

Ref. : Bor. 025/2568

4 April 2025

Subject : Invitation to Participate in the 2025 Two-Way Communication Session of KPN Real Estate Investment Trust

To : Unitholders of KPN Real Estate Investment Trust (KPNREIT)

Attachments: 1) KPNREIT Annual Report 2024  
2) Inquiry Submission Form

The Board of Directors of Blue Whale Assets Co., Ltd., in its capacity as the REIT Manager of KPN Real Estate Investment Trust ("KPNREIT"), at its meeting on February 19, 2025, resolved to implement a Two-Way Communication Session in place of convening the Annual General Meeting (AGM) of Unitholders. This approach is in accordance with the Notification of the Securities and Exchange Commission (SEC) No. SorR. 20/2566 and the Notification of the Capital Market Supervisory Board No. TorJor. 33/2566.

In this regards, the REIT Manager will distribute KPNREIT Annual Report 2024 to unitholders and facilitate an open channel for eligible unitholders to submit inquiries regarding the report between April 22, 2025, and April 30, 2025. The meeting-related documents and KPNREIT Annual Report 2024 have been made available in QR Code format and on the KPNREIT official website from April 4, 2025 onwards at

URL: <https://www.kpnreit.com/en/investor-relations/document/annual-reports>

Unitholders may submit inquiries through the following channels: 1) Email: [Info@kpnreit.com](mailto:Info@kpnreit.com) or 2) Registered Mail (as detailed in Attachment 2). Following the close of the inquiry submission period, the Trust Manager will compile and publish a summary of key issues in a Q&A format within 14 days, ensuring that all unitholders are fully informed.

The REIT Manager hereby cordially invites unitholders to participate in the Two-Way Communication Session as outlined above. Furthermore, the Trust Manager will provide updates and disclose all relevant information in full compliance with applicable regulations and legal requirements to maintain transparency and ensure unitholders are well-informed.

#### **Topic 1: Key Developments in REIT Management and Future Strategic Directions**

To ensure that the unitholders are informed of significant changes and developments of the KPNREIT trust, as well as the future management approach of the trust, the trust manager would like to summarize the key details as follows.

## KPNREIT Key Development

KPNREIT was established on 13 December 2024, following the conversion of the KPN Property Fund (“KPNPF”) into KPNREIT, following the unit holders' meeting of KPNPF on 8 March 2567, Resolution No. 1/2567 was passed, approving the operational guidelines for the conversion and other related matters. On 23 December 2024, KPNREIT completed the transfer of the KPN Tower project from KPNPF. As of the transfer date, KPNREIT had a net asset value of THB 1,683.65 million, equivalent to THB 9.3536 per unit. The units of KPNREIT commenced trading on the Stock Exchange of Thailand on December 27, 2024. Blue Whale Asset Co., Ltd. serves as KPNREIT Manager, SCB Asset Management Co., Ltd. serves as Trustee, and KPN Land Co., Ltd. acts as the Property Manager.

Changes in the parties responsible for the management of KPNPF and KPNREIT after the conversion of KPNPF into KPNREIT as specified in the meeting invitation letter of KPNPF can be summarized as follows:

Related Parties	Property Fund	REIT
Fund Manager / REIT Manager	Kasikorn Asset Management Company Limited	Blue Whale Assets Company Limited
Trustee	TMB Thanachart Bank Public Company Limited	The Siam Commercial Bank Asset Management
Property Manager	KPN Land Co., Ltd.	KPN Land Co., Ltd.

At present, the primary asset in which KPNREIT has invested is the KPN Tower office building, which is undergoing a major renovation to enhance its potential for generating revenue. This renovation is being carried out alongside efforts to acquire new assets for further investment, with the aim of driving growth and diversifying the investment portfolio's risk. KPNREIT adheres to a policy of expanding its investments across a broader range of real estate asset types to strengthen its income base. The assets targeted for additional investment include warehouses, factory buildings, distribution centers, and rental storage spaces, as well as any other real estate that supports the leasing business of such properties.

## Strategic Direction

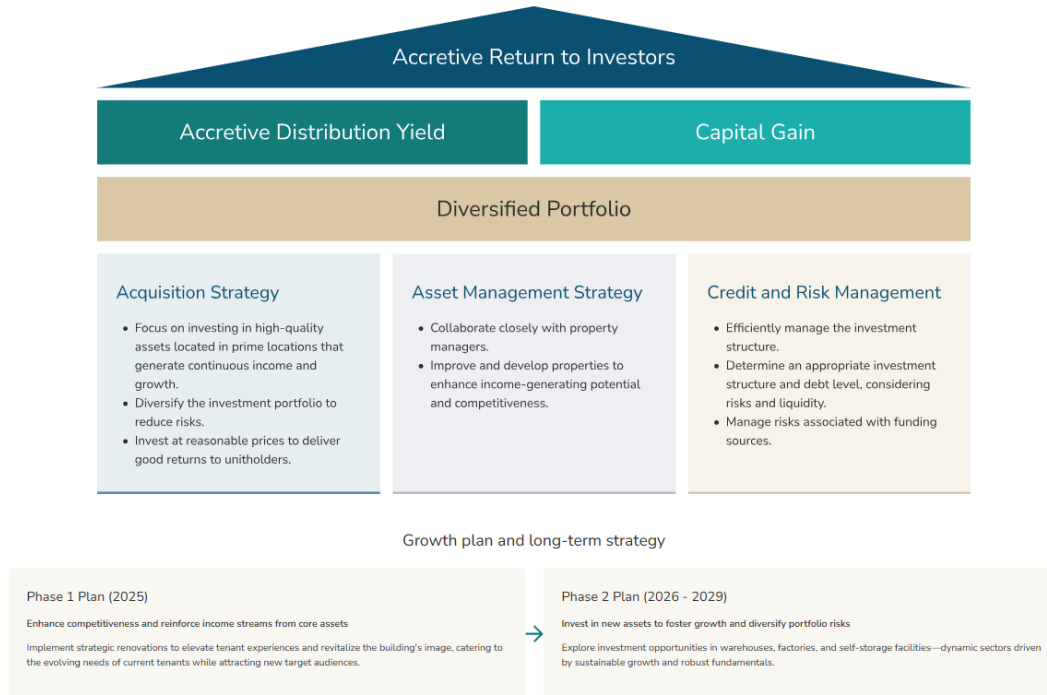
The REIT manager has plans to enhance the revenue-generating potential and returns for the unitholders, with policies and strategies for the trust's growth as follows:

Phase 1 Plan (2025): Enhance competitive potential and strengthen income from core assets by strategically renovating the building to create a better experience for tenants and improve the building's image. This will cater to the needs of current tenants and expand to target new tenant groups.

Phase 2 Plan (2026 - 2029): Invest in additional new assets to promote growth and diversify the investment portfolio's risk. The focus will be on seeking investment opportunities in warehouses,

factories, and self-storage properties, which are industries experiencing continuous growth due to strong fundamental factors. Properties will be carefully selected based on strategic locations with infrastructure development supported by the government and consistent strong performance.

Strategically invest in freehold or leasehold real estate rights, with a primary focus on office buildings, commercial properties, industrial facilities, warehouses, distribution centers, and self-storage solutions.



#### Opinion of the REIT Manager:

The REIT manager deems it appropriate to report to the unitholders the details regarding the management of the trust, particularly on important matters, including future management approaches. This is in accordance with the trust deed and the guidelines of the Securities and Exchange Commission (SEC), which stipulate that the REIT manager must inform unitholders of such matters.

#### **Topic 2 Financial Report of the Trust from December 13, 2024 (the date of the trust's establishment registration) to December 31, 2024**

The REIT manager deems it appropriate to propose that the unitholders acknowledge the financial position statement and profit and loss statement as of December 31, 2024, which have been prepared in accordance with accounting standards. These statements have been reviewed by the REIT manager and audited and certified by the licensed auditor, SP Audit Co., Ltd. The details are presented in the 2024 Annual Report (in QR Code format), attached as Document 1. The key information related to the performance is summarized as follows:

### Statement of Profit and Loss

For the period 13 December 2024 (the establishment date of KPNREIT) – 31 December 2024 KPNREIT reported total revenue of THB 3.99 million, primarily derived from rental & service and other income from the KPN Tower project, which totaled THB 3.97 million and accounted for 99.6% of total revenue.

Total expenses amounted to THB 2.31 million, with rental and service costs comprising THB 0.65 million, or 28.14% of total expenses. Other expenses totaled THB 1.09 million, including a one-time cost of THB 0.5 million related to the conversion of KPNPF into KPNREIT.

KPNREIT reported a net investment profit of THB 1.67 million, reflecting a net investment profit margin of 42.01%.

Unit: Baht	13 December 2024 (Incorporation Date) – 31 December 2024
<b>Income</b>	
Rental & Service and Other Income	3.97
Interest Income	0.01
<b>Total Income</b>	<b>3.99</b>
<b>Expenses</b>	
Cost of rental and service	0.65
REIT Manager fee	0.10
Trustee fee	0.10
Registrar fee	0.01
Property management fee	0.22
Professional fee	0.15
Other expenses	1.09
<b>Total Expenses</b>	<b>2.31</b>
<b>Net Investment Income</b>	<b>1.67</b>

### Statement of Financial Position

As of 31 December 2024, KPNREIT's total assets amounted to THB 1,715.75 million, primarily comprising an investment in real estate at fair value, totaling THB 1,620.00 million. The primary asset was the investment in real estate with a fair value of THB 1,620.00 million. The fair value was determined by an independent appraiser, as per the valuation report dated December 20, 2024, using the Income Approach method.

KPNREIT held cash and cash equivalents totaling THB 84.97 million, a portion of which was reserved for the major renovation of the KPN Tower scheduled for 2025. This renovation includes both exterior and interior refurbishments to enhance the building's image, meet tenant demands, and improve its competitive position.

KPNREIT's total liabilities amounted to THB 30.43 million, primarily comprising Deposits received from tenants of THB 22.40 million, accounting for 73.63% of total liabilities. KPNREIT had no outstanding long-term financial debt.

As of 31 December 2024, KPNREIT reported a net asset value (NAV) of THB 1,685.32 million, equivalent to THB 9.3629 per unit.

Unit: Baht		13 December 2024 (Incorporation Date) – 31 December 2024
<b>Assets</b>		
Investments in properties at fair value		1,620.00
Cash and cash equivalents		84.97
Accounts receivable		
From rental and services		2.98
From interest		0.01
Other receivables		5.63
Other assets		2.15
<b>Total Assets</b>		<b>1,715.75</b>
<b>Liabilities</b>		
Accrued expenses		2.82
Rental and service received in advance		1.05
Deposits received from tenants		22.40
Other liabilities		4.16
<b>Total Liabilities</b>		<b>30.43</b>
<b>Net Assets</b>		<b>1,685.32</b>
<b>Net asset value per unit (Baht)</b>		<b>9.3629</b>

#### Opinion of the REIT Manager

The REIT manager deems it appropriate to report to the unitholders the financial position and performance of the trust in accordance with the trust deed and the guidelines of the Securities and Exchange Commission (SEC), which require the REIT manager to inform the unitholders of such matters. Furthermore, the REIT manager believes that the performance data of the trust, as presented in the 2024 Annual Report, is accurate, appropriate, and in compliance with the trust deed's provisions.

### Topic 3: Appointment of the Trust's Auditor and Audit Fees

#### 3.1 Appointment of the Auditor

The REIT manager has reviewed and appointed the auditor from SP Audit Co., Ltd., who has been the REIT's auditor for the year ending December 31, 2024, as the REIT's auditor for the year 2025. The REIT manager believes it is appropriate to report to the unitholders the appointment of the auditor, which has been approved in accordance with the guidelines of the Securities and Exchange Commission (SEC), for the accounting period ending December 31, 2025.

Additionally, the REIT manager has considered the qualifications and capabilities of the auditor, based on the auditor's credentials, quality, work efficiency, and independence, ensuring there is no conflict of interest or vested interest in performing the audit of the REIT. The list of auditors is as follows:

- 1) Mr. Kiatisak Wanishanont, Licensed Auditor No. 9922
- 2) Ms. Susan Iamvanitsha, Licensed Auditor No. 4306
- 3) Ms. Amornrat Jueathongborisut, Licensed Auditor No. 10998

Any of the above-licensed auditors will be designated to audit and provide opinions on the REIT's financial statements. In the event that any of the licensed auditors is unable to perform their duties, SP Audit Co., Ltd. will appoint another licensed auditor from their firm to conduct the audit and provide opinions on the REIT's financial statements on their behalf.

#### 3.2 Determination of the Auditor's Remuneration

The remuneration for the auditor of the REIT for the year 2025 (excluding other expenses such as document copying, travel costs, and others) is set with a maximum limit of 700,000 Baht.

Table: Comparison of Audit Fees (Unit: Baht)

2023	2024	2024 December 13, 2024 (date of REIT establishment) – December 31, 2024	2025
1,334,103 baht	1,040,000 baht	150,000 baht	700,000 baht

#### Opinion of the REIT Manager

The REIT manager deems it appropriate to report to the unitholders the appointment of the auditor from SP Audit Co., Ltd. as the licensed auditor of the REIT and the remuneration for the auditor for the accounting period ending December 31, 2025, as proposed by the REIT manager above. This is in compliance with the guidelines of the Securities and Exchange Commission (SEC), which require the REIT manager to inform the unitholders of such matters.

Furthermore, the REIT manager believes that the appointed auditor is approved in accordance with the SEC's guidelines. The auditor has performed their duties appropriately, possesses the necessary knowledge and expertise to audit and provide opinions on the REIT's financial statements, and has no relationship or interest with the REIT, ensuring their independence in performing the audit.

#### **Topic 4 Major Renovation of KPN Tower**

The KPN Tower has been in operation since 1998 (currently about 27 years old). Due to the building's age and the condition of various systems, wear and tear have occurred over time. The REIT manager consulted with building users, tenants, and market data related to office buildings, and the consensus was clear that the KPN Tower should undergo renovations to enhance its competitiveness and readiness.

The REIT manager acknowledges these reasons and the necessity of the renovations. Therefore, a plan was developed to upgrade the building, amenities, and utilities to meet the needs and expectations of current tenants and attract new ones. This includes renovating the lobby, the lower central courtyard, the building entrance, and enhancing the surrounding landscape. Additionally, the building's internal systems will be upgraded to ensure safety and operational readiness.

The REIT manager expects the renovation plan to take approximately 9 months, starting in March 2025, with completion anticipated within the same year. The total investment for the project is estimated at approximately 40.71 million Baht (including VAT). The REIT manager plans to fund the renovations using retained earnings without borrowing, and reserve up to 10.00 million Baht from the REIT's projected net income in 2025. This reserve is intended for the calculation of adjusted net income for dividend distribution to unitholders, in accordance with Notification No. 36/2562. The REIT manager will proceed with the renovation gradually, considering the REIT's liquidity during the renovation period.

#### Opinion of the REIT Manager

Having considered the necessity of the renovation based on the reasons outlined above, the REIT manager believes that proceeding with the renovation plan for the KPN Tower in 2025 is appropriate. The renovations will enhance the building's leasing potential, increase rental rates, and help maintain the REIT's competitiveness and long-term growth prospects.

#### **Topic 5: Other Matters (If Any)**

Following the earthquake on March 28, 2025, which caused widespread damage to buildings in several areas of Bangkok, including the KPN Tower project ("KPN Tower"), the REIT manager immediately instructed structural and high-rise building engineers to assess the building's safety and stability. The inspection began on Friday, March 28, 2025, to evaluate the structural integrity of the building.

The inspection revealed damage to the reinforced concrete walls on the 7th floor, which was considered minor compared to the entire structure of the building. Other damages were limited to architectural features such as flooring, ceiling, and walls.

The REIT manager and the property management team immediately began repairs to ensure the building could be safely used as usual. Updates regarding the progress of the repairs were communicated to the unitholders and tenants of KPN Tower via the REIT's website to ensure continuous safety and convenience. The REIT received excellent cooperation from all parties involved.

Simultaneously, the REIT manager coordinated with the insurance company to handle coverage for the damage. The REIT manager has reserved some cash for potential repair costs. Based on an initial assessment of the damages and liquidity, the REIT has sufficient cash reserves, as funds were already allocated for the planned major renovation of the building in 2025. However, the REIT manager will reassess the renovation plan and budget for 2025 to manage liquidity appropriately moving forward.

The REIT Manager hereby invites all unitholders of the REIT to participate in a Two-way communication and to submit any additional questions by completing the questionnaire in Attachment 2. The questionnaire can be submitted through the communication channels provided in the invitation letter. For the convenience of unitholders, 2024 Annual Report can be downloaded by scanning the QR code provided in Attachment 2 of this letter or through the REIT's website at:

URL: <https://www.kpnreit.com/en/investor-relations/document/annual-reports>

If unitholders have any questions regarding the operations of the KPNREIT or any other matters, further information is available on the REIT's website at [www.kpnreit.com](http://www.kpnreit.com) or can be directly inquired by contacting the REIT Manager through email at: [info@kpnreit.com](mailto:info@kpnreit.com).

Sincerely,



(Mr. Rungyos Chantapasa)

Chief Executive Officer

Blue Whale Assets Co., Ltd.

REIT Manager of KPN Real Estate Investment Trust