

RULES GOVERNING UNITHOLDERS' RIGHTS TO PROPOSE AGENDA AND QUESTION FOR THE 2023 ANNUAL GENERAL MEETING OF UNITHOLDERS

Objective

SCB Asset Management Co., Ltd., the Management Company ("the Company") of Digital Telecommunications Infrastructure Fund (DIF), SIRI Prime Office Property Fund (SIRIP), Prime Office Leasehold Property Fund (POPF), CPN Commercial Growth Leasehold Property Fund (CPNCG), Pinthong Industrial Park Property Fund (PPF) and Erawan Hotel Growth Property Fund (ERWPF), together called ("the Fund") would like to encourage good corporate governance and to foster equitable treatment to all unitholders.

Prior to the 2023 Annual General Meeting of Unitholders, the Company as the Fund Manager offers opportunities for its unitholders to propose any additional meeting agenda and/or questions which they deem to be important and beneficial to the Fund. The Company shall consider the unitholders' right to propose agenda and questions in advance of the 2023 Annual General Meeting of Unitholders ("AGM") date according to its prescribed rules.

Rules

1. Qualifications of unitholders who are entitled to propose agenda and questions in AGM

The unitholder or group of unitholders who wish to propose any agenda to the AGM must have held the unit no less than 2% of the total issued and paid up units of the Fund for at least 6 months prior to the date of submission of the proposal.

2. Procedures for proposing agenda to the AGM

The unitholders who are qualified according to the conditions as stipulated in Rule No. 1 are entitled to propose their suggested agenda and/or questions in advance by completing the "Agenda and Question Proposal Form for the 2023 Annual General Meeting" as attached to these Rules or may informally inform the Company via facsimile at Fax No. 0-2949-1505 or Email Address: advisory.scbam@scb.co.th, prior to submitting the original copy of the "Agenda and Question Proposal Form for the 2023 Annual General Meeting" to the Company thereafter.

The unitholders must submit the duly signed original of such "Agenda and Question Proposal Form for the 2023 Annual General Meeting" together with all the relevant documents and evidence to the Company, arriving by February 8, 2023 at the following address:

To: SCB Asset Management Co.,Ltd.

SCB Park Plaza 1, 7-8th Floor,

No. 18 Ratchadapisek Rd., Chatuchak, Bangkok 10900

(Agenda and Question Proposal Form for the 2023 Annual General Meeting)

In case of several unitholders combined propose an agenda, each of them must fill out the “Agenda and Question Proposal Form for the 2023 Annual General Meeting” and sign their name as evidence separately and gather to submit into one set. The unitholders have to fill out a name of their representative contact person in form. When the Company contacts the appointed contact person, it shall be deemed that the Company contacts all unitholders.

Property and Infrastructure Investment Group will gather all documents proposing to the Investment Committee of Property and Infrastructure Fund (“Investment Committee”) to consider according to the following criteria:

1. In case the information provided is incomplete or incorrect, Property and Infrastructure Investment Group will notify the unitholder via official letter that their proposed agenda will not be considered by the Investment Committee.
2. In case the unitholders are not considered fully qualified according to criteria, Property and Infrastructure Investment Group shall notify the unitholder that their proposed agenda will not be considered by the Investment Committee within next business day.

The Investment Committee will consider the agenda proposal which would not beyond the company’s authorities. The agenda proposals approved by the Investment Committee will be included in the Agenda of the 2023 AGM invitation.

3. To ensure efficient conduct of the meeting, the Company shall reserve the right not to place the following agenda on the meeting agenda:
 - 1) An agenda that violates the law, rules and regulations of government agencies or the regulators who regulate the Fund, the Fund manager and the Fund’s prospectus.
 - 2) An agenda that shall be for the benefit of any particular individual, or any specific group of people which is not clearly shall be for the benefit of Fund.
 - 3) An agenda that is under the Investment Committee’s authorities, but shall not limit the Company to make any suggestion that benefit to unitholders.
 - 4) An agenda with matter that have been completed
 - 5) An agenda that concerns matters which are beyond the Company’s power of control.
 - 6) Agenda proposed by unitholders who aren’t fulfilling the criteria.
 - 7) A proposal that contains incomplete information or documentation, or a proposal that is submitted after the prescribed deadline, or a proposal whereby the proposer cannot be contacted.
 - 8) A proposal proposed by unitholders which Investment Committee consider not prudent or appropriate agenda.

Agenda and Question Proposal Form for the 2023 Annual General Meeting

Part 1 Unitholder's detail:

Name-Surname (Mr./Mrs./Miss/Company/Other):

Current address/Contact information:

No.....Building.....

Unit.....Floor.....

Soi.....Road.....

Sub-district.....District.....

Province.....Postal code.....

Country.....Email Address.....

Telephone no.....Facsimile no.....

Overseas address: (Non-Thai nationals are required to provide overseas contact information)

No. of unit held.....as of (date).....

Part 2 Proposed agenda

Please specify agenda, supporting detail and reasons and purpose of the proposed agenda

Further supporting documents as true copies totaling..... pages along with this form.

I hereby certify that the above information is correct.

Part 3 Required documents/evidence to be attached to this proposal form

- Unitholding evidence such as
 - [] Certified letter from securities companies, or other evidence from Thailand Securities Depository Company Limited or the Securities Exchange of Thailand or relevant custodians, or certified copies of the original share certificates
- Personal identification
 - [] An individual unitholder is required to attach a certified true copy of his/her identification card or passport that is not expired (if such individual unitholder is a foreigner)
 - [] A corporate or juristic unitholder is required to attach a certified true copy of its Affidavit or Certificate of Incorporation together with a certified true copy of the identification card or passport that is not expired (if such individual unitholder is a foreigner) of its authorized director who is the undersigned of this proposal form
 - [] In case unitholder change their title, name, or surname, the copy of evidence of those changes shall be enclosed and certified true copy.

Part 4 Confirmation

I Mr./Mrs./Miss.....unitholder of the fund
(specific the name of fund).....hereby appoint
Mr./Mrs./Miss.....to be the representative contact
person with the Company under this Agenda and Question Proposal form for the 2023 Annual General Meeting.

I hereby certify that the information and evidence attached is accurate and complete and that the Company has my permission to disclose such information, or such documents and evidence.

Signature.....Unitholder

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Date

Remark

1. The unitholders are able to send proposal unofficial in advance via the Fund's email address at advisory.scbam@scb.co.th or facsimile 0-2949-1505 before sending the original to the Fund by February 8, 2023.
2. In the case of group of unitholders propose agenda. Each unitholder must individual fill in and sign the form as evidence and gather supporting documents in to one set.
3. The Fund reserves its right not to consider agenda that not follow criteria.
4. Please read more about Privacy Notice of SCB Asset Management Co., Ltd. to understand how the management company collects, uses and discloses your personal information and your rights at the website of the management company via <https://www.scbam.com/en/privacy-notice/>