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Summary of Questions and Answers of the 2025 Two-way communication of
CPN Retail Growth Leasehold REIT via Electronics Means (E-Meeting)

The 2025 Two-way communication (the “**Meeting**”) of CPN Retail Growth Leasehold REIT (“**CPNREIT**”) was held on Monday, 25 April 2025 at 10.00 a.m. by electronic means only. The Meeting was recorded for publication on CPNREIT website at www.cpnreit.com.

Prior to the commencement of the Meeting, Ms Pattamika Pongsurayamas, Chief Executive Officer of CPN REIT Management Company Limited (the “**Company**” or the “**REIT Manager**”), welcomed Trust Unitholders and introduced the Board of Directors and the Executive of the Company as the REIT Manager of CPNREIT, including Trustee, Auditor, and inspector assigned to witness the Meeting Witness attending the Meeting as per the names as follows:

Directors

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

The Company has 5 directors and there were 5 out of total 5 directors attending the Meeting, representing 100% of all directors of the Company.

Executive

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

Trustee

- | | |
|--------------------------------|--|
| 1. Mrs. Tipaphan Puttarawigorn | Executive Director, Property and Infrastructure Investment Group |
| | SCB Asset Management Company Limited |

Auditor

- | | |
|------------------------|------------------------------|
| 1. Ms. Chanarat Chanwa | KPMG Phoomchai Audit Limited |
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The Chief Executive Officer informed the Meeting that the REIT Manager had convened the 2025 Two-way Communication in accordance with the relevant notification of the Office of the Securities and Exchange Commission (the “SEC”), then invited Mrs. Auyporn Footrakul, Chairman of the Board, to declare the commencement of the 2025 Two-way communication. The registration system was still open for trust unitholders to attend the Meeting after the commencement.

The Chairman of the Board declared the Meeting commence and assigned Ms. Pattamika Pongsurayamas, Chief Executive Officer, to preside as the Chairman of the Meeting (the “Chairman”) and elaborate on meeting details as follows:

The 2025 Two-way communication has 3 report topics. The REIT Manager has published the invitation to the 2025 Two-way communication on CPNREIT’s website since 10 April 2025, and distribute to trust unitholders not less than 7 days prior to the Meeting date so that the trust unitholders would be provide with documents in advance with sufficient time to examine the information before the meeting date.

The REIT Manager engaged Inventech Systems (Thailand) Co., Ltd., to arrange for and control an electronic meeting by using an “Inventech Connect” system for the meeting attendance. This shall be in compliance with the standards for an electronic conference of the Emergency Decree on Electronic Meeting B.E. 2563 (2020) and the Notification of Ministry of Digital Economy and Society Re: Standards of Maintaining Security of Meetings via Electronic Means B.E. 2563 (2020), as well as the relevant notifications, laws, and regulations.

This Meeting will be conducted in order pursuant to the report items provided in the invitation letter, whereby the trust unitholders shall be given opportunities to ask questions.

Trust unitholders who have a technical problem using Inventech Connect system, please contact the Inventech Call Center via the telephone number 0-2460-9225 or Line ID: @inventechconnect at any time until the meeting is closed.

Expressing opinions or question raising

In the Meeting, trust unitholders or attorneys may express their opinions or raise questions via a chat box according to the specified protocol.

In expressing opinions or raising questions, trust unitholders are requested to keep them precise and relevant to the report items. In case they wish to express opinions or raise questions on other matters, those shall be addressed in the last report item to keep the Meeting efficient.

The REIT Manager will disclose the summary of questions and answers of the 2025 Two-way communication on the CPNREIT’s website (www.cpnreit.com) within 14 days after the Meeting by 9 May 2025.

The Chairman then asked if any trust unitholders had any questions about the details of the meeting

procedures. In the absence of such queries, the Chairman conducted the Meeting according to the following report items.

Report topic 1 To acknowledge CPNREIT Operation Report for the year 2024 and future management in CPNREIT

The Chairman reported the operating performance of CPNREIT for the year 2024 to the Meeting. Details were summarized as follows:

Section 1: Progress of investment in additional assets in accordance with resolution of the Extraordinary General Meeting of Trust Unitholders No. 1/2023 (“EGM No. 1/2023”)

According to the resolution of the resolution of the EGM No. 1/2023 on 31 July 2023, the Resolution approved to lease renewal of the Central Pinklao Project for 15 years and pay the rental fee of the Central Rama 2 Project for the first 10 years, with a total value not exceeding Baht 25,014 million. The fundraising plan consists of:

- Issuance and offering of additional trust units, not exceeding 1,100 million units.

For the proportion of issuance and offering of trust units, the REIT Manager will allocate the first portion of additional trust units, not less than 50%, to be offered for sale to the original unitholders of CPNREIT in proportion to their unit holdings, but will not allocate to unitholders who would cause the REIT to have obligations under foreign laws (Preferential Public Offering: PPO). The remaining trust units from the first portion will be offered for sale to a private Placement and/or to a public offering.

- The loan not exceeding Baht 18,000 million.

Over the past year, the REIT Manager has implemented the plan with the following progress:

Central Pinklao Project

On 8 May 2024, CPNREIT successfully raised capital and renewed the Central Pinklao Project lease contract for 15 years, from 1 January 2025 to 31 December 2039. CPNREIT received a total of Baht 10,741 million in increased capital, together with Baht 2,020 million in loans from financial institutions, to invest in the lease renewal of the Central Pinklao Project worth Baht 12,161 million and to pay other related fees and expenses.

Central Rama 2 Project

CPNREIT maintains the lease term for a period of 30 years according to the resolution of Extraordinary General Meeting of Trust Unitholders No. 1/2019 held on 22 November 2019, but change the payment condition of the rental fee to be paid in installments instead, where the first payment will be equal to the rental fee for the first 10-year lease period of not exceeding Baht 12,853 million in August 2025.

According to the plan that the capital increase by issuing and offering trust units not exceeding 1,100 million units or approximately Baht 10,000 - 12,000 million, CPNREIT issued and offered a total of 1,053 million trust units at a final offering price of Baht 10.20 per unit to existing unit holders and the public, during 23-29 April 2024.

The new trust units amounted to 1,053 million units started trading on 10 May 2024, resulting in a total of 3,621 million trust units of CPNREIT. The trust units were allocated into 2 parts as follows:

Part 1: Not exceeding 990 million units will be issued and offered to eligible existing trust unitholders, the subscription ratio is 1 existing unit per 0.3855 additional trust units. In this part, CPNREIT offered the sale in total amount of 777 million units, the remaining 214 million units were included in the sale offering with Part 2.

Part 2: Approximately 110 million units together with the trust units remaining after allocation and/or subscription under Part 1 will be issued and offered for sale to 1) private placement and/or 2) public offering as deemed appropriate by the REIT Manager, at the same price as the offering units under Part 1 above. In this part, CPNREIT offered the sale in total amount of 277 million units.

The estimated distribution payment to trust unitholders for the second half of 2024 is Baht 0.525 per unit and for 2025 is Baht 1.14 per unit (more information can be found in the prospectus on CPNREIT website or the SEC website). CPNREIT paid to unitholders for the second half of 2024 at Baht 0.5320 per unit, higher than estimated.

Section 2: The renovation of Central Pinklao Project and Central Chiangmai Airport Project

The renovation of the Central Pinklao Project, REIT Manager has the following objectives:

- To improve the interior by improving and repairing the building area, system work and various equipment that have deteriorated according to being used for more than 25 years.
- To improve the project to increase the number of customers by adjusting the design and atmosphere of the project to create satisfaction for the target group.
- To increase the competitive potential, enhance the image and market position (Positioning), create a destination for various types of products or services (Destinations), enhance and increase the variety of stores.

The renovation budget not exceeding Baht 1,100 million starting from mid-2024 to mid-2025 will be ready for the new look in the third quarter of 2025.

The renovation of the Central Chiangmai Airport Project, the REIT Manager has the following objectives:

- To develop a new concept, presenting Local Essence in Modern Twist to create a destination where people must visit and meet the needs of Chiang Mai residents in a complete way.
- To add more than 50 % new brands, along with famous brands that have already been successful.

The renovation period will start from August 2024 and will be ready to open a new look in the second quarter of 2026, gradually in phases, with an investment budget of not exceeding Baht 806 million from CPNREIT.

Section 3: CPNREIT's investment properties as at the end of 2024

CPNREIT's investment properties are located in four provinces. In Bangkok, there are 3 shopping malls and 4 office buildings, namely, Central Rama 2, Central Rama 3, Central Pinklao, Pinklao Tower A and Tower B, The Ninth Towers Office Building, and Unilever House Office Building. In Chiang Mai, the property is Central Chiangmai Airport. In Chon Buri, the properties are Central Pattaya, Central Marina, and Hilton Pattaya Hotel. In Lampang, the property is Central Lampang.

CPNREIT currently has a total of 365,059 square meters (sq.m.) of leasable area in the shopping malls and office buildings, of which 69% is shopping malls and 31% is office buildings. Classified by provinces, 72% of the leasable area is located in Bangkok, 11% in Chiang Mai, 5% in Lampang, and 12% in Chon Buri. The weighted average leasehold life is approximately 30 years, and the total leasehold value is Baht 89,209 million (including Hilton Pattaya Hotel). For Hilton Pattaya Hotel, CPNREIT has subleased the hotel to CPN Pattaya Hotel Co., Ltd. ("Sublessee") and received rental income from the hotel business in the form of fixed income and variable income.

Section 4: Operating results

Shopping malls and office buildings: at the end of 2024, CPNREIT has a total leasable area of 365,059 square meters, which increased due to space adjustments for new tenants at Central Chiangmai Airport. For office buildings, the leasable area remained the same. The average occupancy rate for 2024 was 96%, a slight increase from the preceding year. All of the shopping malls and office buildings have high occupancy rates due to the acquisition of new tenants, except for Unilever House, which experienced a decrease in occupancy rate resulting from the reduction of leasable area of Unilever Thai Trading Co., Ltd. Nonetheless, the REIT Manager has consistently followed up on the property manager's new tenant acquisition plan.

CPNREIT's rental structure consisted of fixed rent 63% and turnover rent 37%. Lease agreement due to expire in 2024 accounted for 41%.

Hotel: The sublease agreement specifies the annual rent for the sublease of Hilton Pattaya Hotel to the Sublessee at a fixed rate. In 2024, the hotel's average occupancy rate stood at 93%, an increase from 88% in the previous year and CPNREIT recorded total fixed and variable rental incomes of Baht 394.8 million in 2024.

Section 5: Issuance of debentures

On 27 March 2024, CPNREIT issued CPNREIT253A, a zero-coupon bond, worth Baht 2,060 million, 1-year term with maturity date in March 2025, offering to institution investors. The proceeds from the debentures were used for repayment of CPNREIT243A debentures amounting to Baht 2,000 million including interest payment and expenses relating to the issuance of debentures. TRIS Rating assigned the ratings of "AA-" with a "negative" outlook on 14 March 2024.

As of 31 December 2024, CPNREIT had eight tranches of debentures, the details are shown in the presentation. On 10 October 2024, TRIS Rating assigned the credit rating on CPNREIT's debentures at "A+" with "stable" outlook.

Status of borrowing as of 31 December 2024, CPNREIT had outstanding loans of Baht 4,217 million and total debentures of Baht 17,479 million, making up total interest-bearing debts of Baht 21,696 million and representing interest-bearing debts to total assets ratio of approximately 23.6%. Loans and debentures due in the first quarter of 2025 amount to Baht 4,314 million. In the first quarter of 2025, CPNREIT issued the debenture worth Baht 2,100 million to repay the Baht 2,060 million debentures according to SET News disclosure on 24 March 2025, and will issue a debenture to repay the loan amounting to Baht 2,254 million.

Section 6: CPNREIT's performance in 2024

CPNREIT reported investment in leasehold properties amounting to Baht 89,209 million, increasing by 15.8% from the preceding year, resulting in total assets of Baht 92,102 million, which grew by 13.2% yoy. Net asset value was Baht 42,693 million, equivalent to Baht 11.79 per unit.

Rental and service income amounted to Baht 6,012 million, a surge of 5% which was ascribed to improving performance of all types of properties. Shopping malls have provided a lower rental discount and earned greater income from organizing events in common areas. Office buildings also recorded income growth in line with their rising occupancy rates. Meanwhile, the hotel business has witnessed a rapid recovery, enabling CPNREIT to receive full amounts of fixed income and variable income.

Section 7: Sustainability development

CPNREIT was evaluated and included in S&P Global: The Sustainability Yearbook 2025 in Real Estate sector for the four consecutive years. S&P Global assessed and analyzed CPNREIT's sustainability performance in 2024 covering 3 aspects namely environment, society, corporate governance.

CPNREIT also participated in the Global Real Estate Sustainability Benchmark (GRESB) assessment and rating, which is a globally recognized sustainability standard for the real estate sector and received GRESB 2-star rating.

The sustainability assessments from S&P Global and GRESB are important information that global investors use to analyze and make investment decisions.

Section 8: the Distribution Payment for the year 2024

CPNREIT's policy is to distribute returns to the Trust Unitholders at least twice a year at a rate of not less than 90% of the adjusted net profit in any such accounting year. In the event that CPNREIT has incurred accumulated losses, the REIT Manager shall not make any distribution of returns to the Trust Unitholders.

Net profit for the year 2024 was adjusted with the items as follows: 1) reserve for repair, maintenance or renovation of assets as specified in the 2023 annual registration statement and 2) reserve for renovation of Central Chiangmai Airport not exceeding Baht 130 million.

The other net profit adjustment items as required by the guidelines of the Office of the Security and Exchange Commission (the "SEC") included 1) unrealized gain from CPNREIT's property valuation; 2) difference between rental income recognized in the statement of comprehensive income and rental income actually received under lease agreements; 3) difference between expenses recognized in the statement of comprehensive income and expenses actually paid under agreements such as interest paid on borrowings, etc.; and 4) other items that were not consistent with cash position, such as gain on change in fair value of right-of-use assets, interest expense on lease liabilities, and rent actually paid under lease agreements.

For 2025, CPNREIT disclosed in Annual Report 2024 and the 2024 annual registration statement on reserve for repair, maintenance or renovation of assets, totalling Baht 114 million, and reserve for loan repayment amounting to Baht 210 million.

In 2024, CPNREIT made a distribution payment to trust unitholders totaling Baht 2,232 million, representing a distribution payment rate of 162.9% of adjusted net profit, which was in line with its distribution payment policy. After adjusting for non-cash items, CPNREIT's adjusted net profit was Baht 3,814 million. CPNREIT also made the distribution payment in the form of capital reduction totaling Baht 1,232 million, resulting in a total payment (distribution of returns and capital reductions) of Baht 3,465 million, representing a distribution payment rate of 90.8% of net profit adjusted in accordance with the criteria and the guidelines mentioned earlier, or equivalent to Baht 1.0620 per unit. This breaks down to distribution of returns of Baht 0.7217 per unit and capital reduction of Baht 0.3403 per unit.

When capital reductions are distributed to Trust Unitholders, the Trust Unitholders will receive the full amount of cash with no 10% withholding tax being deducted at source since capital reduction is not classified as taxable income.

Section 9: Explanation of Operating Results Compared to the Projected Statement of Income in the Registration Statement (Pro-forma)

The actual total income was 2.4% higher than the projected figure, mainly due to rental and service income of Central Pinklao project was higher than the projected income including the impact of the renovation, but the impact of the renovation will incur in 2025 instead.

The actual total expenses were 3.9% lower than the projected figure due to 1) lower-than-projected financing costs mainly from the actual cost of loans and debentures issued in 2024 was lower than the projected cost, 2) management fees calculated from the total asset value (excluding the value of investment for renewal period), and 3) the public relations expenses for the offering of trust units are lower than the projected figure.

Therefore, the actual net investment profit was 17.5% higher than the projected one, and CPNREIT paid the dividend and/or capital reduction of THB 0.5320 per unit, 1.3% higher than the projected amount.

Section 10: Guidelines on REIT management

The REIT Manager will continue to follow CPNREIT's investment policy to generate stable and sustainable long-term growth, with a focus on managing the capital structure and returns to Trust Unitholders.

Regarding the investment in additional assets, the REIT Manager will proceed with the investment at the right time and valuation, and set a long-term investment target to double the asset value by 2032, considering shopping malls under the management of Central Pattana pcl. that have high potential and solid performance. Examples include Central Westgate, Central Eastville, Central Rama 9, Central Chonburi, Central Surat and Central Ubon and Central Chiangmai.

The Chairman then welcomed Trust Unitholders' queries for more details and other views. In the absence of such queries and views, the Chairman proceeded to the next report topic.

Report topic 2 To acknowledge CPNREIT's financial statements for the year ended 31 December 2024

The Chairman reported essences of the audited financial statements for the year ended 31 December 2024, for the meeting's acknowledgement as follows:

The audited financial statements for the year ended 31 December 2024, and the auditor has expressed an unqualified opinion on the financial statements with the following details:

Statements of financial position as of 31 December 2024

Total assets amounted to Baht 92,102 million, an increase of Baht 10,735 million or 13.2% yoy, comprising 1) investment in leasehold properties at fair value of Baht 89,209 million, increased by Baht 12,190 million or 15.8% yoy due to the renewal of lease term of Central Pinklao for 15 years. The fair value of leasehold investment in Central Rama 2 and Central Rama 3 increased from the remaining leasehold period. Meanwhile, the valuation of leasehold investment in Hilton Pattaya Hotel decreased from the shortening of the remaining lease term; 2) Investments measured at fair value through profit or loss of Baht 884 million, decreased by Baht 1,873 million or 67.9% yoy and cash equivalents of Baht 1,444 million, increased by Baht 482 million or 50.1% yoy from liquidity management by investing in fixed deposit; 3) rental and service receivables of Baht 259 million, declined by 30.7% yoy, comprising receivables from accounting record on a straight-line basis of Baht 184.1 million and delayed in rental receivables of Baht 75.0 million, a decrease of 55.2% yoy from the collection of deferred rental payments; 4) Receivables from Revenue Department of Baht 140 million, an increase of Baht 54 million or 63.1% yoy, from the input tax incurred from the lease renewal of Central Pinklao project.

Total liabilities were Baht 49,409 million, an increase of Baht 1,501 million or 3.1% yoy, consisting of 1) lease liability of Central Rama 2 totaling Baht 24,194.2 million, an increase of Baht 1,989.1 million due to the interest expense on lease liability recorded under TFRS 16, which was a non-cash item; 2) borrowings of Baht 4,217 million, a decrease of Baht 447 million or 9.6% yoy, as a result of the repayment of part of the borrowings in 1Q24 and 3Q24 and the borrowing of Baht 2,020 million to invest in the lease renewal of Central Pinklao project; 3) debentures of Baht 17,479 million, an increase of Baht 47.9 million or 0.3% yoy from the discount bond amortization of CPNREIT253A, a zero-coupon bond; 4) accrued expenses of Baht 625 million, a decrease of Baht 69 million or 10% yoy, from the renovation of the Central Pattaya project in 3Q24; 5) rent received in advance of Baht 492 million, a decrease of Baht 47 million, from additional payment from Unilever Thai Trading Co., Ltd. for the reduction of lease area in 2023 and ; 6) provision for decommissioning and restoration of Central Lampang project decreased by Baht 11.5 million or 100% yoy due to the change in the terms and conditions of the land lease agreement.

Capital received from Trust Unitholders totaled Baht 41,761 million, an increase of Baht 11,700 million or 38.9% yoy from the issuance and offering of new trust units and capital surplus of Baht 574 million.

Net asset value was Baht 42,693 million or Baht 11.7901 per unit, decreased from Baht 13.0289 per unit at the end of 2024.

Summary of the statements of comprehensive income for 2024

According to the adoption of TFRS 16, the items shown in the financial statements will be different from the actual performance. The REIT Manager would like to clarify the information as appearing in the financial statements and the information excluding the impact of TFRS 16, which could reflect CPNREIT's actual performance in 2024

and allow for clear comparison with the performance in the previous year. The details are as follows:

Total income: In 2024, CPNREIT reported total income of Baht 6,052 million, a surge of 4.8%yoy. Based on the actual performance, total income was Baht 6,074 million, grew by 4.1%yoy.

Classified by business, rental and service income totaled Baht 6,012 million, soared by 5%yoy. Based on the actual performance, rental and service income was Baht 6,035 million, increased by 4.3%, due to lower rental discounts, an increase in income from organizing events in common areas, and income from sales commissions. Office buildings recorded income growth in line with the rising occupancy rate, namely Pinklao Tower A & Tower B, the Ninth Towers, Unilever House. The hotel business recovered rapidly, thus enabling CPNREIT to receive full amounts of fixed income and variable income. CPNREIT received 78% of its revenue from shopping malls, 15% from office buildings and 7% from hotel.

Total expenses: In 2024, CPNREIT reported total expenses of Baht 4,006 million, an increase of 11.5%yoy. This was due to the accounting recognition of interest expense on lease liabilities and adjustments to finance costs under the lease agreement resulting from the revaluation of the right of use and lease liabilities of Central Rama 2 project (renewal) to be consistent with the term of the lease agreement, which is a non-cash item. Considering the actual performance, total expenses were Baht 1,912 million, increased by 0.5%yoy, stemming from the following items:

- Cost of rental and service were Baht 379 million, soared by 3.4%yoy, mainly from the increase of land and building tax expense due to no 15% tax reduction as in the previous year, and the cost of some space rental in shopping malls.
- Other expenses were Baht 188 million, rose by 17.1%yoy, resulting from higher advertising and promotion expense for marketing activities, which were in line with income growth.
- Property management fee was Baht 535 million, increasing by 3.1%yoy due to the increase of rental collection fee from higher rental and service income as well as the increase of incentive fee from higher net property income and the renewal of lease term of Central Pattaya and Central Marina.
- Management fee was Baht 152 million, decreased by 4.3%.
- Trustee fee was Baht 22 million, dropped by 2.7%yoy resulting from the fair value of investment in leasehold properties (excluding renewal period) of Central Pinklao project and Central Rama 2 project decreased with the remaining lease period.
- Financial cost according to the financial statements was Baht 2,723 million, increasing by 8.5%yoy, consisting of interest expense of Baht 629 million, up by 5.7%yoy on account of higher interest rates in

line with the rising interest rate environment, and interest expenses on lease liabilities recorded under TFRS 16, which is not actual interest paid of Baht 2,094 million.

Net investment income: In 2024, CPNREIT reported net investment income of Baht 2,046 million, decreased by 6.3%yoy. Considering the actual performance, net investment income was Baht 4,162 million, an increase of 5.7%yoy due to higher revenue as mentioned above.

Statements of cash flow: CPNREIT recorded net cash used in operating activities of Baht 6,010 million and net cash received by financing activities of Baht 6,492 million. This resulted in a net increase in cash and cash equivalents of Baht 482 million. When combined with the cash and cash equivalents at the beginning of the year, CPNREIT had cash and cash equivalents of Baht 1,444 million at the end of the year.

The Chairman then welcomed Trust Unitholders' queries for more details and other views. In the absence of such queries and views, the Chairman proceeded to the next report topic.

Report topic 3 To acknowledge the appointment of the external auditors and determination of the audit fee for the year 2025

The Chairman presented to the meeting that the REIT Manager had considered and appointed the external auditor and audit fee for 2025 with details outline below.

1) Appoint auditors from KPMG Phoomchai Audit Limited that any of the following auditors should serve as the external auditor and express opinion on the financial statements of CPNREIT for 2025.

Name	Certified Public Account No.	No. of Year as the Auditor
1. Ms. Chanarat Chanwa	9052	-
2. Mr. Bunyarit Thanormcharoen	7900	-
3. Ms. Thanyalux Keadkeaw	8179	-
4. Ms. Orawan Chunhakitpaisan	6105	-
5. Mr. Treerawat Witthayaphalert	11464	-

KPMG Phoomchai Audit Limited and its team of auditor are endorsed by the Securities and Exchange Commission ("SEC"), and the auditors are knowledgeable and experienced in auditing, are not Trust Unitholders of CPNREIT, and have no vested interests in CPNREIT, the REIT Manager, major Trust Unitholders of CPNREIT or connected parties that could compromise their independence.

2) Determine audit fee for 2025 proposed by KPMG Phoomchai Audit Limited with a total fee of not exceed Baht 1,230,000 (excluding out of pocket expenses). This fee is the same amount as the audit fee for 2024.

3) delegate the management to approve the appointment of the external auditor and determine incidental review fees of CPNREIT incurred during 2024

CPNREIT has other non-audit fee to be paid in the future arising from incomplete services in the fiscal year 2024, including the Projected Statement of Income and Details of Net Profit on Investment (Pro Forma) and the Comfort Letter totaling Baht 9,500,000.

The Chairman then welcomed Trust Unitholders' queries for more details and other views. In the absence of such queries and views, the Chairman proceeded to the next report topic.

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 Meeting adjourned at 11.15 a.m.

-Pattamika Pongsuraymas-

(Ms. Pattamika Pongsurayamas)

The Chairman of the Meeting