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No. PIT-02 076/2024

Date 12 September 2024

Re: Trustee's opinion accompanying the Meeting of Trust Unitholders of WHA Business Complex Freehold and Leasehold Real Estate Investment Trust No.1/2024 through Electronic Media

To: Trust Unitholders
Of WHA Business Complex Freehold and Leasehold Real Estate Investment Trust

As WHA Real Estate Management Company Limited, in its capacity as the REIT Manager of WHA Business Complex Freehold and Leasehold Real Estate Investment Trust ("WHABT"), deems it appropriate to convene trust unitholders' meeting of WHA Business Complex Freehold and Leasehold Real Estate Investment Trust, meeting No. 1/2024, through electronic media on 30 September 2024 ("Trust Unitholders Meeting") to consider the matters as set forth in the agenda, comprising of 3 items, as detailed in the meeting invitation that has been sent to WHABT 's trust unitholders.

Krungthai Asset Management Public Company Limited ("Trustee"), in its capacity as the Trustee of WHABT, is obligated under the Trust Deed of WHABT and the Notification of the Securities and Exchange Commission to attend the unitholders' meeting, and to respond to inquiries and provide opinions on whether any action or resolution is in accordance with the Trust Deed or relevant laws. The Trustee shall also have the right to object and inform the unitholders if any such action or resolution is not in accordance with the Trust Deed or relevant laws.

In this regard, the Trustee hereby offers opinion to the Meeting of Trust Unitholders of WHA Business Complex Freehold and Leasehold Real Estate Investment Trust No.1/2024, through electronic media, on the following agenda:

Agenda 1 To consider and approve the loan and the provision of collateral for such loan for purposes of refinancing

Trustee's Opinion: The Trustee has considered the matter and is of the opinion that the loan and the provision of collateral for such loan for purposes of refinancing, does not contravene the Trust Deed of WHABT and any applicable laws.

Agenda 2 To consider and approve the amendment to the Trust Deed

Trustee's Opinion: The Trustee has considered the matter and is of the opinion that the amendment to the Trust Deed, does not contravene the Trust Deed of WHABT and any applicable laws.

Agenda 3 Other matters (if any)

Please be informed accordingly.

Yours respectfully,

Krungthai Asset Management Public Company Limited

(Mr. Pairaj Migasena)

Executive Vice President