to achieve higher rents. Grade A Non-CBD rents are projected to remain stable, while all other segments are expected to fall by 3%–6% Y-o-Y in 2026. Prospects for net effective rent growth improve from 2027 onwards, assuming limited new supply and sustained annual net take-up of at least 100,000 square meters in the next five years.

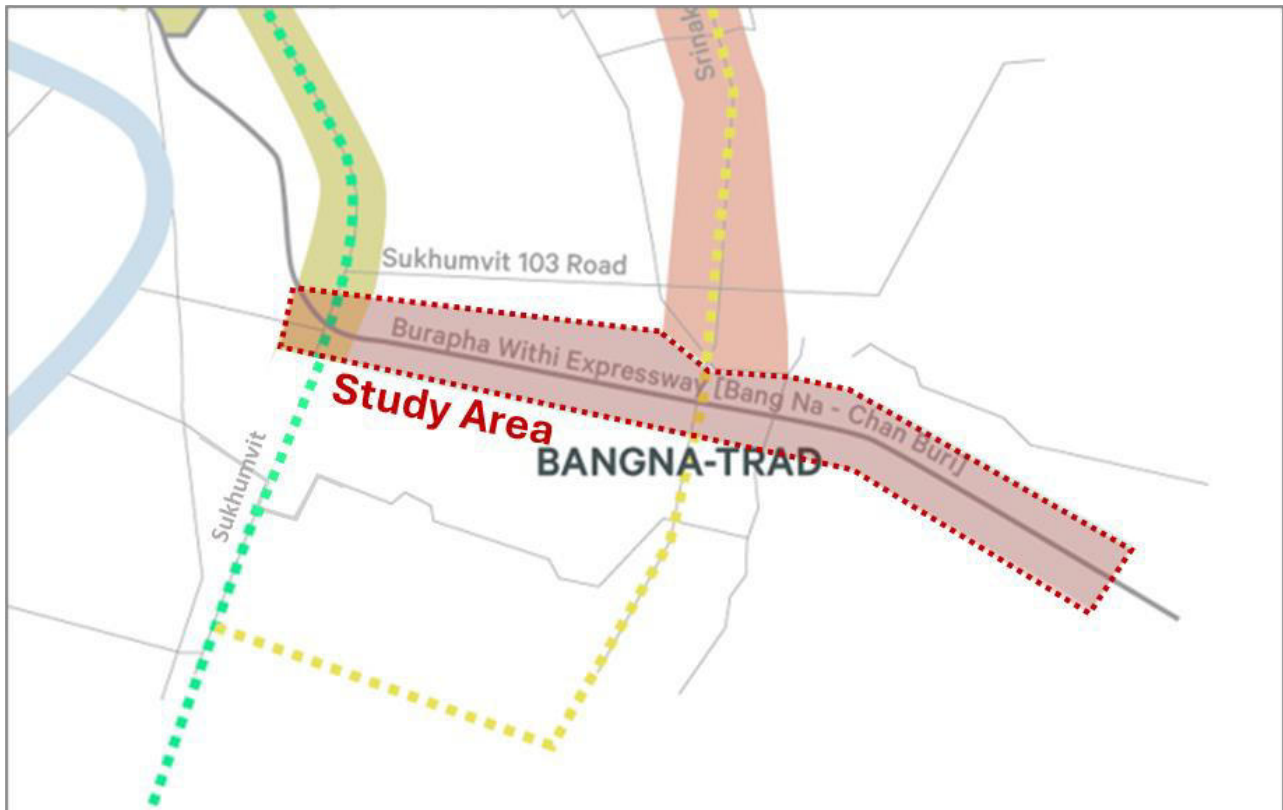
Outlook and Trends for Grade B Non-CBD Office Market

- Total Grade B office supply stands at 7,307,327 square meters, with the majority (4,036,253 sq. m.) located in Non-CBD areas.
- New Grade B Non-CBD supply remains limited. In 2025, only 23,000 square meters will be added. Over the next five years, approximately 167,000 square meters of new supply is expected in Non-CBD areas, with 67,000 square meters for owner occupation. From 2026 to 2030, no new Grade B Non-CBD office space for rent is expected to be completed, based on current construction.
- Grade B Non-CBD net take-up remained low, totaling approximately 18,304 square meters in 2024 (19% of total net take-up) and 11,647 square meters year-to-date in 2025 (12% of total).
- Overall Grade B occupancy stands at 84.2%, comprising 83.1% in the CBD and 85.1% in Non-CBD areas.
- Based on CBRE transactions, Grade B Non-CBD demand is driven mainly by newly established companies (52%), followed by lease renewals (32%) and relocations (16%).
- The Grade B market has seen significantly lower relocation activity compared to Grade A. This is largely because Grade B tenants are more cost-conscious and have been slow to embrace modern workplace strategies, preferring a traditional approach. However, some Grade B tenants that have adopted modern work styles have relocated to high-quality Grade A buildings.
- As many tenants maintain traditional work styles, occupancy rates in Grade B Non-CBD buildings are expected to remain stable. For these tenants, relocating is difficult to justify financially; the high cost of a new fit-out often outweighs any potential rental savings. Furthermore, because traditional work styles require fixed deskings, these tenants cannot reduce their footprint to offset costs.
- We believe Grade B occupancy and rental rates will remain relatively stable over the next five years. Rents have already fallen and occupancy rates have dropped and started to stabilize. We expect that any positive take-up will be limited to small, cost-conscious users. Stability will be supported by high renewal rates as existing tenants choose to stay. However, if the economy improves and future supply remains limited, rates may slowly improve.
- Very few Grade B building hold sustainability certifications. Those that do are better positioned to attract tenants, as this is a key consideration for many foreign companies and is becoming increasingly important for Thai firms.
- Landlords who renovate—particularly by upgrading common areas, facilities and amenities—and seek sustainability certification stand the best chance of retaining and attracting tenants.
- Additionally, landlords can improve their competitiveness by offering turnkey solutions, such as covering fit-out costs, and providing flexible lease terms.

Part 2: Office Market in the Study Area

MAP 2.1: Study Area

Area incorporating Bangna-Trad/Sukhumvit intersection to Bangna-Trad Km. 12, and the sois in between



Source: Google Maps and CBRE Consulting & Research

2.1 Existing and Future Infrastructures

The study area is strategically transforming from an urban fringe into a multimodal regional hub, driven by a combination of established infrastructure and ambitious future projects

As of Q3 2025, the area's growth is anchored by the systematic expansion of mass transit systems—including the BTS Light Green Line and the new MRT Yellow Line—along with crucial expressway networks connecting the city center to the Eastern Economic Corridor (EEC) and the expansion of Suvarnabhumi International Airport.

These integrated investments are fundamentally enhancing accessibility, driving new commercial and residential demand, and positioning the study area as the key northern gateway to Eastern Thailand.

1. Mass Transit Systems Currently, two mass transit lines serve the study area: the BTS Light Green Line and the MRT Yellow Line. One additional line, the LRT Silver Line, is currently in the planning stage.

- **BTS Light Green Line (Sukhumvit Line):** This line conveniently links the study area to the city center and connects to other key Bangkok networks, including the BTS Dark Green Line and MRT Blue Line. While there is an expansion plan for an additional five stations south to Bang Pu and four stations north to the Eastern Outer Ring Road, no specific timeline has been announced as of Q3 2025.
- **MRT Yellow Line (Lat Phrao – Samrong):** Opened in 2023, this line provides convenient links between the study area, Lat Phrao and Srinakarin. It also connects to two major lines: the BTS Light Green Line and the MRT Blue Line.
- **LRT Silver Line (Bangna – Suvarnabhumi Airport):** This proposed 19.7-kilometer Light Rail Transit (LRT) line will feature 14 stations. It will connect to the BTS Light Green Line at Bangna station and run along Bangna-Trad Road to Suvarnabhumi Airport. The project consists of two phases: Phase 1 (Bangna–Thana City), covering 14.6 kilometers with 12 elevated stations, and Phase 2 (Thana City–Suvarnabhumi Airport), covering 5.1 kilometers. As of Q3 2025, the feasibility study remains under review by the MRTA, and the operational year has not yet been finalized.

2. Expressway Currently, two expressways connect the study area to other areas in Bangkok and to the east: Chalerm Maha Nakhon Expressway and Burapha Withi Expressway

- **Chalerm Maha Nakhon Expressway (1st Stage Expressway):** Provides direct, rapid vehicular access from the study area straight into the city center.
- **Burapha Withi Expressway:** Provides high-speed access to the industrial provinces and ports of the EEC.

3. Motorway/Tollway Currently, two motorways connect the study area to the broader region: Motorway 7 and Motorway 9

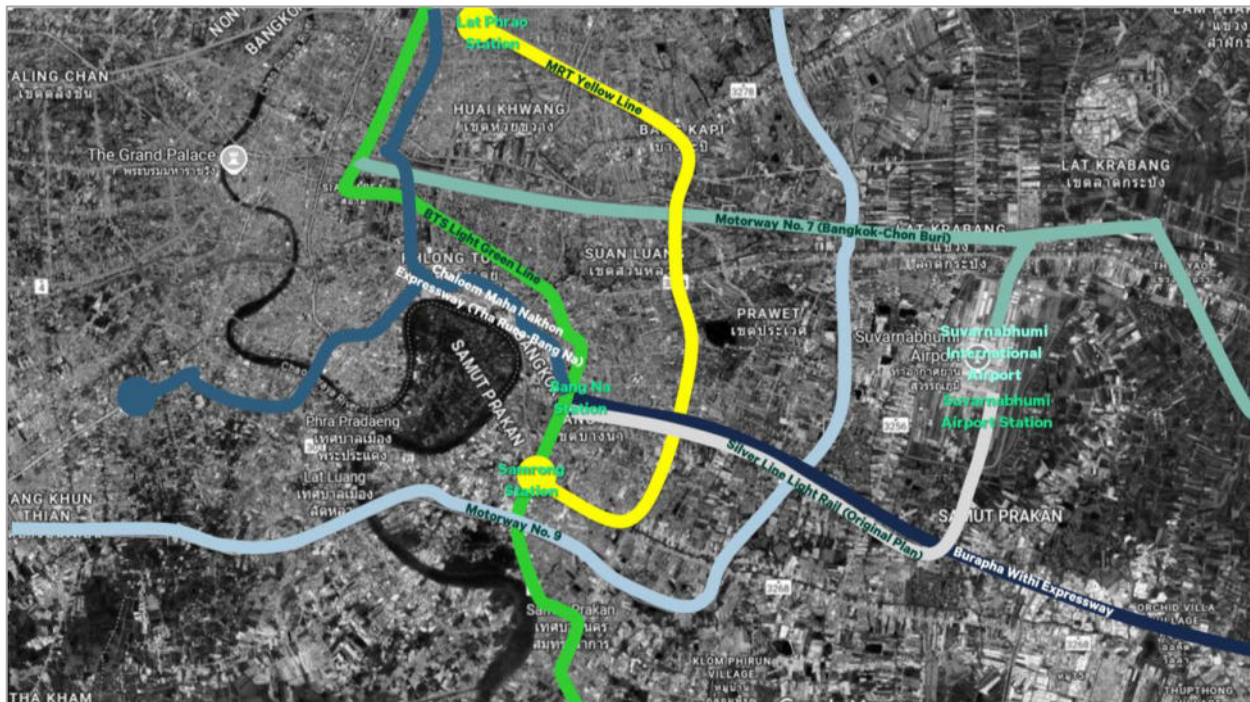
- **Motorway 7 (Bangkok – Chonburi):** Along with Bangna-Trad Road, this route directly connects the study area to the EEC, making it an ideal location for logistics and commercial operations serving Eastern Thailand.
- **Motorway 9 (Outer Ring Road Eastern Bangkok):** Allows traffic to bypass heavily congested inner-city areas to reach other parts of Bangkok. This project significantly enhances travel efficiency for both businesses and residents in Bangna.

4. Suvarnabhumi International Airport Officially opened in 2006, the airport has been operating beyond its initial design capacity of 45 million passengers per year since 2011. This has necessitated a multi-phase development plan to ease congestion and increase capacity. According to the Airports of Thailand (AOT), as of Q3 2025, the expansion plans include;

Expanding the existing SAT-1 building and the Automated People Mover (APM) system to link existing and future terminals. Bidding for the East Expansion construction is scheduled for 2025, with completion slated for 2028. This aims to increase capacity by 15 million passengers per year.

There is also a long-term plan to develop a new South Terminal, designed as a "mega-terminal," alongside a fourth runway. This will boost the airport's maximum capacity to 150 million passengers per year. Bidding and initial construction are projected to begin in 2027, with the full launch of the South Terminal, Runway 4 and connecting APM system currently slated for 2033.

MAP 2.2: Existing and Future Infrastructures in the Study Area, as of Q3 2025



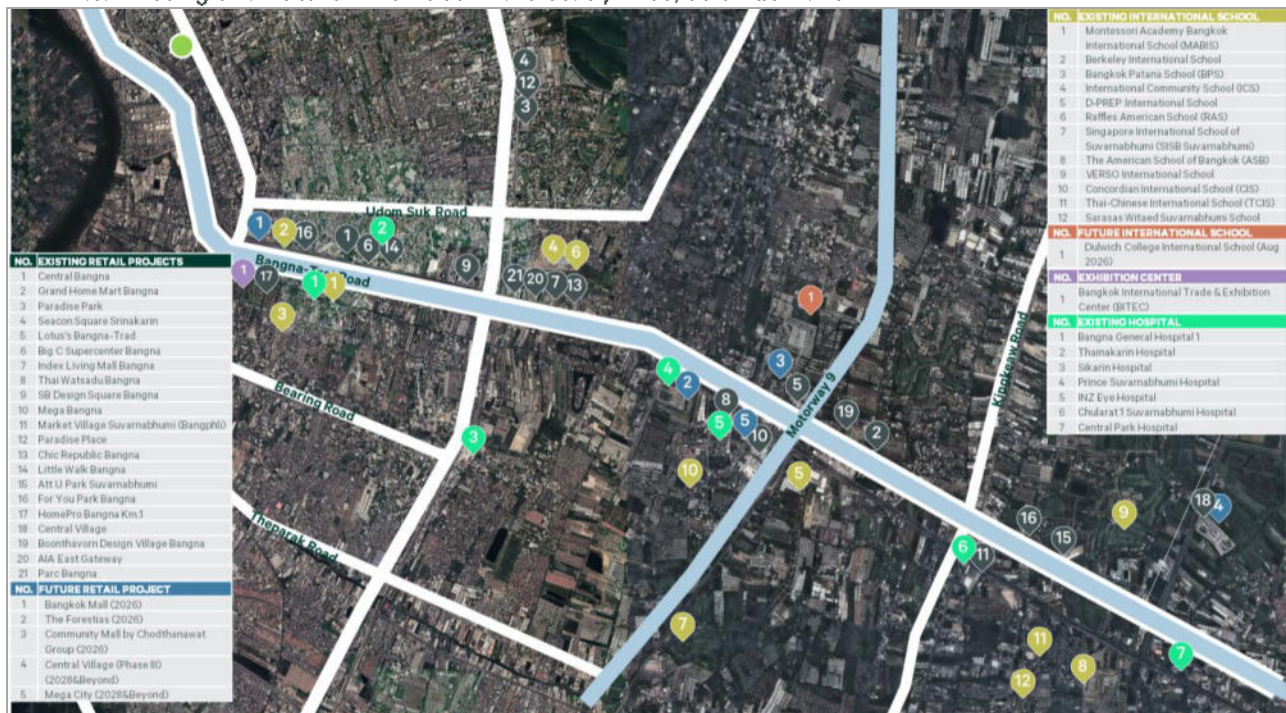
Source: Google Maps and CBRE Consulting & Research

2.2 Existing and Future Amenities in the Study Area

The study area is distinguished by an exceptional concentration and diversity of amenities, establishing it as a highly self-sufficient and attractive community for both residents and investors. Key amenities include:

- 1. Retail:** The area serves as a significant commercial hub, anchored by a substantial retail supply. As of Q3 2025, retail stock totaled almost 1 million square meters across 21 key centers, including major destinations like Mega Bangna and Central Bangna. Currently, two new retail projects are under construction, with an additional three in the planning stage.
- 2. School:** The area boasts a sophisticated educational landscape meeting strong local demand for diverse curricula. Home to more than 25 institutions, the education sector includes government schools, private schools, and a significant cluster of 12 international schools. This concentration confirms the area's status as a premier location for families. The upcoming Dulwich College International School Bangkok (under construction, opening August 2026) will further enhance this profile.
- 3. Hospital:** A robust healthcare network completes the amenity profile, anchored by seven key hospitals. This strong medical presence ensures convenient, comprehensive and high-quality healthcare is readily accessible to the entire community.
- 4. MICE (Meetings, Incentives, Conferences, and Exhibitions):** The presence of the Bangkok International Trade & Exhibition Centre (BITEC Bangna) significantly elevates the area's commercial profile. As one of Thailand's premier MICE venues, BITEC acts as a major economic anchor, driving year-round demand for supporting amenities, including hotels and retail centers.

MAP 2.3: Existing and Future Amenities in the Study Area, as of Q3 2025



Source: Google Maps and CBRE Consulting & Research

TABLE 2.1: Future Key Amenities Developments in the Study Area

| Future Project Name | Development Type | Developer | Status | Expected Completion Year |
|--|------------------------------------|--|--------------------|--------------------------|
| Bangkok Mall | Retail, Residential, Hotel | The Mall Group | Under-Construction | 2026 |
| The Forestias | Retail, Office, Residential, Hotel | CP Aextra PCL | Under-Construction | 2026 |
| Community Mall by Chodthanawat Group | Retail | Chodthanawat Company Limited | Planned | 2026 |
| Central Village (Phase III) | Retail, Hotel | Central Pattana and Mitsubishi Estate Co., Ltd | Planned | 2028 & Beyond |
| Mega City (Mega Bangna Extension) | Retail, Residential, Hotel | Siam Future Development PLC | Planned | 2028 & Beyond |
| Dulwich College International School Bangkok | International School | Education in Motion (EiM) Group | Under-Construction | August 2026 |

Note: The completion timeline for these projects is based on what has been publicly announced during the quarter, and the data is subject to adjustment. As a result, forecast completion dates are subject to change.

Source: CBRE Consulting & Research

2.3 Total Supply

As of Q3 2025, office supply in the study area totaled 456,978 square meters and has remained stable since 2022. The market is dominated by older stock, with more than 65% of the total supply aged over 15 years. Most office space is classified as Grade B, accounting for 80% of total supply.

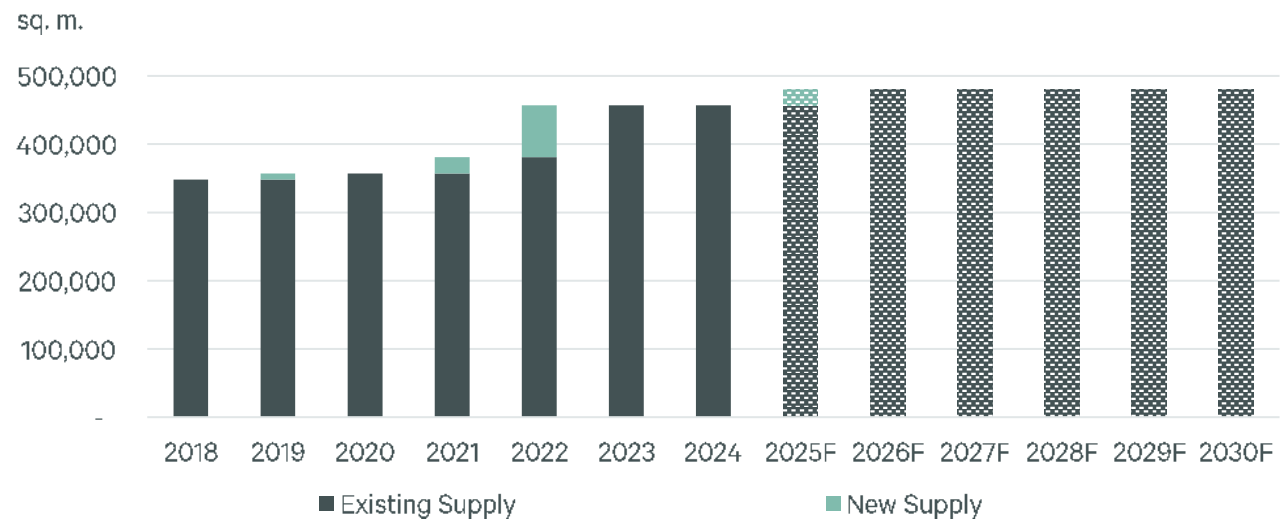
TABLE 2.2: Total Supply of Office Space in the Study Area by Grade, 2018-Q3 2025

(Unit: sq. m.)

| Year | Grade A | Grade B | Total |
|----------------|---------|---------|---------|
| 2018 | 32,000 | 306,035 | 338,035 |
| 2019 | 32,000 | 315,035 | 347,035 |
| 2020 | 32,000 | 315,035 | 347,035 |
| 2021 | 32,000 | 348,968 | 380,968 |
| 2022 | 90,000 | 366,978 | 456,978 |
| 2023 | 90,000 | 366,978 | 456,978 |
| 2024 | 90,000 | 366,978 | 456,978 |
| Q1 2025 | 90,000 | 366,978 | 456,978 |
| Q2 2025 | 90,000 | 366,978 | 456,978 |
| Q3 2025 | 90,000 | 366,978 | 456,978 |
| % Change Q-o-Q | 0% | 0% | 0% |
| % Change Y-o-Y | 0% | 0% | 0% |
| 2025F | 90,000 | 389,978 | 479,978 |

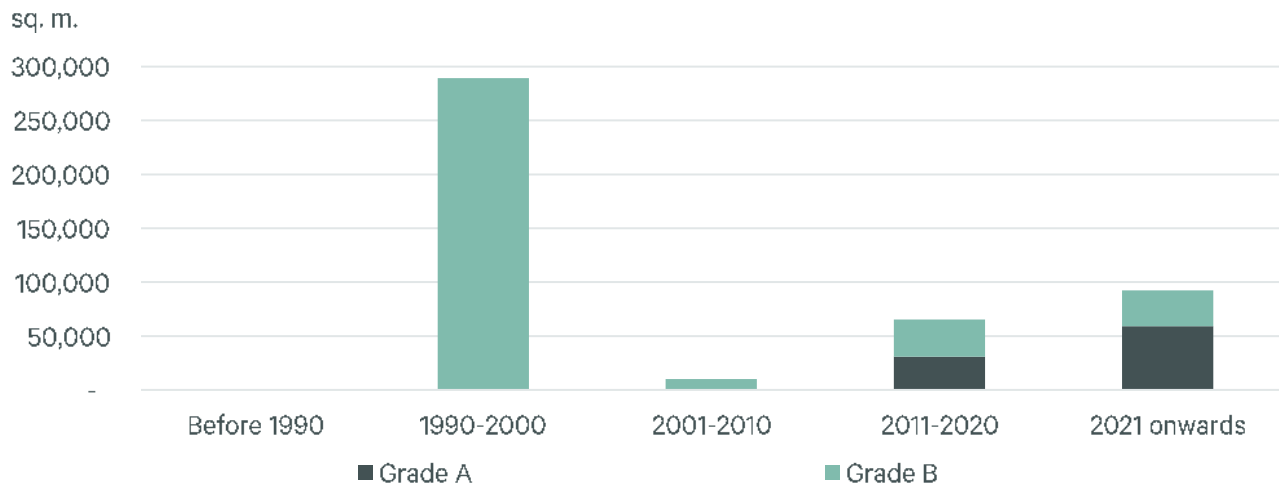
Source: CBRE Consulting & Research

FIGURE 2.1: Existing and New Supply, 2018-2030F



Source: CBRE Consulting & Research

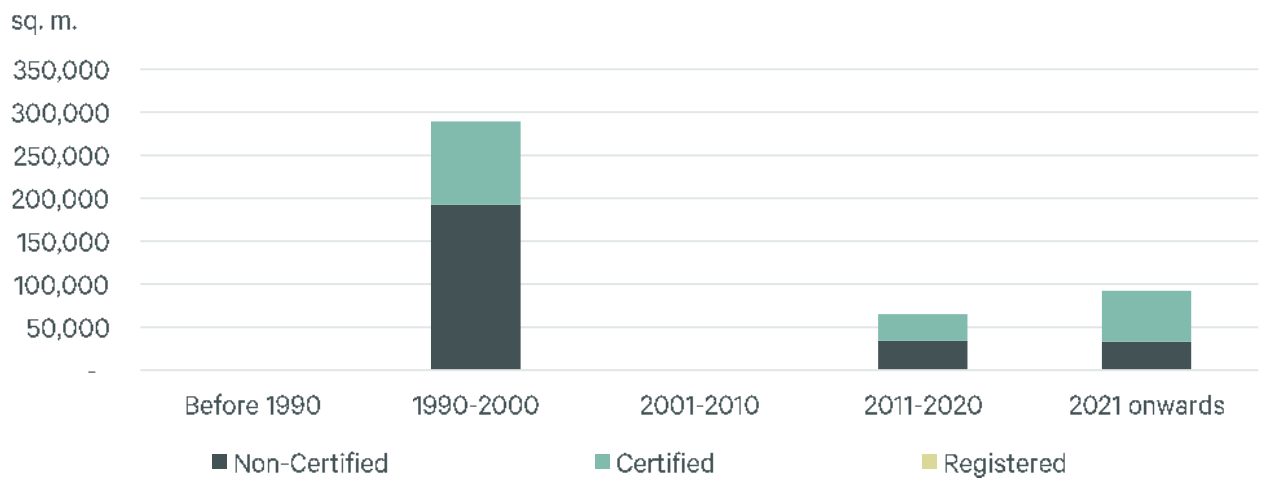
FIGURE 2.2: Total Supply of Office Supply in the Study Area by Grade and Age, Q3 2025



Source: CBRE Consulting & Research

Despite the age of the stock, landlords are adapting to market trends. Approximately 43.1% of the total supply has achieved sustainability certifications (e.g., LEED, WELL, Fitwel, SmartScore, WiredScore), reflecting growing tenant demand for green buildings.

FIGURE 2.3: Certified Office Supply in the Study Area by Age, Q3 2025

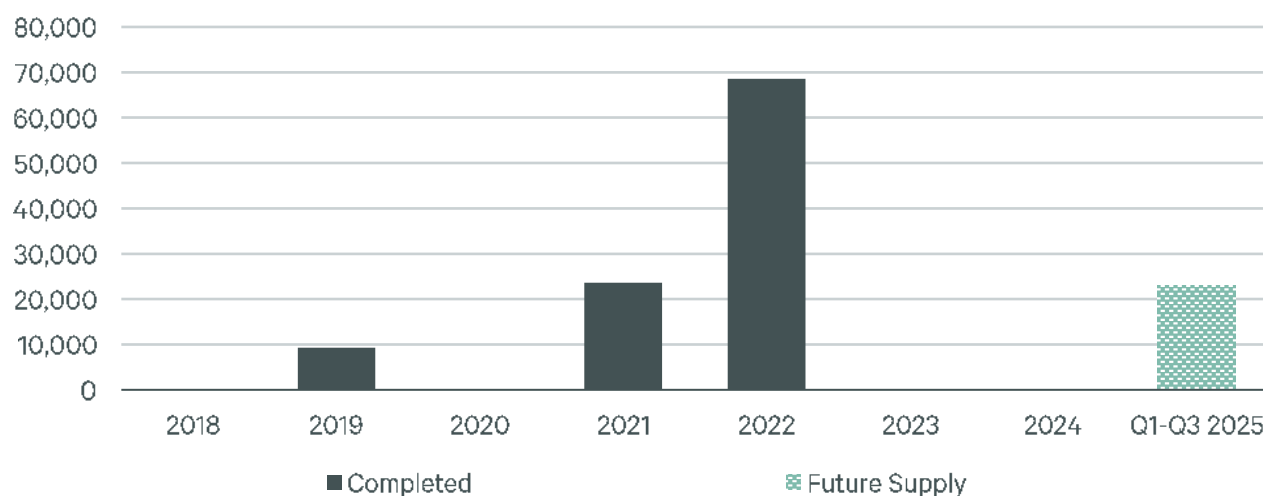


Source: CBRE Consulting & Research

2.4 Future Supply – Under Construction

As of Q3 2025, The Hilltop Offices @Happitat is the only project under construction in the study area. Part of The Forestias mixed-use development, it is scheduled for completion in Q4 2025 and will add 23,000 square meters of net leasable office area to the market.

FIGURE 2.4: Completed and Under-Construction Office Supply in the Study Area, 2018-Q3 2025
sq. m.



Source: CBRE Consulting & Research

TABLE 2.3: Future Office Project to be Completed in the Study Area, as of Q3 2025

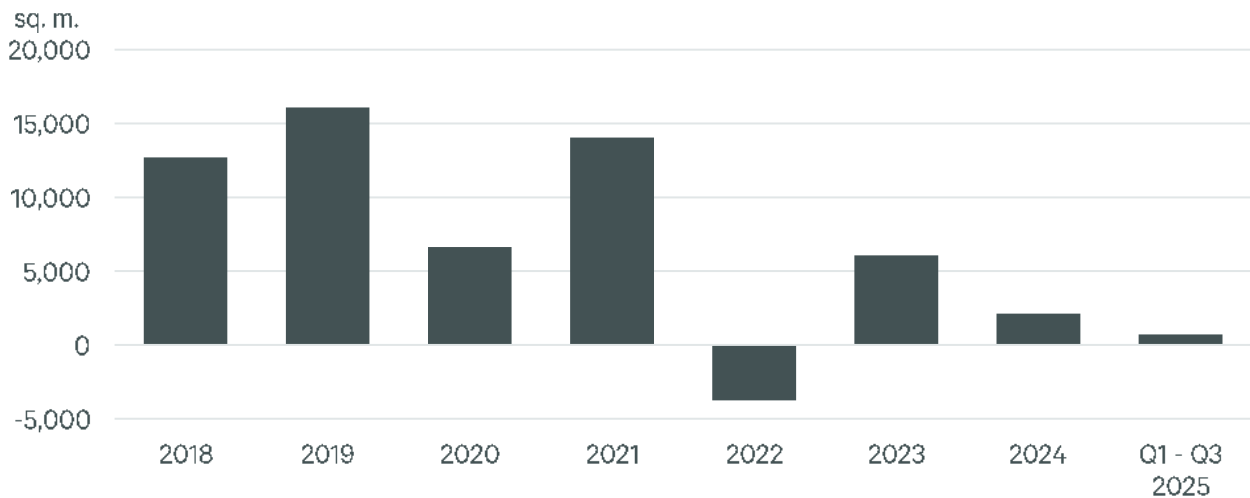
| Building | Location | Area | Grade | Net Leasable Area (NLA) (sq. m.) | Completion Date |
|--------------------------------|-------------------|---------|-------|----------------------------------|-----------------|
| 2025F | | | | | |
| The Hilltop Offices @ Happitat | Bangna-Trad Km. 6 | Non-CBD | B | 23,000 | Q4 2025 |
| Total | | | | 23,000 | 2025 |

Source: CBRE Consulting & Research

2.5 Demand – Take-up

Net take-up in the study area totaled 912 square meters in Q3 2025, driven largely by Grade B activity.

Accumulated net take-up in the study area from Q1–Q3 2025 reached 709 square meters. This slight increase was driven by smaller tenants moving into Grade A buildings, which offset the loss of a large tenant relocating from a Grade B owner-occupied building to their own property elsewhere in Bangkok.

FIGURE 2.5: Net Take-up in the Study Area, 2018-Q3 2025**TABLE 2.4: Net Take-up of Office Space in the Study Area by Grade, 2018-Q3 2025**

(Unit: sq. m.)

| Year | Grade A | Grade B | Total |
|---------|---------|---------|---------|
| 2018 | 17,764 | (5,054) | 12,710 |
| 2019 | 546 | 15,546 | 16,092 |
| 2020 | 673 | 5,967 | 6,640 |
| 2021 | (2,286) | 16,342 | 14,056 |
| 2022 | (1,144) | (2,606) | (3,750) |
| 2023 | 2,552 | 3,510 | 6,062 |
| 2024 | 723 | (778) | (55) |
| Q1 2025 | 640 | (483) | 157 |
| Q2 2025 | 5,997 | (6,357) | (360) |
| Q3 2025 | 154 | 758 | 912 |

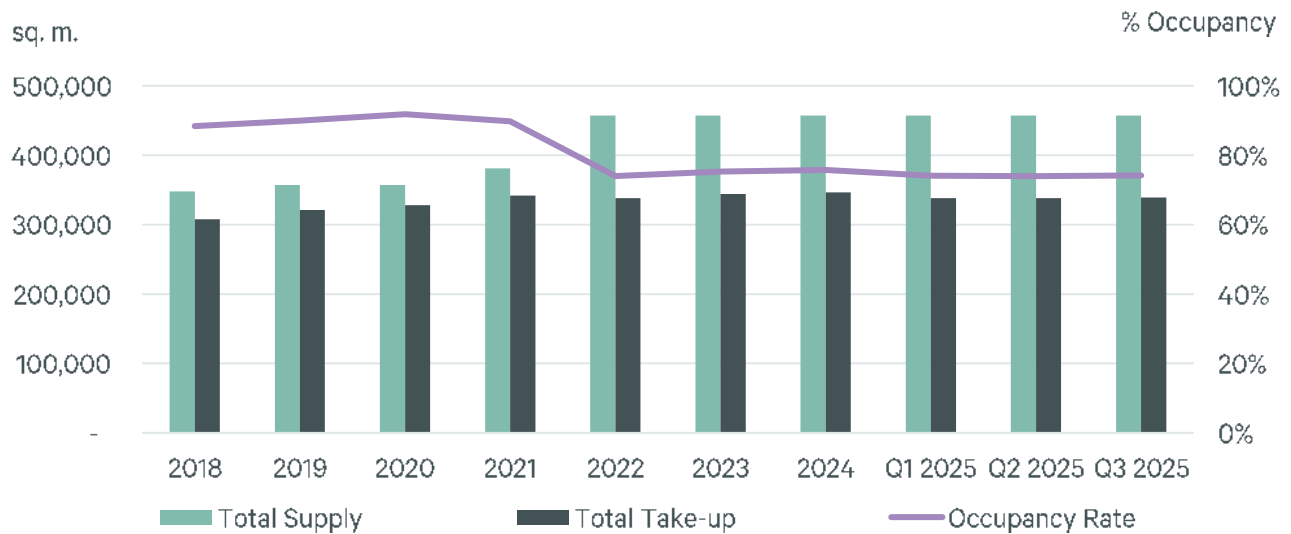
Source: CBRE Consulting & Research

2.6 Demand – Occupancy Rate

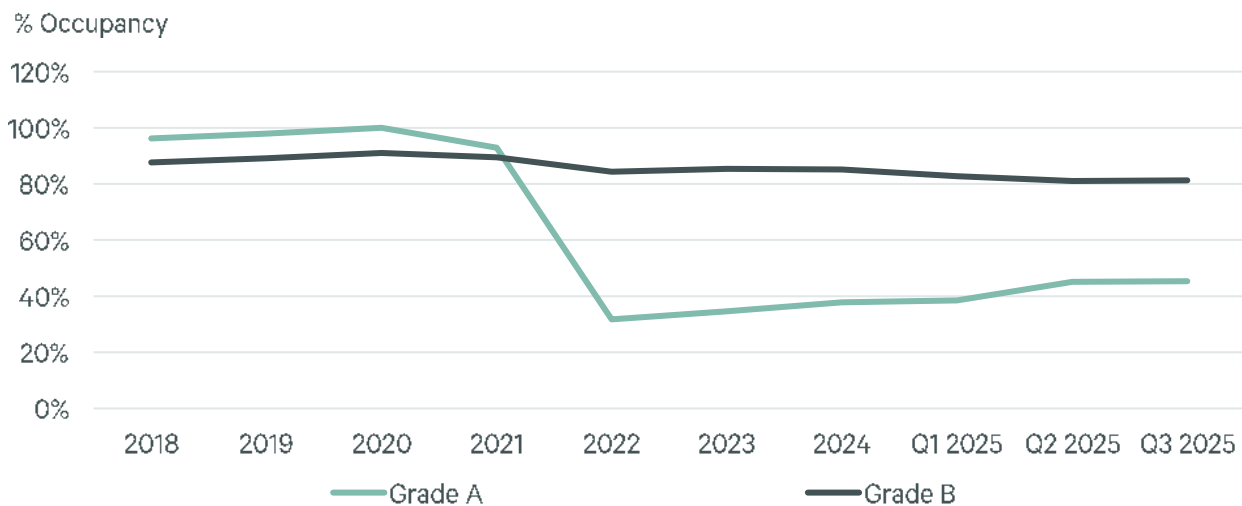
As of Q3 2025, overall occupancy in the study area was 74.2%, a slight increase of 0.2 percentage points Q-o-Q, driven by Grade B move-ins. Occupancy has hovered around the 74%-75% mark since 2022 due to limited new supply and tenant movement.

The overall occupancy rate dropped in 2022 when AIA East Gateway (NLA: 59,000 sq. m.) entered the market, which also caused the Grade A occupancy rate to drop to 31.7% in the same year. As of Q3 2025, Grade A occupancy rose by 13.6 percentage points from 2022 to 45.3%.

Grade B occupancy was 81.2% in Q3 2025, remaining higher than the market average. However, the rate has gradually dropped by 9.8 percentage points from 91.0% in 2020. The overall occupancy rate is expected to drop further in Q4 2025, as a new office building, The Hilltop Offices @Happitat, is scheduled to complete, with demand expected to be lower than the new supply.

FIGURE 2.6: Office Market in the Study Area, 2018-Q3 2025

Source: CBRE Consulting & Research

FIGURE 2.7: Occupancy Rate of Office Space in the Study Area by Grade, 2018-Q3 2025

Source: CBRE Consulting & Research

2.7 Rents

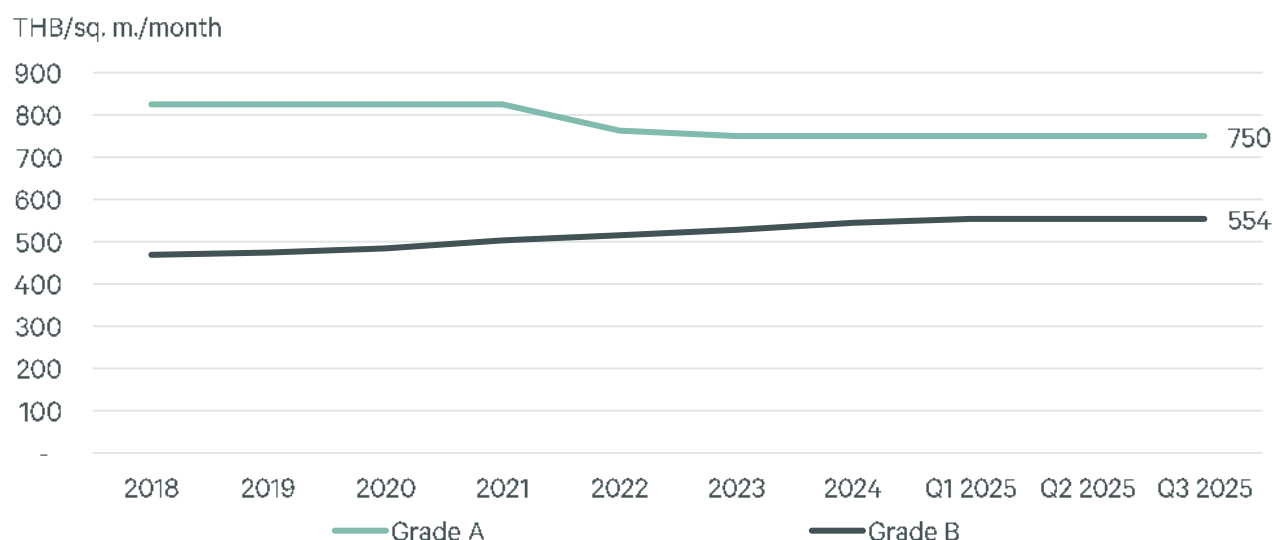
As of Q3 2025, the average asking rent for Grade A office space was THB 750 per square meter per month, remaining stable from Q2 2025 and Q3 2024. The average asking rent for Grade B office space was THB 554 per square meter per month, remaining stable from the previous quarter but increasing by 4.3% Y-o-Y. This increase was driven by higher rents at a newly renovated Grade B office, which raised the overall average, while asking rents in other Grade B buildings remained unchanged.

Average Grade A asking rents dropped between 2022 and 2023 following the completion of a new Grade A building with lower asking rents. The rent for this new building is lower because it is located in a less accessible area compared to existing supply.

Average Grade B asking rents gradually increased between 2018 and Q3 2025, as newly completed Grade B buildings commanded higher rental rates than existing stock, alongside rent increases at newly renovated properties.

On average, achieved rents for office space of up to 300 square meters is between 3% to 6% lower than the asking rent.

FIGURE 2.8: Average Asking Rents for Office Space in the Study Area, 2018-Q3 2025



Source: CBRE Consulting & Research

2.8 Tenant Size

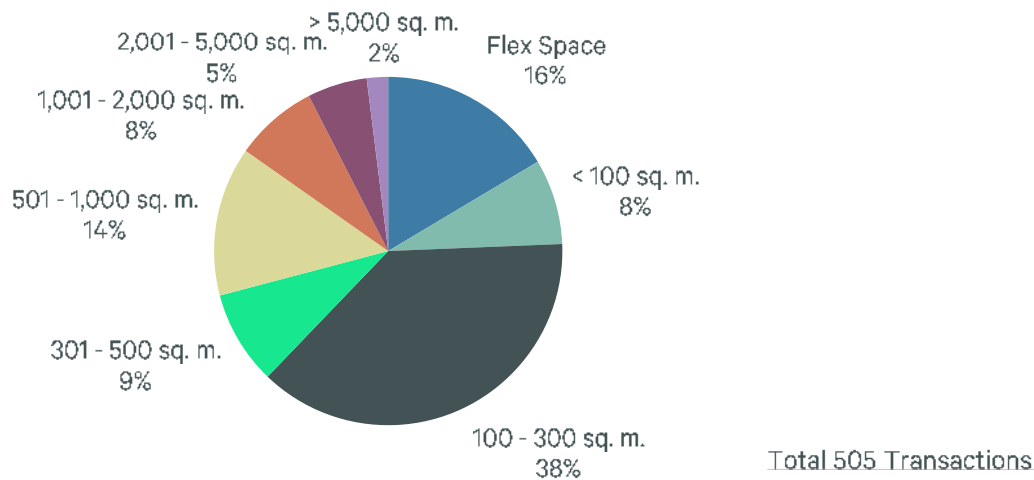
Between 2023 and Q3 2025, CBRE recorded a total of 505 office leasing transactions, totaling approximately 350,000 square meters. This data provides a strong indicator of office tenant sizes in Bangkok.

More than 60% of CBRE's office transactions involved tenants sized smaller than 300 square meters; this also includes tenants occupying flex space. Meanwhile, tenants occupying space larger than 1,000 square meters accounted for only 15% of the total number of transactions. This shows that most office tenants in Bangkok are small in size.

For Grade B office transactions in Non-CBD areas, the proportion of tenants occupying space of 300 square meters and below (including flex space) was as high as 76% of the total number of Grade B Non-CBD transactions.

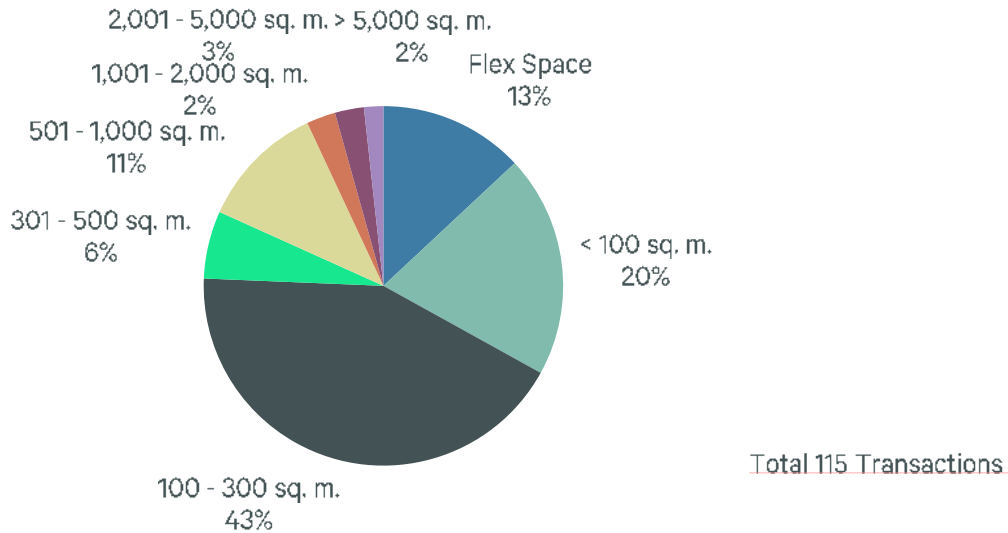
For the study area, CBRE's office leasing transactions between 2023 and Q3 2025 were concentrated in Grade A buildings, accounting for 90% of total transactions. Activity was higher in Grade A office buildings because they are newer than the long-established Grade B stock, resulting in more tenant movement. Around 76% of CBRE's office transactions in the study area were for space of 300 square meters and below (including flex space).

FIGURE 2.9: CBRE’s Office Leasing Transactions in Bangkok, 2023-Q3 2025



Source: CBRE Consulting & Research

FIGURE 2.10: CBRE’s Office Leasing Transactions in for Grade B Offices in Non-CBD Area, 2023-Q3 2025



Source: CBRE Consulting & Research

2.9 Outlook and Trends for Study Area Office Market

- Total office supply in the study area stood at 456,978 square meters in Q3 2025, comprising 366,978 square meters of Grade B space and 90,000 square meters of Grade A space.
- By the end of 2025, one new Grade B building is expected to complete, adding 23,000 square meters to the existing supply. Notably, no further supply is forecast for the study area between 2026 and 2030, based on publicly available information.
- The Grade B segment recorded negative net take-up of approximately 778 square meters in 2024 and 6,082 square meters year-to-date in 2025.
- Average Grade B occupancy rate was 81.2% and average Grade A occupancy rate was at 45.3%, down from 86% and up from 24% in 2024, respectively.
- Based on CBRE transactions, transaction volume in the Grade B market remains significantly lower than in the Grade A market. This is largely because companies occupying Grade B space are cost-conscious and prefer traditional work styles, resulting in less relocation activity in line with the overall Grade B Non-CBD market.
- The majority of office demand in the study area comes from manufacturing, logistics, and professional services businesses. Proximity to Suvarnabhumi Airport and the Eastern Economic Corridor (EEC) is the key demand driver. Most of these tenants are cost-conscious and seek small spaces of 300 square meters or less in Grade B buildings.
- Consequently, occupancy rates have remained relatively high and are expected to stay stable in the next 5 years, supported by specific demand from tenants needing access to nearby industrial estates.
- Overall, the five-year outlook for the study area aligns with the broader Grade B Non-CBD market. We expect occupancy to remain high as tenants are likely to renew leases rather than relocate; consequently, rents are expected to remain stable. The area's key strength remains its proximity to Suvarnabhumi Airport and easy access to the EEC.
- Office buildings with good management and high occupancy rates, as a result of retaining existing tenants, are better positioned to see rental rates rise in the next 5 years, particularly if there are rental growth rates specified in the lease renewal clauses.

Thank you

For more information

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Summary of the Amendment to Fund Scheme

| No. | Amendment to Fund Scheme | Guideline for the Amendment to Fund Scheme |
|-----|---|--|
| 1. | Amendment/Addition to the contents of the Fund Scheme in which mention to the size of the area and/or the utilization types of the Meeting Room/Banquet Room in relation to the approval from the Unitholders' Meeting No. 1/2026 | <p>The Management Company shall undertake the amendment/addition the contents of the Fund Scheme in which mention to the size of the area and/or the utilization types of the Meeting Room/Banquet Room in relation to the approval from the Unitholders' Meeting No. 1/2026 by inserting the following message</p> <p>"In addition, from January 2026 or anytime designated by the Property Fund onwords, Garden Tower Services Co., Ltd. (the company related to Teohong) which is the lessee of the leased area of the Meeting Room/Banquet Room reduces the above-mentioned leased area from originally at 2,328 square meters to be at 1,059 square meters. The Property Fund shall procure benefits from the reduced area of 1,269 square meters as office for rent and/or any other commercial space deemed appropriate by the Management Company, as long as such utilization does not contravene any applicable laws as well as in accordance with the resolution of the Unitholders' Meeting No. 1/2026 on 13 January 2026."</p> |

Procedures for the Registration, Procedures for the Granting of Proxies
and Voting in the Unitholders' Meeting for the Unitholders' Meeting No.1/2026
of Prime Office Leasehold Property Fund (POPF)
on Tuesday 13 January 2026, from 9.30 hours onwards, via electronic media

SCB Asset Management Co., Ltd. (the "Management Company"), as the management company of Prime Office Leasehold Property Fund (the "Property Fund"), deems it appropriate to arrange for the inspection of the identification documents or evidence of the unitholders or their representative entitled to attend the Unitholders' Meeting in order for the Unitholders' Meeting to be transparent, fair and beneficial to the unitholders. The details are as follows:

1. **Notification of the intention to attend the meeting via electronic media (E-Meeting)**

Unitholders or proxies can declare their intention to attend the Unitholders' Meeting via electronic media (E-Meeting) and submit their identification documents to verify the right to attend the meeting through the document submission system for identity verification. This can be proceeded through the following channels:

- 1.1 Scanning the below QR Code or link below to follow the procedures from 4 December 2025 onwards.



or scan this QR Code to access the system

<https://popf.foqus.vc/registration/>

Once logged into the system, please proceed as follows:

- Fill out the unitholder registration number (sent to you within the package of invitation letter to attend the Unitholders' Meeting).
- Fill out the identification card number/ passport number (for foreigners)/ juristic person registration number.
- Fill out the e-mail address of the attendee for receipt of username and password to access the meeting.

- Fill out an available telephone number of the attendee.
- Attach additional documents as listed below: (or refer to the details to be submitted for identity verification for the meeting attendance and granting of proxy in Item 2.)

| In case of attending by the meeting in person | In case of granting a proxy to another person/ juristic person who is not the representative of the Management Company |
|---|---|
| 1. A copy of the Acceptance Form for attending the meeting 2. A copy of the identification card or a copy of other identification documents, issued by the competent government agency, which shows the photo of the card's owner and has not expired or a copy of the passport (for a foreigner), certified true copy by the owner (further details as specified in Item 2.1) | 1. A copy of the Acceptance Form for attending the meeting 2. A copy of the Proxy Form with the supporting documents as specified in the Invitation Letter to the Unitholders' Meeting No. 1/2026 (further details as specified in Item 2.2) |

- In case of the incomplete/ incorrect document files, the system will notify the unitholder of the reason for the rejection to the via the e-mail provided to the Management Company. The unitholder can log in to the system to resubmit the edited/additional documents.

- 1.2 Should the unitholders wish to send the identification documents to attend the meeting or to grant a proxy though registered mail, please submit the Acceptance Form for the Attendance of the Unitholders' Meeting via Electronic Media (E-Meeting) and the aforementioned identification documents to attend the meeting or to grant a proxy, **whereby the documents shall be delivered to the Management Company within 9 January 2026**, through registered mail to the address as follows:

Prime Office Leasehold Property Fund

SCB Asset Management Co., Ltd.

No. 18, 7-8th Floor, SCB Park Plaza 1, Ratchadapisek Road,

Chatuchak Sub-district, Chatuchak District, Bangkok 10900

(For the Unitholders' Meeting No. 1/2026)

- 1.3 Once the Management Company has verified the list of the unitholders as of the date of determining the eligible unitholders to attend the Unitholders' Meeting No.1/2026 on 19 November 2025, together with verifying the validity and completeness of the documents which the unitholders have provided in accordance with Item 1.1 or 1.2, the system shall, with no delay, send the WebLink for registration of the E-Meeting, together with the username,

password and the system's user manual to the e-mail which the unitholders have informed the Management Company. Please keep the username and password a secret and not disclose such information to others.

- 1.4 In case the username or password is lost or has not been received by Friday, 9 January 2026, please contact QUIDLAB Company Limited, the Property Fund's E-Meeting service provider via e-mail info@quidlab.com or Tel 02 013 4322 and 080 008 7616.
- 1.5 For the convention of the Unitholders' Meeting No. 1/2026 via electronic media, the Management Company shall collect, use and disclose personal data of the unitholders in order to comply with the obligations required by law and for the benefits of providing services to the unitholders to attend the Unitholders' Meeting by which the unitholders shall be protected in accordance with the Privacy Policy as appeared in **Attachment 9**.

2. Granting of Proxy to attend the Meeting held via Electronic Media (E-Meeting)

Please fill out the Acceptance Form for the Attendance of the Unitholders' Meeting via Electronic Media (E-Meeting), details of which are as appeared in **Attachment 6**, whereby the unitholders are requested to provide their e-mail and mobile phone number clearly to be used for the meeting registration and attach a copy of the following identification documents to verify the right to attend the Unitholders' Meeting No.1/2026 via electronic media, by selecting one of the options as follows:

2.1 The unitholders who wish to attend the meeting in person

(1) A natural person

Please attach a copy of a valid identification card or passport or any other document issued by the competent government agency, certified true and correct copy by the unitholder.

(2) A juristic person

- (2.1) In case the unitholder is a juristic person registered in Thailand, please attach a copy of the juristic person's affidavit, issued by the Department of Business Development, Ministry of Commerce, within a period no longer than 6 months prior to the date of the Unitholders' Meeting, certified true and correct copy by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any).

- (2.2) In case the unitholder is a juristic person registered in a foreign country, please attach a copy of the juristic person's affidavit, issued by the competent government agency of the particular country where the juristic person is registered, within a period no longer than 1 year prior to the date of the Unitholders' Meeting, certified true and correct copy

by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any).

- (2.3) In case the unitholder is a juristic person registered in a foreign country, for any original document that is expressed in a language other than English, please prepare and submit together an English translation, certified true and correct translation by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any).
- (2.4) The authorized person(s) of the juristic person as appeared in the juristic person's affidavit shall present a valid identification card or government identification card or passport issued by the competent government agency for registration.

2.2 The unitholders who wish to grant a proxy

In case the unitholders wish to grant a proxy to attend the meeting, Prime Office Leasehold Property Fund (POPF) (the "**Property Fund**") has enclosed herewith 3 Proxy Forms as appeared in **Attachment 7** as follows:

Form A., for a natural person

Form B., for a juristic person who does not have a custodian in Thailand

Form C., for a foreign unitholder who has a custodian in Thailand

In the event that the unitholder is not able to attend the Unitholders' Meeting No. 1/2026 by him/herself, the unitholder may grant a proxy by using only one of the Proxy Forms as follows:

- (1) A natural person unitholder shall only be eligible to use the Proxy Form A.
- (2) A juristic person who does not have a custodian in Thailand shall only be eligible to use the Proxy Form B.
- (3) A foreign unitholder who has a custodian in Thailand shall only be eligible to use the Proxy Form C.

Unitholders may grant a proxy to any person in accordance with the intention of the unitholders or grant a proxy to one of the representatives from SCB Asset Management Co., Ltd. (the "**Management Company**") (unitholders may study the information of the representatives from SCB Asset Management Co., Ltd. for the Unitholders' Meeting No. 1/2026 in **Attachment 8**). In case the unitholders wish to appoint the representative from the Management Company as the proxy, please specify the name and details of the person whom the unitholder wishes to appoint as the proxy, selecting only one person to be the proxy to attend and vote in the meeting (if any).

Duly affixed the stamp duty of Baht 20 thereon, crossed out such stamp and input the date of execution of the proxy form.

3. Supporting Documents for the Granting of Proxy

3.1 A natural person

- (1) The Proxy Form, as attached to the invitation letter (Proxy Form A.), that is filled out correctly and completely, and signed by the grantor and the proxy.
- (2) A copy of a valid document issued by the competent government agency of the unitholder who is the grantor under item 3.1 (1) above, which has been certified true and correct copy by the unitholder who is the grantor.
- (3) A copy of a valid document issued by the competent government agency of the proxy such as a copy of the identification card, passport, or government identification card, etc., which has been certified true and correct copy by the proxy.

3.2 A juristic person

- (1) The Proxy Form, as attached to the invitation letter (Proxy B.) that is filled out correctly and completely, and signed by the authorized person of the juristic person, who is the grantor, and affixed with the juristic person's seal (if any) and signed by the proxy.
- (2) A copy of the juristic person affidavit of the unitholder, issued by the Department of Business Development, Ministry of Commerce, or a competent government agency of the particular country where the juristic person is located, issued within the period no longer than 6 months prior to the date of the Unitholders' Meeting, specifying the name of the juristic person, the name of the authorized person(s) to act on behalf of the juristic person, the conditions or limitations on the authority to affix the signature, and the location of the head office, with the statement which indicates that the authorized person(s) of the juristic person who signs the Proxy Form has the authority to act on behalf of the juristic person who is the unitholder under the law, certified true and correct copy by the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any).
- (3) A copy of a valid document issued by the competent government agency of the authorized person(s) of the juristic person, who is the grantor under item 3.2 (1) above, which has been certified true and correct copy by such authorized person(s).
- (4) A copy of a valid document issued by the competent government agency of the proxy, such as a copy of the identification card, passport, or government identification card, etc., which has been certified true and correct copy by the proxy.

3.3 In case the unitholder is a foreign investor who has appointed a custodian in Thailand and has authorized the custodian to sign the Proxy Form C on their behalf.

- (1) A copy of the documents of the unitholder as mentioned in item 3.1 above (in case the unitholder is a natural person) or item 3.2 above (in case the unitholder is a juristic person), whereby the Proxy Form C as attached to the invitation letter shall be used.
- (2) Additionally, the following evidence shall also be submitted:
 - (2.1) A power of attorney from the foreign unitholder authorizing the custodian to sign the Proxy Form on their behalf.
 - (2.2) Letter of certification to certify that the person executing the Proxy Form on behalf of the unitholder has received the approval to operate as a Custodian.

In this regard, for any original document that is expressed in a language other than English, an English translation, certified true and correct translation by the unitholder or the authorized person(s) of the juristic person and affixed with the juristic person's seal (if any) shall be prepared and attached therewith.

4. Access to the Electronic Meeting System

- On the meeting date, the Management Company will open the system for the unitholders to log in from 8.30 hours onwards and the Unitholders' Meeting No. 1/2026 shall commence at 9.30 hours onwards.
- The unitholders can download the documents relevant to the meeting and the user manual for the E-Meeting system via the website of the Management company at <https://www.scbam.com> by selecting "Property Funds/Infrastructure Funds" and selecting to view the information on the Property Fund at the menu "summary" from 4 December 2025 onwards.
- For the casting of vote, the unitholders can select to vote "Approve" or "Disapprove" or "Abstain" for each agenda. If the unitholders have verified their identity but have not voted for any agenda, the system will automatically record the vote as "Approve" on such agenda.
- Should the unitholders face any technical problems in relation to the meeting attendance, please contact the management officer of the E-Meeting system through the contact channels which the Management Company shall inform in the attendance verification e-mail.
- To send any suggestion or question during the meeting, for the attendees of the Unitholders' Meeting via electronic media (E-Meeting), the attendee must first inform their name and surname, together with the statement to indicate whether the attendee is the unitholder attending the meeting in person or a proxy prior to sending the suggestion or question each time. The

Management Company shall provide the channel to deliver such suggestions or questions during the meeting through Chat system. Further details can be found in the user's manual delivered to the meeting attendees' e-mail.

The Meeting held via electronic media (E-Meeting) shall be conducted exclusively via electronic media. The venue of the meeting shall not be arranged. The unitholders are therefore requested not to travel to the office of the Management Company.

หนังสือมอบฉันทะ
PROXY

เขียนที่
Written at
วันที่ เดือน พ.ศ.
Date Month Year

(1) ข้าพเจ้า สัญชาติ
I/We Nationality
อยู่บ้านเลขที่ ถนน ตำบล/แขวง
Reside at Road Tambol/Khwaeng
อำเภอ/เขต จังหวัด รหัสไปรษณีย์
Amphur/Khet Province Postal Code

เป็นผู้ถือหน่วยลงทุนของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์พรีเมียมออฟฟิศ (POPF) โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม หน่วย
Being a unitholder of Prime Office Leasehold Property Fund (POPF) holding the total amount of units,
และออกเสียงลงคะแนนได้เท่ากับ เสียง
and having the right to vote equal to votes.

(2) ขอมอบฉันทะให้ อายุ ปี อยู่บ้านเลขที่
Hereby appoint Age years, reside at
ถนน ตำบล/แขวง อำเภอ/เขต
Road Tambol/Khwaeng Amphur/Khet
จังหวัด รหัสไปรษณีย์
Province Postal Code

☐ หรือบริษัทหลักทรัพย์จัดการกองทุนไทยพาณิชย์ จำกัด ในฐานะบริษัทจัดการของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์พรีเมียมออฟฟิศ (POPF) โดย
or SCB Asset Management Co., Ltd., the management company of Prime Office Leasehold Property Fund (POPF), namely

(2.1) นายณรงค์ศักดิ์ ปลอดมีชัย อายุ 57 ปี อยู่บ้านเลขที่ 70
Mr. Narongsak Plodmechai Age 54 years, Reside at 70
ถนน อำเภอ/เขต ตำบล/แขวง รหัสไปรษณีย์
Road Rat Burana 18 Tambol/Khwaeng Bang Pakok Amphur/Khet Rat Burana
จังหวัด กรุงเทพมหานคร รหัสไปรษณีย์ 10140 หรือ
Province Bangkok Postal Code 10140 or

(2.2) นางทิพาพรพนธ์ ภัทรวภิรม อายุ 50 ปี อยู่บ้านเลขที่ 19/27 ซอยทรงสะหวาด
Mrs. Tipaphan Puttarawigorn Age 50 years, Reside at 19/27 Soi Song-sa-ard
ถนน ตำบล/แขวง อำเภอ/เขต รหัสไปรษณีย์
Road - Tambol/Khwaeng Jompol Amphur/Khet Jatujak
จังหวัด กรุงเทพมหานคร รหัสไปรษณีย์ 10900
Province Bangkok Postal Code 10140

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมผู้ถือหุ้นหน่วยลงทุน ครั้งที่ 1/2569 ในวันที่ 13 มกราคม 2569 ตั้งแต่เวลา 09.30 น. เป็นต้นไป (ลงทะเบียน 8.30 น.) ผ่านสื่ออิเล็กทรอนิกส์ ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย
Any one of them to be my/our proxy to attend and vote on my/our behalf at the Meeting of Unitholders No. 1/2026 on 13 January 2026 from 9.30 a.m. onwards (registration will commence at 8.30 p.m.) via electronic meeting or any adjournment at any date, time and place thereof.

- (3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

1. **วาระที่ 1 พิจารณานุมัติการแก้ไขประเภทการจัดหาประโยชน์จากทรัพย์สิน อาคารบางนา ทาวเวอร์ และการแก้ไข และ/หรือ
เข้าทำสัญญาที่เกี่ยวข้อง และแก้ไขเพิ่มเติมโครงการจัดการลงทุนของกองทุนรวม**

Agenda No. 1 To consider and approve the amendment to the Bangna Tower assets utilization type and the amendment and/or entering into the relevant agreements and the amendment to the Fund Scheme of the Property Fund

- ☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

- ☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote as per my/our intention as follows:

☐ เห็นด้วย

Approve

☐ ไม่เห็นด้วย

Disapprove

☐ งดออกเสียง

Abstain

2. **วาระที่ 2 เรื่องอื่น ๆ (ถ้ามี)**

Agenda No. 2 Other matters (if any)

- ☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

- ☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote as per my/our intention as follows:

☐ เห็นด้วย

Approve

☐ ไม่เห็นด้วย

Disapprove

☐ งดออกเสียง

Abstain

(4) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและ
ไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหน่วยลงทุน

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a unitholder.

(5) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นซึ่งมิใช่บุคลากรของ บริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ให้เป็นผู้รับมอบฉันทะของข้าพเจ้าแต่
ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่
ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่
เห็นสมควร

In case I/we have appointed a person, who is not the staff of SCB Asset Management Co., Ltd., as my/our proxy, but have not specified my/our voting instruction in any agenda or
such instruction is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition to any
fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

(6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด เป็นผู้รับมอบฉันทะของข้าพเจ้า โดยให้มีสิทธิพิจารณา
และลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร หรือกรณีที่ข้าพเจ้าแต่งตั้งให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ให้เป็นผู้รับมอบ
ฉันทะแต่มิได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนนั้น ให้ถือว่าข้าพเจ้ากำหนดให้บุคลากรของบริษัทหลักทรัพย์จัดการ
กองทุน ไทยพาณิชย์ จำกัด ในฐานะผู้รับมอบฉันทะของข้าพเจ้า ใช้สิทธิออกเสียงเห็นด้วยในมติดังกล่าวในทุกวาระของการประชุมดังกล่าวข้างต้น

In case that I/we appoint the staff of SCB Asset Management Co., Ltd. as my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate or in case that I/we
appoint the staff of SCB Asset Management Co., Ltd. as my/our proxy but I/we do not specify my/our voting instruction in any agenda or such instruction is not clearly specified, it shall be deemed that I/we
instruct the staff of SCB Asset Management Co., Ltd. to vote "Approve" in all agendas of the meeting.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำให้ในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่า
ข้าพเจ้าได้กระทำให้เองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as
having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy
(.....)

หมายเหตุ

1. ผู้ถือหน่วยลงทุนที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยลงทุนให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

The unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units to several proxies for splitting votes.

2. กรุณาติดอากรแสตมป์ 20 บาท

Please affix duty stamp of Baht 20

หนังสือมอบฉันทะ

PROXY

เขียนที่

Written at

วันที่

เดือน

พ.ศ.

Date

Month

Year

(1) ข้าพเจ้า

สัญชาติ

I/We

Nationality

อยู่บ้านเลขที่

ถนน

ตำบล/แขวง

Reside at

Road

Tambol/Khwaeng

อำเภอ/เขต

จังหวัด

รหัสไปรษณีย์

Amphur/Khet

Province

Postal Code

เป็นผู้ถือหน่วยลงทุนของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์พรีเมียมออฟฟิศ (POPF) โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม หน่วย

Being a unitholder of Prime Office Leasehold Property Fund (POPF) holding the total amount of units,

และออกเสียงลงคะแนนได้เท่ากับ เสียง

and having the right to vote equal to votes.

(2) ขอมอบฉันทะให้

อายุ

ปี อยู่บ้านเลขที่

Hereby appoint

Age

years, reside at

ถนน

ตำบล/แขวง

อำเภอ/เขต

Road

Tambol/Khwaeng

Amphur/Khet

จังหวัด

รหัสไปรษณีย์

Province

Postal Code



หรือบริษัทหลักทรัพย์จัดการกองทุนไทยพาณิชย์ จำกัด ในฐานะบริษัทจัดการของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์พรีเมียมออฟฟิศ (POPF) โดย

or SCB Asset Management Co., Ltd., the management company of Prime Office Leasehold Property Fund (POPF), namely

(2.1)

นายณรงค์ศักดิ์ ปลอดมีชัย

อายุ

57

ปี อยู่บ้านเลขที่

70

Mr. Narongsak Plodmechai

Age

54

years, Reside at

70

ถนน

ราษฎร์บูรณะ 18

ตำบล/แขวง

บางปะกอก

อำเภอ/เขต

ราษฎร์บูรณะ

Road

Rat Burana 18

Tambol/Khwaeng

Bang Pakok

Amphur/Khet

Rat Burana

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10140

หรือ

Province

Bangkok

Postal Code

10140

or

(2.2)

นางทิพาพรพรรณ ภัทรวีกกรม

อายุ

50

ปี อยู่บ้านเลขที่

19/27 ซอยทองสะหวาด

Mrs. Tipaphan Puttarawigorn

Age

50

years, Reside at

19/27 Soi Song-sa-ard

ถนน

-

ตำบล/แขวง

จอมพล

อำเภอ/เขต

จตุจักร

Road

-

Tambol/Khwaeng

Jompol

Amphur/Khet

Jatujak

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10900

Province

Bangkok

Postal Code

10140

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมผู้ถือหุ้นหน่วยลงทุน ครั้งที่ 1/2569 ในวันที่ 13 มกราคม 2569 ตั้งแต่เวลา 09.30 น. เป็นต้นไป (ลงทะเบียน 8.30 น.) ผ่านสื่ออิเล็กทรอนิกส์ ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

Any one of them to be my/our proxy to attend and vote on my/our behalf at the Meeting of Unitholders No. 1/2026 on 13 January 2026 from 9.30 a.m. onwards (registration will commence at 8.30 p.m.) via electronic meeting or any adjournment at any date, time and place thereof.

- (3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

1. **วาระที่ 1 พิจารณานุมัติการแก้ไขประเภทการจัดหาประโยชน์จากทรัพย์สิน อาคารบางนา ทาวเวอร์ และการแก้ไข และ/หรือ เข้าทำสัญญาที่เกี่ยวข้อง และแก้ไขเพิ่มเติมโครงการจัดการลงทุนของกองทุนรวม**

Agenda No. 1 To consider and approve the amendment to the Bangna Tower assets utilization type and the amendment and/or entering into the relevant agreements and the amendment to the Fund Scheme of the Property Fund

- ☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- ☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) To grant my/our proxy to vote as per my/our intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |

2. **วาระที่ 2 เรื่องอื่น ๆ (ถ้ามี)**

Agenda No. 2 Other matters (if any)

- ☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.
- ☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) To grant my/our proxy to vote as per my/our intention as follows:
- | | | |
|-----------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> เห็นด้วย | <input type="checkbox"/> ไม่เห็นด้วย | <input type="checkbox"/> งดออกเสียง |
| Approve | Disapprove | Abstain |

- (4) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่า การลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหน่วยลงทุน

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a unitholder.

- (5) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นซึ่งมิใช่บุคลากรของ บริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ให้เป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have appointed a person, who is not the staff of SCB Asset Management Co., Ltd., as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition to any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

- (6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด เป็นผู้รับมอบฉันทะของข้าพเจ้า โดยให้มีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร หรือกรณีที่ข้าพเจ้าแต่งตั้งให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ให้เป็นผู้รับมอบฉันทะแต่มิได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนนั้น ให้ถือว่าข้าพเจ้ากำหนดให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ในฐานะผู้รับมอบฉันทะของข้าพเจ้า ใช้สิทธิออกเสียงเห็นด้วยในมติดังกล่าวในทุกวาระของการประชุมดังกล่าวข้างต้น

In case that I/we appoint the staff of SCB Asset Management Co., Ltd. as my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate or in case that I/we appoint the staff of SCB Asset Management Co., Ltd. as my/our proxy but I/we do not specify my/our voting instruction in any agenda or such instruction is not clearly specified, it shall be deemed that I/we instruct the staff of SCB Asset Management Co., Ltd. to vote "Approve" in all agendas of the meeting.

- กิจการใดที่ผู้รับมอบฉันทะได้กระทำให้ในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำให้เองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy
(.....)

หมายเหตุ

1. ผู้ถือหน่วยลงทุนที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยลงทุนให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

The unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units to several proxies for splitting votes.

2. กรุณาติดอากรแสตมป์ 20 บาท

Please affix duty stamp of Baht 20

หนังสือมอบฉันทะ

PROXY

เขียนที่

Written at

วันที่

เดือน

พ.ศ.

Date

Month

Year

(1) ข้าพเจ้า

สัญชาติ

I/We

Nationality

อยู่บ้านเลขที่

ถนน

ตำบล/แขวง

Reside at

Road

Tambol/Khwaeng

อำเภอ/เขต

จังหวัด

รหัสไปรษณีย์

Amphur/Khet

Province

Postal Code

เป็นผู้ถือหน่วยลงทุนของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์พรีเมียมออฟฟิศ (POPF) โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม หน่วย

Being a unitholder of Prime Office Leasehold Property Fund (POPF) holding the total amount of units,

และออกเสียงลงคะแนนได้เท่ากับ เสียง

and having the right to vote equal to votes.

(2) ขอมอบฉันทะให้

อายุ

ปี อยู่บ้านเลขที่

Hereby appoint

Age

years, reside at

ถนน

ตำบล/แขวง

อำเภอ/เขต

Road

Tambol/Khwaeng

Amphur/Khet

จังหวัด

รหัสไปรษณีย์

Province

Postal Code

☐ หรือบริษัทหลักทรัพย์จัดการกองทุนไทยพาณิชย์ จำกัด ในฐานะบริษัทจัดการของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์พรีเมียมออฟฟิศ (POPF) โดย or SCB Asset Management Co., Ltd., the Management Company of Prime Office Leasehold Property Fund (POPF) namely

(2.1) นายณรงค์ศักดิ์ ปลอดมีชัย อายุ 57 ปี อยู่บ้านเลขที่ 70

Mr. Narongsak Plodmechai

Age

54

years, Reside at

70

ถนน

ราษฎร์บูรณะ 18

ตำบล/แขวง

บางปะกอก

อำเภอ/เขต

ราษฎร์บูรณะ

Road

Rat Burana 18

Tambol/Khwaeng

Bang Pakok

Amphur/Khet

Rat Burana

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10140

หรือ

Province

Bangkok

Postal Code

10140

or

(2.2) นางทิพาพรอน ภัทรวีกรม

อายุ

50

ปี อยู่บ้านเลขที่

19/27 ซอยทรงสะอาด

Mrs. Tipaphan Puttarawigorn

Age

50

years, reside at

19/27 Soi Song-sa-ard

ถนน

ตำบล/แขวง

จอมพล

อำเภอ/เขต

จตุจักร

Road

-

Tambol/Khwaeng

Jompol

Amphur/Khet

Jatujak

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10900

Province

Bangkok

Postal Code

10140

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมผู้ถือหน่วยลงทุน ครั้งที่ 1/2569 ในวันที่ 13 มกราคม 2569 ตั้งแต่เวลา 09.30 น. เป็นต้นไป (ลงทะเบียน 8.30 น.) ผ่านสื่ออิเล็กทรอนิกส์ ตามหลักเกณฑ์ที่กำหนดในกฎหมายที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์ หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

any one of them to be my/our proxy to attend and vote on my/our behalf at the Meeting of Unitholders No. 1/2026 on 13 January 2026 from 9.30 a.m. onwards (registration will commence at 8.30 p.m.) via electronic meeting or any adjournment at any date, time and place thereof.

- (3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

1. **วาระที่ 1 พิจารณานุมัติการแก้ไขประเภทการจัดหาประโยชน์จากทรัพย์สิน อาคารบางนา ทาวเวอร์ และการแก้ไข และ/หรือ**
เข้าทำสัญญาที่เกี่ยวข้อง และแก้ไขเพิ่มเติมโครงการจัดการลงทุนของกองทุนรวม

Agenda No. 1 To consider and approve the amendment to the Bangna Tower assets utilization type and the amendment and/or entering into the relevant agreements and the amendment to the Fund Scheme of the Property Fund

- ☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

- ☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote as per my/our intention as follows:

☐ เห็นด้วย

Approve

☐ ไม่เห็นด้วย

Disapprove

☐ งดออกเสียง

Abstain

2. **วาระที่ 2 เรื่องอื่น ๆ (ถ้ามี)**

Agenda No. 2 Other matters (if any)

- ☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

- ☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote as per my/our intention as follows:

☐ เห็นด้วย

Approve

☐ ไม่เห็นด้วย

Disapprove

☐ งดออกเสียง

Abstain

- (4) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่ากรลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้นหน่วยลงทุน

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a unitholder.

- (5) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นซึ่งมิใช่บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ให้เป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have appointed a person, who is not the staff of SCB Asset Management Co., Ltd., as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition to any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

- (6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด เป็นผู้รับมอบฉันทะของข้าพเจ้า โดยให้มีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร หรือกรณีที่ข้าพเจ้าแต่งตั้งให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ให้เป็นผู้รับมอบฉันทะแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนนั้น ให้ถือว่าข้าพเจ้ากำหนดให้บุคลากรของบริษัทหลักทรัพย์จัดการกองทุน ไทยพาณิชย์ จำกัด ในฐานะผู้รับมอบฉันทะของข้าพเจ้า ใช้สิทธิออกเสียงเห็นด้วยในมติดังกล่าวในทุกวาระของการประชุมดังกล่าวข้างต้น

In case that I/we appoint the staff of SCB Asset Management Co., Ltd. as my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate or in case that I/we appoint the staff of SCB Asset Management Co., Ltd. as my/our proxy but I/we do not specify my/our voting instruction in any agenda or such instruction is not clearly specified, it shall be deemed that I/we instruct the staff of SCB Asset Management Co., Ltd. to vote "Approve" in all agendas of the meeting.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำการเองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy
(.....)

หมายเหตุ

1. หนังสือมอบฉันทะแบบ ค. นี้ ใช้เฉพาะกรณีผู้ถือหน่วยลงทุนที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและได้แต่งตั้งให้คัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยลงทุนให้เท่านั้น

Only foreign unitholders whose name appears in the registration book who have a Custodian in Thailand can use the Proxy Form B.

2. หลักฐานที่ต้องแนบพร้อมกับหนังสือมอบฉันทะแบบ ค. คือ

Evidence to be attached with this Proxy Form C. are:

- (1) หนังสือมอบอำนาจจากผู้ถือหน่วยลงทุนให้คัสโตเดียน (Custodian) เป็นผู้ดำเนินการลงนามในหนังสือมอบฉันทะแทน

Power of Attorney from the unitholder authorizing a Custodian to sign the Proxy Form on his/her behalf.

- (2) หนังสือยืนยันว่าผู้ลงนามในหนังสือมอบฉันทะแทนได้รับอนุญาตประกอบธุรกิจคัสโตเดียน (Custodian)

Letter of certification to certify that a person executing in the Proxy Form has obtained a permit to act as a Custodian.

3. ผู้ถือหน่วยลงทุนที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยลงทุนให้ผู้รับมอบฉันทะหลายคน เพื่อแยกการลงคะแนนเสียงได้

The unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units to several proxies for splitting votes.

4. กรุณาติดอากรแสตมป์ 20 บาท

Please affix duty stamp of Baht 20

**Profile of the Representatives from SCB Assets Management Co., Ltd.
to be Nominated as the Proxy of the Unitholders**

| | |
|----------------------|--|
| Name - Surname | Mr. Narongsak Plodmechai |
| Position | Chief Executive Officer, SCB Assets Management Co., Ltd. |
| Ages | 57 years |
| Nationality | Thai |
| Address | 70 ,Soi Rat Burana 18, Khwaeng Bang Pakok Khet Rat Burana, Bangkok 10140 |
| Education | <ul style="list-style-type: none"> - Master of Economics, Western Michigan University, U.S.A. - Bachelor of Social Science, Chiang Mai University |
| Certificates | <ul style="list-style-type: none"> - Fund Manager License - Fundamental Investment Analyst on Securities License - Investment Planner License - Infrastructure Fund Manager License |
| Work Experience | <ul style="list-style-type: none"> - Aug 2018 – Present CEO, SCB Asset Management Co., Ltd. - Jan 2018 - Jul 2018 MD, CIO & Division Head, Investment Division, SCB Asset Management Co., Ltd. - Sep 2015 - Dec 2017 MD & CIO, SCB Asset Management Co., Ltd. - July 2015 - Aug 2015 SEVP, CIO & Group Head, Equity Investment Group, SCB Asset Management Co., Ltd. - Mar 2011 - Jun 2015 SEVP, CIO & Group Head, International Investment & Product Strategy Group, SCB Asset Management Co., Ltd. - 2008 – 2010 Vice President & Deputy Chief, American International Assurance Co., Ltd. - 2005 – 2008 Senior Director, Government Pension Fund (Thailand) - 1999 – 2005 AVP & Head of fund manager, Bangkok Bank PCL - 1995 – 1999 Equity Fund Manager, SCB Asset Management Co., Ltd. - 1994 – 1995 Foreign Securities Traders, Swiss Bank - Warburg Premier Securities Co., Ltd. - 1993 – 1994 Analyst, Dhana Siam Finance & Securities PCL. |
| Conflict of Interest | <ul style="list-style-type: none"> - None |

Profile of authorized person on behalf of SCB Assets Management Co., Ltd.
to be Nominated as the Proxy of the Unitholders

| | |
|----------------------|---|
| Name - Surname | Mrs. Tipaphan Puttarawigorm |
| Position | Executive Director, Property and Infrastructure Investment Group, SCB Assets Management Co., Ltd. |
| Ages | 50 years |
| Nationality | Thai |
| Address | 19/27 Soi Song-sa-ard, Khwaeng Jompol, Khet Jatujak, Bangkok 10900 |
| Education | <ul style="list-style-type: none"> - Master of Arts in Business and Managerial Economics, Chulalongkorn University - Bachelor of Economics, Chulalongkorn University - Bachelor of Political Science, Ramkhamhaeng University |
| Certificates | <ul style="list-style-type: none"> - Property Fund Manager License - Securities Investment Consultant License |
| Work Experience | <ul style="list-style-type: none"> - Jul 2016 – Present Executive Director, Group Head of Property & Infrastructure Investment Group, SCB Asset Management Co., Ltd. - Jan 2015 – Jun 2016 SVP, Group Head of Property & Infrastructure Investment Group, SCB Asset Management Co., Ltd. - Jul2013 – Dec 2014 SVP, Property & Infrastructure Investment Dept., Property & Infrastructure Investment Group, SCB Asset Management Co., Ltd. - Jan 2010 – Jun 2013 VP, Property Investment Dept., Investment Management Group, SCB Asset Management Co., Ltd. - Feb 2007 – Dec 2009 AVP, Property Fund Dept., SCB Asset Management Co., Ltd. - 2003 – 2006 AVP, Product Development, NPARK PCL. - 1999 – 2003 Investment Analyst, Treasury Dept., Siam Commercial Bank PLC. |
| Conflict of Interest | - None |

**Privacy Notice regarding Attendance at the Unitholders' Meeting No. 1/2026
of Prime Office Leasehold Property Fund (POPF)**

SCB Asset Management Co., Ltd. (the “**Management Company**”), in its capacity as the management company of Prime Office Leasehold Property Fund (POPF) (the “**Property Fund**”), places importance on the privacy of your personal information and strictly adheres to the Personal Data Protection Act B.E. 2562 (“**Personal Data Protection Act**”) including giving notice of the collection, use, and disclosure (“**processing**”) of your personal data (as a natural person) who is a unitholder, an authorized proxy, or an authorized representative of a juristic person unitholder. This Privacy Notice has been prepared to inform you of the processing of your personal data for attending the Unitholders' Meeting, with details as follows:

1. Collection of Personal Data

The Management Company will collect your personal data from the information that you or your representative has submitted to the Management Company at the time of registration for the Unitholders' Meeting, and your information received by the Management Company from Siam Commercial Bank Public Company Limited, which is the Registrar of the Property Fund's units. This also includes data received through image and sound recording during your attendance at Unitholders' Meeting.

2. Types of personal data collected by the Management Company

The Management Company will process your personal data, which includes: name-surname, address, nationality, date of birth, identification card number, passport number, or other identification numbers issued by government agencies, unitholder registration number, telephone number, e-mail, electronic data (if any), which includes device information and IP address used to access the Unitholders' Meeting, settings data, customization, applications and/or platform, or your location for attending the meeting. It also includes audio, still images, motion pictures during the Unitholders' Meeting, unitholding information, opinions, and your voting records.

However, the Management Company does not intend to collect your sensitive data in any way, as such information is not necessary for the Unitholders' Meeting. Therefore, you are requested to obscure sensitive data, such as race, religion, or blood group, on the registration documents that appear in the copy of your identification card, passport copy, or copy of other cards issued by government agencies. If you fail to obscure such data, the Management Company reserves the right to proceed with obscuring the received data itself.

3. Retention Period of Personal Data

The Management Company will retain your personal data for as long as the purpose of processing your personal data continues to exist. After that, the Management Company will delete and destroy such data using secured methods or retain it only in a format that does not allow your identification. This is unless it is

necessary to retain the data further as required by relevant laws or for the protection of the Management Company's rights and interests.

4. Purposes of Personal Data Processing

The Management Company will process your personal data only for (1) performing contractual obligations, (2) complying with the law, or (3) legitimate interests related to the Unitholders' Meeting, which includes: determining the rights of unitholders entitled to attend the meeting, calling the meeting, meeting registration, counting the quorum, counting the votes, Q&A during the meeting, preparing the meeting minutes, developing and improving the management of future meetings, and reporting or disclosing information to relevant regulatory authorities as required by law.

5. Recipients of Personal Data Disclosure from the Management Company

The Management Company will not disclose your personal data without a lawful basis for data processing. For this Unitholders' Meeting, the Management Company will disclose your personal data to third parties involved in the meeting and the meeting results, which include: Siam Commercial Bank Public Company Limited, which is the Registrar of the Property Fund's units, and relevant regulatory authorities as required by law, external service providers who manage the meeting, legal advisors, and various consultants of the Management Company.

6. Personal Data Security Measures

The Management Company has established appropriate personal data security measures to prevent unauthorized or unlawful access, use, alteration, modification, and/or disclosure of personal data. This is in accordance with applicable law.

7. Rights of the Data Subject

You may exercise your rights related to your personal data. Such rights include: the right to be informed, the right to access personal data, the right to rectify personal data, the right to data portability, the right to request erasure of personal data, the right to restrict the use of personal data, the right to object to the processing of personal data, the right to withdraw consent (if any) and the right to file a complaint for the data processing.

8. Contact

- **SCB Asset Management Co., Ltd.**

Head office is located at 7-8th Floor. SCB Park Plaza 1, No.18 Ratchadapisek Road, Chatuchak Sub-district, Chatuchak District, Bangkok 10900.

- **Data Protection Officer** E-Mail: dpo.scbam@scb.co.th or the address mentioned above

If you would like to exercise your rights in accordance with the Personal Data Protection Act, please contact the Management Company through SCBAM Client Relations Tel. 02-777-7777 during the Company's office days and hours.