

(Translation)



AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust

Invitation to 2025 Two-way Communication

On 24 April 2025, 2.00 p.m.

at Silom & Sala Daeng Room, 21st fl., Crowne Plaza Bangkok Lumpini Park,
No. 952, Rama IV Road, Suriya Wong, Bangrak, Bangkok 10500

No. AIMRM 036/2025

9 April 2025

- Subject: Invitation to 2025 Two-way Communication of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust (AIMIRT)
- To: Trust Unitholders
AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust
- Attachments:
1. 2024 Annual Report (in QR-Code form)
 2. Guidelines on Registration, Attendance, and Proxy for Two-way Communication
 3. Proxy Forms
 4. Map of the Venue for 2025 Two-way Communication
- References:
1. Notification of the Office of the Securities and Exchange Commission No. SorRor. 20/2566 Re: Provisions relating to Particular, Terms and Conditions in a Trust Deed of Real Estate Investment Trust (No. 18) dated 1 November 2023
 2. Notification of the Capital Market Supervisory Board No. TorJor. 33/2566 Re: Rules, Conditions, and Procedures for Disclosure of Information of Mutual Fund and Real Estate Investment Trust or Infrastructure Trust (No. 12), dated 31 October 2023
(1. and 2. shall collectively be referred to as the “**Relevant Notifications**”)
 3. Letter No. NorRor.(Wor) 2/2566 Re: Submission of Notifications regarding Mutual Fund, Real Estate Investment Trust and Infrastructure Trust, and Preparation for the Procedures of Establishing Two-way Communication Channels with Unitholders and Trust Unitholders, dated 6 December 2023

Reference is made to the Relevant Notifications that have revoked the criteria for holding Annual General Meeting and changed the disclosure channels to two-way communication channels in order for disclosing matters related to the real estate investment trust to trust unitholders, whether by direct meetings with trust unitholders or by any other means that allow the trust unitholders to ask additional questions, within 4 months from the end of the fiscal year of the real estate investment trust, as opposed to the previous requirement of disclosing such matters at the Annual General Meeting.

AIM REIT Management Company Limited (the “**Company**” or “**REIT Manager**”) acting as the REIT Manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust (“**AIMIRT**” or “**REIT**”) deemed it appropriate to convene the 2025 Two-way Communication of AIMIRT on 24 April 2025, 2.00 p.m. at Silom & Sala Daeng Room, 21st fl., Crowne Plaza Bangkok Lumpini Park, No. 952, Rama IV Road, Suriya Wong, Bangrak, Bangkok 10500 (Map of the Venue for 2025 Two-way Communication as appeared in **Attachment 4**). The

registration for trust unitholders will start at 1.00 p.m. The Company shall report the matters as required by the Notification of the Office of the Securities and Exchange Commission No. SorRor. 26/2555 Re: Provisions relating to Particular, Terms and Conditions in a Trust Deed of Real Estate Investment Trust (as amended) (“**Notification No. SorRor. 26/2555**”) and the Notification of the Capital Market Supervisory Board No. TorJor. 20/2561 Re: Rules, Conditions, and Procedures for Disclosure of Information of Mutual Fund and Real Estate Investment Trust or Infrastructure Trust (as amended) (“**Notification No. TorJor. 20/2561**”) as follows:

| | |
|----------------|--|
| Topic 1 | Key issues regarding REIT management and future management plan |
|----------------|--|

REIT Manager deemed it appropriate to report to the trust unitholders for acknowledgement of the key issues regarding REIT management and future management plan with the details as follows:

1.1 Key issues regarding REIT management

As of 31 December 2024, the details of the main assets invested by AIMIRT could be summarized as follows:

| Investment proportion ^{/1} | Rental Area or Rental Capacity (sq.m. / kilolitre) | Average Occupancy Rate of Year 2024 (percent) | Average Lease Duration of the Lease Agreements for Tenants ^{/3} (Year) |
|-------------------------------------|--|---|---|
| Freehold 68% | 469,583 sq.m. and | 92.43 | 8.47 |
| Leasehold ^{/2} 32% | 85,580 kilolitres | | |

Remarks:

^{/1} Calculated from the fair value as of 31 December 2024

^{/2} Remaining Lease Period (Weighted Average): 25.32 years

^{/3} Weighted average by total income under the lease agreements as of 31 December 2024

AIMIRT has significant changes and developments as follows:

| Date | Significant changes and developments |
|------------------|--|
| 22 December 2017 | AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust was established. |
| 26 December 2017 | AIMIRT invested in freehold over land, cold storage building and refrigeration movable properties in JWD Pacific Project, and warehouse buildings of JWD InfoLogistics Public Company Limited and Tip Holding Company Limited with the investment value of approximately Baht 2,140 million. |
| 9 January 2018 | The trust units of AIMIRT were listed on the Stock Exchange of Thailand. |
| 21 December 2018 | AIMIRT invested in freehold over cold storage buildings in JWD Pacific Project (expansion area) with the investment value of approximately Baht 102 million. |
| 9 August 2019 | AIMIRT invested in freehold over lands and warehouse buildings in TIP 8 Project, leasehold rights in land, warehouse buildings, liquid chemical storage tanks and |

| Date | Significant changes and developments |
|-------------------|---|
| | office buildings in Siam Chemical Project and leasehold rights in lands and warehouse building in Bangkadi Industrial Park Project with the investment value of approximately Baht 4,069 million. |
| 20 August 2020 | AIMIRT invested in freehold over lands and factory buildings in Chewathai Amata City Project with the investment value of approximately Baht 475 million. |
| 22 April 2021 | AIMIRT invested in leasehold rights in land, warehouse, factory and office building in JWD Navanakorn Project with the investment value of approximately Baht 128 million. |
| 29 July 2021 | AIMIRT invested in freehold over lands and warehouse buildings in TIP 5 and TIP 8 Projects and leasehold rights in lands, warehouse and office buildings in Thai Taffeta Project with the investment value of approximately Baht 1,478 million. |
| 9 September 2021 | AIMIRT invested in freehold over lands and warehouse buildings in MS Warehouse Project with the investment value of approximately Baht 790 million. |
| 5 May 2022 | AIMIRT invested in freehold over lands and factory buildings and office in Living and Facilities Project with the investment value of approximately Baht 327 million. |
| 29 December 2022 | AIMIRT invested in leasehold rights in lands, factory and warehouse buildings in Precious Wood Industry Project with the investment value of approximately Baht 565 million. |
| 27 September 2023 | The meeting of trust unitholders of AIMIRT approved the support of the Conversion of Pinthong Industrial Park Property Fund ("PPF"), the conversion plan, the receiving of transfer of the Assets and Liabilities of PPF and the payment of consideration to PPF in trust units and cash. |
| 6 June 2024 | AIMIRT has successfully acquired the assets and liabilities of PPF. In exchange, the REIT Manager has issued 196,019,335 trust units of AIMIRT, along with cash payment of Baht 168,382,500 to PPF. |

1.2 Future management plan

In 2024, the Thai economy remained in a state of prolonged deceleration, while the capital markets experienced heightened volatility due to the decline in corporate profitability. Although the policy interest rate was adjusted downward to some extent, overall interest rates remained elevated. Nevertheless, the REIT Manager has consistently implemented financial structure management policies to mitigate the impact of loan interest rate fluctuations on AIMIRT's borrowing costs. Consequently, the financial implications of such volatility have remained contained and have been effectively managed. For 2025, while interest rates are anticipated to trend downward, due to the incomplete recovery of the Thai economy, it's still necessary to monitor the potential impacts from the global economic situation, as well as the uncertainties from trade wars. The REIT Manager will remain committed to

Careful and prudent management of AIMIRTs' assets and financial structure, with a continued focus on maximizing the benefits for trust unitholders.

Regarding additional investments, the REIT Manager continuously evaluates potential investment opportunities, prioritizing rental properties for manufacturing and distribution sectors. This focus is due to these sectors being less affected by economic conditions compared to other sectors and maintaining growth potential. Furthermore, AIMIRT's investment strategy continues to emphasize generating returns while managing risks, taking into consideration economic factors, industry conditions, and appropriate financial structures for the assets to be acquired. This approach ensures that investments can create added value and maximize long-term benefits for trust unitholders.

Opinion of the REIT Manager

The REIT Manager deemed it appropriate to report to the trust unitholders for acknowledgement of the key issues regarding REIT management and future management plan to be in compliance with the Notification No. SorRor. 26/2555 and Notification No. TorJor. 20/2561 which require that such matters shall be reported to the trust unitholders for acknowledgement.

Topic 2 Financial position and performance of AIMIRT for the year 2024 ending 31 December 2024

The REIT Manager has prepared the summary of the financial position and performance of AIMIRT for the year 2024 ending 31 December 2024. This information complies with the Notification No. TorJor. 20/2561 includes the financial statement and the profit and loss statements at the end of the accounting period of the REIT (ended on 31 December of each year). These statements are prepared in accordance with generally accepted accounting principles, which have been audited by EY Office Limited, the details of which appear in the 2024 Annual Report (Part 4: AIMIRT Performance - Financial Statement), as included in [Attachment 1](#), which has been delivered to the trust unitholders together with this Invitation to Two-way Communication. The key highlights are summarized below:

| Statement | 2024 (Unit: Baht) | 2023 (Unit: Baht) |
|--|----------------------|----------------------|
| Statement of Financial position | | |
| Total assets | 14,058,478,600 | 11,067,972,352 |
| Total liabilities | 4,291,300,609 | 3,725,358,710 |
| Net asset value | 9,767,177,991 | 7,342,613,642 |
| Net asset value per unit | 12.3400 | 12.3305 |
| Statement of Income | | |
| Total income | 1,041,682,909 | 911,878,224 |
| Total expenses | 479,748,839 | 385,957,869 |
| Net Investment Income | 561,934,070 | 525,920,355 |

| Statement | 2024 (Unit: Baht) | 2023 (Unit: Baht) |
|---|----------------------|----------------------|
| Increase (decrease) in net assets from operations during the year | 948,697,073 | 501,902,150 |
| Statement of cash flows | | |
| Net cash flows used in operating activities | (1,470,445,020) | 593,953,490 |
| Net cash flows provided by financing activities | 1,797,985,511 | (698,512,839) |
| Net increase (decrease) in cash and cash equivalents | 327,540,491 | (104,559,349) |
| Cash and cash equivalents at the beginning of year | 271,096,518 | 375,655,867 |
| Cash and cash equivalents at the end of year | 598,637,009 | 271,096,518 |

As AIMIRT has the Distribution Payment Policy that it will pay to unitholders the distributions of, in aggregate, at least 90 percent of the adjusted net profit for each accounting period. The distribution payment to trust unitholders shall be made no more than 4 times in each accounting period, except in the event of a capital increase, where AIMIRT may pay distributions more than 4 times in an accounting period in the best interests of trust unitholders holding trust units prior to the capital increase which is in line with the criteria set out in the Trust Deed. In this regard, REIT Manager has announced the distribution payment to trust unitholders from the operating results from 1 January 2024 to 31 December 2024 at the aggregate amount of Baht 0.8600 per trust unit, represented 67.88 percent of the adjusted net profit for the 2024 fiscal year according to the net profit adjustment criteria of the Securities and Exchange Commission (the “SEC”). In this regard, REIT Manager and Trustee have considered additional adjustments to the adjusted net profit beyond the aforementioned criteria to align with REIT's accounting standards and to consider the necessity of maintaining appropriate cash reserves for AIMIRT in accordance with SEC guidelines. These additional adjustments include: 1) Unrealized profits from property valuation, 2) Differences between rental income recognized in the income statement and actual rental income received under lease agreements 3) Differences between loan interest expenses recognized in the income statement and actual interest paid under agreements, and 4) Net profit from the transfer of net assets from the converted property fund. As a result, AIMIRT's distribution rate is 116.41 percent of the additionally adjusted net profit for the 2024 fiscal year, which is not less than 90 percent of the adjusted net profit for the fiscal year as stipulated in the Trust Deed.

The table showing the distribution to the trust unitholders from the operating results from 1 January 2024 to 31 December 2024 is as follows:

| Operation Period | Distribution Rate (Baht/Unit) | Distribution Payment Date |
|---------------------------------|----------------------------------|------------------------------|
| 1 January 2024 – 30 April 2024 | 0.2867 | 13 June 2024 |
| 1 May 2024 – 30 June 2024 | 0.1433 | 12 September 2024 |
| 1 July 2024 - 30 September 2024 | 0.2150 | 13 December 2024 |

| Operation Period | Distribution Rate (Baht/Unit) | Distribution Payment Date |
|-----------------------------------|----------------------------------|------------------------------|
| 1 October 2024 - 31 December 2024 | 0.2150 | 21 March 2025 |

Opinion of the REIT Manager

The REIT Manager deemed it appropriate to report to the trust unitholders for acknowledgement of the financial position and performance of AIMIRT for the year 2024 ending 31 December 2024 which have been audited by the certified public auditor to be in compliance with the Notification No. SorRor. 26/2555 and Notification No. TorJor. 20/2561 which require that such matters shall be reported to the trust unitholders for acknowledgement.

Topic 3 The appointment of auditors and determination of audit fee of AIMIRT for the year 2025

The REIT Manager has appointed auditors of the REIT, who were approved and have the qualifications without any prohibited qualifications pursuant to the Notification of the Office of the Securities and Exchange Commission No. SorChor. 39/2553 Re: Approval in relation to the Auditors in Capital Market (as amended). In this regard, REIT Manager has considered the qualifications and capability of the auditors based on the criteria on qualification, quality of the auditors, work performance, and the independency of the auditors with no relations nor conflict of interest in a manner that may affect the duty of auditors of the REIT. The appointment of auditors and determination of audit fee for the year 2025 are as follows:

3.1 Appointment of auditors

Auditors from EY Office Limited as follows:

| | | |
|---------------|----------------|---------------------|
| Miss Saranya | Pludsri | License No. 6768 or |
| Miss Wanwilai | Petsang | License No. 5315 or |
| Miss Bongkot | Kriengpanamorn | License No. 6777 |

The above-named auditors and EY Office Limited have no relationship or interest or transaction which may result in a conflict of interest with the REIT Manager or Trustee or any persons relating to the REIT Manager or Trustee.

In this regard, Miss Saranya Pludsri shall audit and provide an opinion on the financial statements of the REIT. In the case that such auditor is unable to perform the duties, EY Office Limited shall provide other certified public auditors of its office as abovementioned to audit accounts and express opinions on AIMIRT's financial statements instead of the aforesaid auditor. In this regard, Miss Saranya Pludsri has been appointed as the auditor of AIMIRT for 2 years since 2023.

3.2 Audit fee for financial statement of the year 2025

Audit fee for the year 2025 of THB 1,931,500.00, excluding non-audit fee. In this regard, the detail of the audit fee for the year 2025 comparing to the year 2024 is as follows:

| Audit fee | Year 2025 | Year 2024 | Change |
|-----------|------------------|------------------|--------------------------|
| | THB 1,931,500.00 | THB 1,891,000.00 | Increasing THB 40,500.00 |

Opinion of the REIT Manager

The REIT Manager deemed it appropriate to report to the trust unitholders for acknowledgement of the appointment of auditors and audit fee as reported by the REIT Manager to be in compliance with the Notification No. SorRor. 26/2555 and Notification No. TorJor. 20/2561 which require that such matters shall be reported to the trust unitholders for acknowledgement. In this regard, the said auditors have proper and accepted qualifications and experience with high standard of work as well as have been approved in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorChor. 39/2553 Re: Approval of the Auditors in Capital Market (as amended). Grant Thornton Limited also has high experiences in auditing the real estate investment trust. REIT Manager also opined that the proposed audit fee is suitable based on the scope of auditing.

Topic 4 Other matters (if any)

The trust unitholders are cordially invited to attend the 2025 Two-way Communication pursuant to the date, time and place specified in this Invitation Letter. The registration for trust unitholders will start at 1.00 p.m. In case that a trust unitholder is unable to attend the event in person and wish to authorize a person to attend the event on your behalf, please complete and sign a Proxy Form attached to this Invitation to Two-way Communication as appeared in the **Attachment 3** and duly affix the stamp duty of Baht 20. For the trust unitholders' convenience and the prompt registration process, REIT Manager would like the trust unitholders to deliver the Proxy Form in advance by sending it to “**The REIT Manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust**” at Unit 803, 8th floor, Tower B, GPF Witthayu Building, No. 93/1, Witthayu Road, Lumpini Subdistrict, Pathumwan District, Bangkok 10330, no later than 22 April 2025 or submit at the venue for 2025 Two-way Communication during the registration prior to commencement of the event.

For the trust unitholders attending the 2025 Two-way Communication themselves and the proxy holders attending the event on the trust unitholders' behalf, please present evidence of your identification for attending the event as per the details appeared in the **Attachment 2** which is delivered to the trust unitholders together with this Invitation to 2025 Two-way Communication and submit them to the REIT Manager or a designated person of the REIT Manager, prior to attending the Two-way Communication.

For the trust unitholders' benefit, please study the Guidelines on Registration, Attendance, and Proxy for Two-way Communication as per the details appeared in the **Attachment 2** which is delivered to the trust unitholders together with this Invitation to 2025 Two-way Communication. If any trust unitholder has any questions or inquiries

relating to the proxies, please contact AIM REIT Management Company Limited, Tel. 02-254-0441-2 ext. 207 during office hours and business days.

In this respect, the Company has determined the list of trust unitholders eligible to attend the 2025 Two-way Communication of AIMIRT on 10 March 2025 (Record Date)

Yours sincerely,

AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust

AIM REIT Management Company Limited acting as a REIT Manager

(Mr. Charasrit A.Voravudhi)

Chief Executive Officer and Director