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Summary of Questions and Answers of the 2026 Two-way communication of
CPN Retail Growth Leasehold REIT via Electronics Means (E-Meeting)

The 2026 Two-way communication (the “**Meeting**”) of CPN Retail Growth Leasehold REIT (“**CPNREIT**”) was held on Wednesday, 22 April 2026 at 10.00 a.m. by electronic means only (“**the Two-way Communication**”). The Trust Unitholders of CPNREIT could submit additional questions and inquiries in advance from 7 April 2026 and during the Two-way Communication.

The Board of Directors and management of CPN REIT Management Company Limited (the “**Company**” or the “**REIT Manager**”), in its capacity as the REIT Manager of CPNREIT, together with the trustee, and the auditor who attended the Two-way Communication, are as follows:

Directors

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| 1. Mrs. Auyporn Footrakul | Chairman of the Board and Independent Director |
| 2. Mr. Pongsakorn Thiengtham | Independent Director |
| 3. Mrs. Jotika Savanananda | Independent Director |
| 4. Ms. Wallaya Chirathivat | Director |
| 5. Ms. Naparat Sriwanvit | Director |
| 6. Ms. Pirinee Pringsulaka | Director |

The Company has a total of six directors, all of whom attended the Two-way Communication, representing 100% attendance.

Executive

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|--------------------------------|----------------------------|
| 1. Mr. Poom Osatananda | Co-Chief Executive Officer |
| 2. Ms. Pattamika Pongsurayamas | Chief Executive Officer |

Trustee

Mrs. Tipaphan Puttarawigorm	Executive Director, Property and Infrastructure Investment Group, SCB Asset Management Company Limited
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Auditor

Ms. Chanarat Chanwa	KPMG Phoomchai Audit Limited
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The REIT Manager has collected questions from CPNREIT unitholders arising from the aforementioned Two-way Communication, together with the corresponding responses, and prepared the summary of questions and answers as presented below.

Report topic 1 To acknowledge CPNREIT Operation Report for the year 2025 and future management in CPNREIT

-No questions from trust unitholders-

Report topic 2 To acknowledge CPNREIT's financial statements for the year ended 31 December 2025

-No questions from trust unitholders-

Report topic 3 To acknowledge the appointment of the external auditors and determination of the audit fee for the year 2026

-No questions from trust unitholders-

Other matters (if any)

Question Will CPNREIT undertake any asset acquisitions in 2026? If there are additional investments, will they be funded through the issuance of additional trust units or by borrowings?

Answer At present, the REIT Manager is in the process of evaluating and selecting potential assets, while considering an appropriate capital structure, including both the issuance of additional trust units and borrowings.

As there were no further questions or comments at the Meeting, the Chairman of the Board thanked all attending trust unitholders and declared the meeting adjourned.

The Two-way Communication adjourned at 11.00 a.m.

-Pattamika Pongsuraymas-

(Ms. Pattamika Pongsurayamas)

Chairman of the Meeting