

(Translation)

Information Memorandum on the Assets Acquisition of AIMIRT

1. **Transaction Date** : After obtaining the approval from the trust unitholders' meeting of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust ("AIMIRT") and the Office of the Securities and Exchange Commission (the "Office of the SEC") on the related issues (if any), and AIMIRT has acquired the proceeds for the investment in the Additional Investment Assets from the issuance and offering of additional trust units and/or obtained the loan for the investment in the Additional Investment Assets and/or used the excess liquidity from the operations of AIMIRT, and the parties have satisfied all of the conditions precedent stipulated in the agreements related to the acquisition of the assets of AIMIRT.

2. **Counterparty and relationship with AIMIRT** : 1. Alpha Industrial Phanthong Company Limited ("Alpha Phanthong")
2. Alpha Industrial Asset Company Limited ("Alpha Asset")
3. Alpha Industrial Rungsit Company Limited ("Alpha Rungsit")

Alpha Phanthong, Alpha Asset and Alpha Rungsit, collectively referred to as the "Property Owners", are the holders of the leasehold rights and the owners of the buildings and movable properties constituting the Additional Investment Assets.

3. **General characteristics of the transaction** : AIMIRT will use the proceeds received from the capital increase through the issuance and offering of additional trust units and/or loan and/or excess liquidity from the operations of AIMIRT to invest in the Additional Investment Assets and pay the relevant expenses. AIMIRT will invest in the Additional Investment Assets by investing in the sub-leasehold rights over land, leasehold rights over buildings and in case of any movable properties, AIMIRT would also invest in the leasehold rights over movable properties (if any), whereby the value of the Additional Investment Assets shall not exceed Baht 2,590 Million (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets

(including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith).

4. **Details of the Additional Investment Assets** : The details of the assets are as appeared in the table summary of the Additional Investment Assets below.
5. **Size of the transaction and value of consideration** : The investment value in the Additional Investment Assets shall not exceed Baht 2,590 Million (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith).

The investment value of the Additional Investment Assets is calculated to be approximately 16.7 percent of the total asset value of AIMIRT (the total asset value of AIMIRT as of 30 June 2026 is equivalent to Baht 15,469.9 million), which is considered an acquisition transaction of the main assets of AIMIRT with a value exceeding 10 percent but less than 30 percent of the total asset value of AIMIRT.

6. **The Value of the Additional Investment Assets** : The total value of the Additional Investment Assets shall not exceed Baht 2,590 Million (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). In this regard, the value of the Additional Investment Assets has been appraised by 2 property appraisal companies whose names are in the approval list of the Office of the SEC, namely, Grand Asset Advisory Co., Ltd. and Asian Engineering Valuation Company Limited (altogether referred to as the “**Property Appraisers**”), to appraise the value of each of the Additional Investment Assets, whereby both Property Appraisers have selected to apply the income approach method for the valuation of the Additional Investment

Assets. The maximum investment value which AIMIRT will invest in all 3 projects of the Additional Investment Assets shall be at a value lower than the lowest total appraisal value of all 3 projects of the Additional Investment Assets as appraised by the Property Appraisers of approximately 1.2 percent.

7. **Criteria for determining the value of the transaction** : The value of this Additional Investment Assets is determined based on the rate of return from rental and the appraisal value from the property appraisal reports of the Property Appraisers who have applied the income approach method for the valuation of the Additional Investment Assets.

8. **Benefits from the investment in the assets** : The investment in the Additional Investment Assets this time is the investment in immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business operations, as well as having comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the tenants also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants. This will enhance the benefits to AIMIRT and may contribute to greater stability in the rental income and operating performance of AIMIRT. In addition, the investment will help diversify the risks associated with generating income from immovable properties, as well as diversify the sources of income, which will benefit AIMIRT and the trust unitholders.

9. **Sources of funds for the investment in the assets** :
 - (1) Proceeds from the capital increase of AIMIRT through the third issuance and offering of additional trust units in the number of not exceeding 210,000,000 (Two Hundred and Ten Million) units; and/or

 - (2) Loan obtained from the additional borrowing under the long-term credit facilities in the total amount of not exceeding Baht 1,500,000,000 (One Thousand Five Hundred Million Baht) from one or several commercial banks in Thailand, including other

financial institutions or other institutional lenders capable of giving loans to real estate investment trusts, for instance, life insurance companies and non-life insurance companies, and may provide collateral to said loan of AIMIRT for the investment in the Additional Investment Assets and for other relevant expenses; and/or

(3) Excess liquidity from the operations of AIMIRT

10. **Approval of transaction** : The entering into the transaction above is considered an acquisition transaction of the main assets of AIMIRT with a value exceeding 10 percent but less than 30 percent of the total asset value of AIMIRT (the value of total asset value of AIMIRT as at 30 June 2026 is equivalent to Baht 15,469.9 million). Therefore, the execution of the transaction requires the approval from the Board of Directors of the REIT Manager but does not require to be submitted to the trust unitholders' meeting for approval pursuant to the Notification of the Office of the SEC No. SorRor. 26/2555 Re: Provisions relating to Particulars, Terms and Conditions in a Trust Instrument of Real Estate Investment Trust (as amended). Nevertheless, in order to ensure that the trust unitholders are provided with complete information for their consideration of the agenda relating to the third capital increase of AIMIRT and to provide an overview of AIMIRT's investment in the Additional Investment Assets, the REIT Manager deemed it appropriate to propose the investment in the Additional Investment Assets to the trust unitholders' meeting for consideration and approval concurrently with the agenda relating to the third capital increase of AIMIRT. For the avoidance of doubt, with respect to any future acquisitions of additional main assets by AIMIRT, the REIT Manager will consider and undertake the relevant actions in accordance with the Trust Deed and the applicable notifications, regulations and laws then in effect.
11. **The opinion of the Board of the Directors of the REIT Manager to approve the** : The Board of Directors of the Company is of the opinion that the investment in the Additional Investment Assets this time is the investment in immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business

entering into the
transaction

operations, as well as having comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the tenants also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants. This will enhance the benefits to AIMIRT and may contribute to greater stability in the rental income and operating performance of AIMIRT. In addition, the investment will help diversify the risks associated with generating income from immovable properties, as well as diversify the sources of income, which will benefit AIMIRT and the trust unitholders.

In addition, in determining the final price which AIMIRT will invest in the Additional Investment Assets of AIMIRT, AIMIRT will base the value on the appraisal value of the assets as appraised by the Property Appraisers who are in the approval list of the Office of the SEC and also taking into account other relevant factors. The REIT Manager is of the opinion regarding the reasonableness of the investment value of AIMIRT that the price in which AIMIRT will invest in the Additional Investment Assets shall not exceed Baht 2,590 Million (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). As the Additional Investment Assets are immovable properties with potential to generate income, good physical characteristics, international construction standards, and are located in decent location which is a strategic location for business operations, as well as having comprehensive infrastructure and are developed and managed by the expert and ready to be used for the procurement of benefits. Furthermore, the tenants also have the ability and financial stability, and are diversified across various industrial sectors. Moreover, the value of the assets is expected to appreciate and the assets are likely to remain attractive to investors and tenants. Therefore, the REIT Manager considers that such investment

and the highest value of the Additional Investment Assets is appropriate.

In addition, the transaction is also in compliance with the Trust Deed and the relevant laws.

12. Dissenting opinion of the : None
director of the REIT
Manager which is different
from the opinion of the
Board of Directors in item
11.

Details of the Additional Investment Assets

No.	Project	Title Deed No.	Location	Approximate land area that AIMIRT will invest (Rai-Ngan-Square Wah)	Asset details	Approximate Leasable area (sq.m.) ¹	Approximate building age (years) ²
1.	Alpha Phanthong	2216, 4028 and 7740	Phanthong Sub-District, Phanthong District, Chonburi Province	41 Rai 1 Ngan 37.5 Square Wah	(a) Sub-leasehold right over the lands represented by 3 title deeds for the period commencing from the date AIMIRT makes the investment until 31 May 2055 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term of approximately 28 years). (b) Leasehold right over 2 warehouse, factory and office buildings (14 units) for the period commencing from the date AIMIRT makes the investment until 31 May 2055 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 28 years)³. (c) In case of any movable properties, the leasehold right over movable properties	40,388	3

No.	Project	Title Deed No.	Location	Approximate land area that AIMIRT will invest (Rai-Ngan-Square Wah)	Asset details	Approximate Leasable area (sq.m.) ¹	Approximate building age (years) ²
					relating to the operation of the warehouse, factory and office buildings, including machinery, racking systems and other relevant equipment (if any) for the period commencing from the date AIMIRT makes the investment until 31 May 2055 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 28 years).		
2.	Alpha Bangkokdi	150007, 150008 and 150009	Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province	32 Rai 1 Ngan 36.5 Square Wah	(a) Sub-leasehold right over the lands represented by 3 title deeds for the period commencing from the date AIMIRT makes the investment until 29 December 2056 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term of approximately 30 years). (b) Leasehold right over 1 warehouse and office building for the period	28,125	2

No.	Project	Title Deed No.	Location	Approximate land area that AIMIRT will invest (Rai-Ngan-Square Wah)	Asset details	Approximate Leasable area (sq.m.) ¹	Approximate building age (years) ²
					commencing from the date AIMIRT makes the investment until 29 December 2056 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 30 years).^{4,5} (c) In case of any movable properties, the leasehold right over movable properties relating to the operation of the warehouse and office buildings, including machinery, racking systems and other relevant equipment (if any) for the period commencing from the date AIMIRT makes the investment until 29 December 2056 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 30 years).		
3.	Alpha Rangsit	211852	Khlong Nueng Sub-District,	54 Rai 2 Ngan	(a) Sub-leasehold right over the land represented by 1 title deed for the	57,845	3

No.	Project	Title Deed No.	Location	Approximate land area that AIMIRT will invest (Rai-Ngan-Square Wah)	Asset details	Approximate Leasable area (sq.m.) ¹	Approximate building age (years) ²
			Khlong Luang District, Pathum Thani Province	0 Square Wah	period commencing from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term of approximately 27 years). (b) Leasehold right over 3 warehouse, cold storage warehouse and office buildings for the period commencing from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 27 years)^{3, 6}. (c) Leasehold right over movable properties relating to the operation of the warehouse, cold storage warehouse and office buildings, including machinery, racking systems and other relevant equipment (if any) for the		

No.	Project	Title Deed No.	Location	Approximate land area that AIMIRT will invest (Rai-Ngan-Square Wah)	Asset details	Approximate Leasable area (sq.m.) ¹	Approximate building age (years) ²
					period commencing from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a lease term of approximately 27 years) ⁶ .		

Remarks

Details as at 30 September 2026

¹ The area of the buildings in accordance with their practical use is different from the area of the buildings specified in the relevant construction licenses due to the dissimilarity of the measuring method and calculation performed by the government agency on the actual site. Nevertheless, such discrepancy will not affect the rental revenue of AIMIRT since the calculation of the rental revenue is based on the buildings' area pursuant to the lease agreements, and the buildings' area pursuant to the lease agreements does not exceed the buildings' area pursuant to the construction licenses. Therefore, such discrepancy will not have a negative impact on AIMIRT in the legal aspect.

² Approximate building age as of 30 September 2026 is calculated from the average building age weighted by the building leasable area in each project that AIMIRT will invest.

³ Certain lease agreements for the procurement of benefits entered into with the tenants grant the tenants the right to terminate the lease agreement prior to the expiry of the lease term (Option to Early Terminate) after the lapse of 24 months from the commencement date of the lease term, in which case the lessor is required to refund the security deposit to the relevant tenant.

⁴ The lease agreement and service agreement for the procurement of benefits with the tenant contain a condition that if the tenant exercises the right to terminate the lease agreement and/or service agreement prior to the expiry of the respective lease term or the lease term which has been extended pursuant to such agreement, the lessor/service provider is entitled to forfeit the security deposit and seek damages equivalent to the rental/service fees that would have been payable for the remainder of the lease/service term.

⁵ AIMIRT is in between the negotiation to enter into the lease and service agreements with SCGJWD Logistics Public Company Limited (“SCGJWD”) for the lease period from 1 September 2031 to 31 August 2035 for operating SCGJWD’s business, in the event that the warehouse area of the Alpha Bangkadi Project becomes vacant after the termination of the lease agreements of the current tenants. At present, SCGJWD is a logistics service provider for the current tenants of the project and is also an indirect shareholder of Alpha Asset which is the property owner of the Alpha Bangkadi Project.

⁶ Alpha Industrial Rungsit Company Limited will negotiate with the tenants of the Alpha Rungsit Project that on the date in which AIMIRT makes the investment in the Additional Investment Assets in the Alpha Rungsit Project (AIMIRT expects to invest by the second quarter of 2027), AIMIRT will enter into a new lease agreement directly with the tenants of the Alpha Rungsit Project. Such new lease agreements will contain the condition that if the tenant wishes to renew the sub-lease upon the expiry of the lease term, the tenant shall have the right to renew the lease for up to 9 additional terms, whereby the 1st through 8th renewal terms shall each have a lease term of 3 years, and the 9th renewal term shall expire on 28 February 2054 (which is the expiry date of the lease term under the master land lease agreement of the Alpha Rungsit Project). In this regard, AIMIRT agrees to renew the lease agreements in accordance with the terms and conditions set out in such new lease agreements, with the rental rate for each renewed lease term being as specified in such new lease agreements.

Source: the Property Owners

The procurement of benefits from the assets which AIMIRT shall invest in

For the Additional Investment Assets, list of tenants or sub-tenants and the percentage of income to total income of all of the Additional Investment Assets of AIMIRT could be summarized as follows:

Project	Tenant or sub-tenant	Type of assets	Number of unit	Approximate leasable area (sq.m.) ¹	Percentage of income to total income of all of the Additional Investment Assets of AIMIRT (percent) ²
1. Alpha Phanthong Project					
WH1	Grand Universal (Thailand) Company Limited	Warehouse and office building	14	40,388	26.9
	SNBC (Thailand) Co., Ltd.				
	Javed Sons Multi Tech Co., Ltd.				
	SNBC (Thailand) Co., Ltd.				
WH2	Maple Electrical Appliances Co., Ltd.	Warehouse, office and factory building			
	Tauras (Thailand) Co., Ltd.				
	Chilltech Auto Parts Co., Ltd.				
	Thaimake Industry and Trade (Thailand) Co., Ltd.				
	Karwin Thai Advanced Technology Industrial Limited				
	Realart Art Craft Co., Ltd.				
	Juheng Mould (Thailand) Co., Ltd.				
	SNBC (Thailand) Co., Ltd.				

Project	Tenant or sub-tenant	Type of assets	Number of unit	Approximate leasable area (sq.m.) ¹	Percentage of income to total income of all of the Additional Investment Assets of AIMIRT (percent) ²
	SNBC (Thailand) Co., Ltd.				
	SNBC (Thailand) Co., Ltd.				
2. Alpha Bangkadi Project					
W1	B.Grimm Carrier (Thailand) Limited	Warehouse and office building	2	28,125	20.0
	Carrier (Thailand) Ltd.				
3. Alpha Rangsit Project					
W1	SCG Home Retail Company Limited	Warehouse, cold storage warehouse and office building	6	57,845	53.1
W2	Grand Cos Group Public Company Limited				
	YA Sales & Services Company Limited				
	DHL Supply Chain (Thailand) Ltd.				
	DHL Supply Chain (Thailand) Ltd.				
W3	Pacific Cold Storage Company Limited				

Remarks

Details as at 30 September 2026

¹ Approximate leasable area is calculated from the total leasable area with reference to lease agreements as at 30 September 2026 and the expected lease agreements which will be executed by the date that AIMIRT invests in the Additional Investment Assets.

² Calculation of income from the total income with reference to lease agreements as at 30 September 2026 and the expected lease agreements which will be executed by the date that AIMIRT invests in the Additional Investment Assets.

Projected income receivable by AIMIRT during the first year

Projected income receivable by AIMIRT during the first year will consist of income from rent and service fee paid in cash. The details of projected income from 1 April 2027 to 30 April 2028 are as follows:

	(Unit: Baht Million)	
	Existing Assets	All assets after the Additional Investment
Income from investment		
Rental and service income	1,259	1,525
Interest income	2	2
Total income	1,261	1,527
Expenses		
REIT Manager fee	67	78
Trustee fee	23	27
Registrar fee	3	3
Property management fee	79	83
Project operating expenses	89	117
Professional fees	7	7
Other expenses	8	17
Finance costs	206	250
Total expenses	482	582
Net investment income	779	945
 Projected distribution under the assumed scenario		
Projected net income from investment	779	945
Add: Projected non-cash income/expenses	-	20
Add: Cash from fundraising for other indirect expenses of the issuance and offering additional trust units	-	8
Less: Projected net repayment of loan principal	(90)	(90)
Less: Projected reserve funds for maintenance and major repairs	(38)	(41)
Projected distribution payment to trust unitholders	651	842
Projected distribution payout (percent)	100.0	98.5
Projected payment to trust unitholders in the form of distribution based on the assumptions	651	830
Number of trust units (million units) ¹	792	941
Projected payment to trust unitholders in the form of distribution per unit (Baht)	0.8225	0.8819

Remark

¹ The number of trust units is a reference figure for calculation purposes only, calculated based on the price of the Additional Investment Assets of Baht 2,590 Million, a trust unit price of Baht 12.00 and an assumed loan amount of Baht 800 Million. The offering price and number of trust units to be offered by AIMIRT, the price of the assets to be invested in by AIMIRT and the final loan amount may be higher than, lower than or equal to the estimates.

In this regard, the financial advisor has prepared the sensitivity analysis of the projected distribution to unitholders per unit for the projection period starting from 1 April 2027 to 30 April 2028, based on the assumptions of the change in trust units offering price and the amount of loan utilized by AIMIRT to make additional investment, the details are as follow:

Sensitivity analysis of the projected distribution payment to trust unitholders per unit (Baht) for the projection period from 1 April 2027 to 30 April 2028, in the case of investment in the Additional Investment Assets at a value of Baht 2,590 Million

		Loan used for the additional investment (Baht Million) / AIMIRT's loan ratio (percent) ¹							
		500.00 / 32.0	600.00 / 32.5	700.00 / 33.1	800.00 / 33.7	900.00 / 34.2	1,000.00 / 34.8	1,250.00 / 36.1	1,500.00 / 37.5
Offering price per unit (Baht)	11.10	0.8615	0.8661	0.8707	0.8753	0.8801	0.8850	0.8976	0.9108
	11.20	0.8621	0.8665	0.8711	0.8757	0.8804	0.8852	0.8976	0.9107
	11.30	0.8626	0.8670	0.8715	0.8761	0.8807	0.8854	0.8976	0.9105
	11.40	0.8632	0.8675	0.8719	0.8764	0.8810	0.8856	0.8977	0.9103
	11.50	0.8637	0.8680	0.8723	0.8767	0.8812	0.8858	0.8977	0.9101
	11.60	0.8642	0.8684	0.8727	0.8770	0.8815	0.8860	0.8977	0.9099
	11.70	0.8656	0.8697	0.8740	0.8783	0.8827	0.8871	0.8987	0.9108
	11.80	0.8669	0.8711	0.8752	0.8795	0.8838	0.8882	0.8996	0.9116
	11.90	0.8683	0.8724	0.8765	0.8807	0.8850	0.8893	0.9006	0.9124
	12.00	0.8696	0.8736	0.8777	0.8819	0.8861	0.8904	0.9015	0.9132
	12.10	0.8709	0.8749	0.8789	0.8830	0.8872	0.8915	0.9025	0.9140
	12.20	0.8722	0.8761	0.8801	0.8842	0.8883	0.8925	0.9034	0.9147
	12.30	0.8735	0.8774	0.8813	0.8853	0.8894	0.8936	0.9043	0.9155
	12.40	0.8747	0.8786	0.8825	0.8864	0.8905	0.8946	0.9052	0.9162
	12.50	0.8760	0.8798	0.8836	0.8875	0.8915	0.8956	0.9060	0.9170
	12.60	0.8772	0.8809	0.8847	0.8886	0.8926	0.8966	0.9069	0.9177
	12.70	0.8784	0.8821	0.8859	0.8897	0.8936	0.8976	0.9078	0.9184
	12.80	0.8796	0.8832	0.8870	0.8908	0.8946	0.8985	0.9086	0.9191
	12.90	0.8808	0.8844	0.8881	0.8918	0.8956	0.8995	0.9094	0.9198

Remarks

¹ The loan ratio after the investment in the Additional Investment Assets is calculated based on the loan amount from financial institutions and the total assets of AIMIRT as at 30 June 2026.

² The shaded area represents the projected distribution to trust unitholders per unit after the investment in the Additional Investment Assets which is not lower than the projected distribution to trust unitholders per unit in the case where AIMIRT does not invest in the Additional Investment Assets.

³ The sensitivity analysis is intended as a guideline only. The range of the offering price per unit may be higher than, lower than or equal to the range analyzed in the table above.

Sensitivity analysis of the increase (decrease) in the projected distribution payment to trust unitholders per unit (Baht) compared with the case where AIMIRT does not invest in the Additional Investment Assets, for the projection period from 1 April 2027 to 30 April 2028, in the case of investment in the Additional Investment Assets at a value of Baht 2,590 Million

		Loan used for the additional investment (Baht Million) / AIMIRT's loan ratio (percent) ¹							
		500.00 / 32.0	600.00 / 32.5	700.00 / 33.1	800.00 / 33.7	900.00 / 34.2	1,000.00 / 34.8	1,250.00 / 36.1	1,500.00 / 37.5
Offering price per unit (Baht)	11.10	0.0390	0.0436	0.0482	0.0528	0.0576	0.0625	0.0751	0.0883
	11.20	0.0396	0.0440	0.0486	0.0532	0.0579	0.0627	0.0751	0.0882
	11.30	0.0401	0.0445	0.0490	0.0536	0.0582	0.0629	0.0751	0.0880
	11.40	0.0407	0.0450	0.0494	0.0539	0.0585	0.0631	0.0752	0.0878
	11.50	0.0412	0.0455	0.0498	0.0542	0.0587	0.0633	0.0752	0.0876
	11.60	0.0417	0.0459	0.0502	0.0545	0.0590	0.0635	0.0752	0.0874
	11.70	0.0431	0.0472	0.0515	0.0558	0.0602	0.0646	0.0762	0.0883
	11.80	0.0444	0.0486	0.0527	0.0570	0.0613	0.0657	0.0771	0.0891
	11.90	0.0458	0.0499	0.0540	0.0582	0.0625	0.0668	0.0781	0.0899
	12.00	0.0471	0.0511	0.0552	0.0594	0.0636	0.0679	0.0790	0.0907
	12.10	0.0484	0.0524	0.0564	0.0605	0.0647	0.0690	0.0800	0.0915
	12.20	0.0497	0.0536	0.0576	0.0617	0.0658	0.0700	0.0809	0.0922
	12.30	0.0510	0.0549	0.0588	0.0628	0.0669	0.0711	0.0818	0.0930
	12.40	0.0522	0.0561	0.0600	0.0639	0.0680	0.0721	0.0827	0.0937
	12.50	0.0535	0.0573	0.0611	0.0650	0.0690	0.0731	0.0835	0.0945
	12.60	0.0547	0.0584	0.0622	0.0661	0.0701	0.0741	0.0844	0.0952
	12.70	0.0559	0.0596	0.0634	0.0672	0.0711	0.0751	0.0853	0.0959
	12.80	0.0571	0.0607	0.0645	0.0683	0.0721	0.0760	0.0861	0.0966
	12.90	0.0583	0.0619	0.0656	0.0693	0.0731	0.0770	0.0869	0.0973

Remarks

¹ The loan ratio after the investment in the Additional Investment Assets is calculated based on the loan amount from financial institutions and the total assets of AIMIRT as at 30 June 2026.

² The shaded area represents the projected distribution to trust unitholders per unit after the investment in the Additional Investment Assets which is not lower than the projected distribution to trust unitholders per unit in the case where AIMIRT does not invest in the Additional Investment Assets.

³ The sensitivity analysis is intended as a guideline only. The range of the offering price per unit may be higher than, lower than or equal to the range analyzed in the table above.

Summary table of details of the investment in the Additional Investment Assets and the maximum investment value in which AIMIRT will invest in Additional Investment Assets

Additional Investment Assets	
<u>Sub-leasehold right over lands where projects are located</u>	
Sub-leasehold right over the lands to be invested by AIMIRT	128 Rai 0 Ngan 74 Square-Wah
Total	128 Rai 0 Ngan 74 Square-Wah
Type of investment of AIMIRT	
Alpha Phanthong Project	Sub-leasehold right over the lands represented by 3 title deeds (Title Deed No. 2216, 4028 and 7740), with the land area according to the land title deed of approximately 41 Rai 1 Ngan 37.5 Square Wah, as well as the leasehold right over 2 warehouse, factory and office buildings (14 units), with a total building leasable area of approximately 40,388 square meters and in case of any movable properties, the leasehold right over movable properties related to the operation of the warehouse, factory and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 31 May 2055. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 28 years.) Currently, Alpha Phanthong holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.
Alpha Bangkadi Project	The sub-leasehold right over the lands represented by 3 title deeds (Title Deed No. 150007, 150008 and 150009), with the land area according to the land title deed of approximately 32 Rai 1 Ngan 36.5 Square Wah, as well as the leasehold right over 1 warehouse and office building, with a total building leasable area of approximately 28,125 square meters and in case of any movable properties, the leasehold right over movable properties related to the operation of the warehouse and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date

Additional Investment Assets	
	AIMIRT makes the investment until 29 December 2056. (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 30 years). Currently, Alpha Asset holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.
Alpha Rangsit Project	The sub-leasehold right over the land represented by 1 title deed (Title Deed No. 211852), with the land area according to the land title deed of approximately 54 Rai 2 Ngan, as well as the leasehold right over 3 warehouse, cold storage warehouse and office buildings, with a total building leasable area of approximately 57,845 square meters and the leasehold right over movable properties related to the operation of the warehouse, cold storage warehouse and office building, including machinery, racking systems and other relevant equipment (if any). The sub-lease and lease term shall commence from the date AIMIRT makes the investment until 28 February 2054 (AIMIRT expects to invest by the second quarter of 2027, which would result in a sub-lease term and lease term of approximately 27 years). Currently, Alpha Rangsit holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.
Approximate total building leasable area in which AIMIRT will invest	126,358 square meters
Total appraised value of a particular investment of AIMIRT	
Appraised value by Grand Asset Advisory Co., Ltd. ¹	Baht 2,624 Million
Appraised value by Asian Engineering Valuation Company Limited ²	Baht 2,654 Million
Maximum investment value in which AIMIRT will invest in property (payable on the date AIMIRT makes the investment in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings and movable properties, as well as other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith).	Not exceeding Baht 2,590 Million

Remarks

¹ Appraised value of assets of Grand Asset Advisory Co., Ltd. as at 1 April 2027 according to the asset appraisal report dated 25 September 2026

² Appraised value of assets of Asian Engineering Valuation Company Limited as at 1 April 2027 according to the asset appraisal report dated 25 September 2026

Appraised value of the assets pursuant to the income approach method

	Appraised value (Baht Million)	
	Grand Asset Advisory Co., Ltd. ¹	Asian Engineering Valuation Company Limited ²
Approximate total appraised value of the assets (Baht Million)	2,624	2,654
approximate appraised value of the Additional Investment Assets shall not exceed (Baht Million)	2,590	
lower than the lowest appraised value (percent)	1.16 ^{3, 4}	

Remarks

¹ Appraised value as at 1 April 2027 by Grand Asset Advisory Co., Ltd. according to the assets valuation report dated 25 September 2026

² Appraised value as at 1 April 2027 by Asian Engineering Valuation Company Limited according to the assets valuation report dated 25 September 2026

³ Reference to the lowest appraised value calculated from the lowest appraised value of assets of each project appraised by Grand Asset Advisory Co., Ltd. and Asian Engineering Valuation Company Limited as at 1 April 2027 at Baht 2,620 Million.

⁴ In the event that AIMIRT may be able to invest in the Additional Investment Assets of all 3 projects, the maximum investment value which AIMIRT will invest in of all 3 projects shall be lower than the lowest total appraisal value of all 3 projects of the Additional Investment Assets as appraised by the Property Appraisers of approximately 1.16 percent.

Summary of general information of the Additional Investment Assets

The Additional Investment Assets which AIMIRT will invest consist of warehouse, cold storage warehouse, factory and office buildings, the details of location will be as follow:

Project	Alpha Phanthong
Land Owner	Miss Suphunya Kessaneeyabut
Building Owner	Alpha Phanthong
Location	Phanthong Sub-District, Phanthong District, Chonburi Province
Approximate Distance	Approximately 50 kilometers from Bangkok Approximately 1 kilometer from Amata City Chonburi Industrial Estate
Number of Building	2 warehouse, factory and office buildings (14 units)

Project	Alpha Bangkadi
Land Owner	Sky ViewCo., Ltd.
Building Owner	Alpha Asset
Location	Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province
Approximate Distance	Approximately 10 kilometers from Bangkok Approximately 1 kilometer from Bangkadi Industrial Park
Number of Building	1 warehouse and office building (2 units)

Project	Alpha Rangsit
Land Owner	Buildwell Development Company Limited
Building Owner	Alpha Rangsit
Location	Khlong Nueng Sub-District, Khlong Luang District, Pathum Thani Province
Approximate Distance	Approximately 10 kilometers from Bangkok Approximately 15 kilometers from Don Mueang Airport
Number of Building	3 warehouse, cold storage warehouse and office buildings (6 units)

1. Information of the tenants of the existing investment assets of AIMIRT and the Additional Investment Assets categorized by type of business of tenants

Type of business of tenants/ parent company	Percentage of income to total income (percent)		
	Existing investment assets of AIMIRT	Additional assets to be invested by AIMIRT ¹	Total assets after AIMIRT invests in the Additional Investment Assets ¹
Manufacturing parts for industrial usage	35.8	46.9	37.8
Cold storage servicer and logistics	17.8	23.5	18.9
Chemicals	14.5	-	11.8
Logistics	8.4	10.7	8.9
Products derived from petroleum refinery	7.3	-	5.9
Packaging	4.9	-	4.0
Furniture	4.6	-	3.7
Document storage warehouse	3.9	-	3.2
Construction materials retail	-	15.1	2.8
Consumer products	2.6	3.9	2.8
Others	0.2	-	0.2
Total	100.0	100.0	100.0

Remarks

Details as at 30 September 2026

¹ Calculation of income from the total income with reference to lease agreements as at 30 September 2026 and the expected lease agreements which will be executed by the date that AIMIRT invests in the Additional Investment Assets.

2. Information of top 5 major tenants of the existing investment assets of AIMIRT

No.	Name of tenant	Type of lease assets	Percentage of income to total income of the existing investment asset (percent)	Type of business
1	Pacific Cold Storage Company Limited (PCS)	Cold storage warehouse	13.2	Cold storage servicer and logistics
2	SFC Excellence Company Limited	Liquid chemical storage tank and warehouse building	7.3	Lubricant manufacturing
3	JWD Pacific Company Limited (JPAC)	Cold storage warehouse	4.7	Cold storage servicer and logistics
4	I.C.P. Chemicals Co., Ltd.	Liquid chemical storage tank	4.0	Wholesale and manufacturing of chemicals
5	Topnext International Co., Ltd.	Liquid chemical storage tank	3.7	Manufacturing of products derived from petroleum refinery

Remarks

Details as at 30 September 2026

3. Information of top 5 major tenants of the Additional Investment Assets of AIMIRT

No.	Name of tenant	Type of lease assets	Percentage of income to total income of the additional investment assets (percent) ¹	Type of business
1	Pacific Cold Storage Company Limited (PCS)	Warehouse, cold storage warehouse and office building	23.5	Cold storage servicer and logistics
2	SCG Home Retail Company Limited	Warehouse and office building	15.1	Construction materials retail
3	B.Grimm Carrier (Thailand) Limited	Warehouse and office building	14.9	Manufacturing of air conditioners, spare parts and

No.	Name of tenant	Type of lease assets	Percentage of income to total income of the additional investment assets (percent) ¹	Type of business
				refrigeration equipment
4	SNBC (Thailand) Co., Ltd. Company Limited	Warehouse, office and factory building	9.9	Manufacturing of machinery and office equipment
5	DHL Supply Chain (Thailand) Ltd.	Warehouse and office building	6.8	Logistics

Remarks

Details as at 30 September 2026

¹ Calculation of income from the total income with reference to lease agreements as at 30 September 2026 and the expected lease agreements which will be executed by the date that AIMIRT invests in the Additional Investment Assets.

4. Information of top 5 major tenants of the total assets of AIMIRT after the additional investment including the existing investment assets and the Additional Investment Assets

No.	Name of tenant	Type of lease assets	Percentage of income to total income of all projects after the additional investment (percent) ¹	Type of business
1	Pacific Cold Storage Company Limited (PCS)	Warehouse, cold storage warehouse and office building	15.0	Cold storage servicer and logistics
2	SFC Excellence Company Limited	Liquid chemical storage tank and warehouse building	5.9	Lubricant manufacturing
3	JWD Pacific Company Limited (JPAC)	Cold storage warehouse	3.8	Cold storage servicer and logistics
4	I.C.P. Chemicals Co., Ltd.	Liquid chemical storage tank	3.2	Wholesale and manufacturing of chemicals

No.	Name of tenant	Type of lease assets	Percentage of income to total income of all projects after the additional investment (percent) ¹	Type of business
5	Topnext International Co., Ltd.	Liquid chemical storage tank	3.1	Manufacturing of products derived from petroleum refinery

Remarks

Details as at 30 September 2026

¹ Calculation of income from the total income with reference to lease agreements as at 30 September 2026 and the expected lease agreements which will be executed by the date that AIMIRT invests in the Additional Investment Assets.

5. Remaining term of the lease agreements of the existing investment assets of AIMIRT and the Additional Investment Assets

Expiry year of lease term ¹	Percentage of income to total income of the existing investment of AIMIRT (percent)		
	Existing investment assets of AIMIRT	Additional Investment Assets of AIMIRT ²	Total of assets after AIMIRT invests in the Additional Investment Assets ¹
Within 2026	11.4	6.8	10.5
Within 2027	25.7	14.2	23.6
Within 2028	20.6	6.5	18.0
Within 2029	7.7	13.9	8.8
Within 2030	2.6	-	2.2
Within 2031	1.0	20.0	4.5
Within 2032	3.4	-	2.7
From 2033 onwards	27.7	38.6	29.7
Total	100.0	100.0	100.0

Remarks

Details as at 30 September 2026

¹ The expiry year of the lease term takes into account the renewal rights under the conditions of the lease agreements.

² Calculation of income from the total income with reference to lease agreements as at 30 September 2026 and the expected lease agreements which will be executed by the date that AIMIRT invests in the Additional Investment Assets.

Summary of details of the existing investment assets and assets under the approved investment plan

At present, AIMIRT has invested in the existing main assets in total of 20 projects, having approximate leasable area of 521,303.40 square meters, and approximate leasable chemical storage tank capacity of 85,580 kiloliters, located on the approximate total land area of 591 Rai 1 Ngan 20.00 Square Wah. The details of which are as follows:

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
Existing main assets of AIMIRT								
1.	Pacific Cold Storage Project	Title Deed No. 157963	Nadee Sub-District, Muang Samutsakhon District, Samutsakhon Province	21-1-97.80	(a) Ownership of land represented by 1 title deed (b) Ownership of 2 cold storage warehouse buildings (2 units) (c) Ownership of movable properties in relation to refrigeration in Pacific Cold Storage Project	17,562.00 Square meters	100	13.43
2.	Pacific Cold Storage Project (Extension)	Title Deed No. 192721	Nadee Sub-District, Muang Samutsakhon District, Samutsakhon Province	1-1-0.5	(a) Ownership of land represented by 1 title deed (b) Ownership of 1 factory building (1 unit) (c) Ownership of movable properties in relation to the operation of Pacific Cold Storage Project (Extension) including system and other related assets	1,952.00 Square meters	100	0.48

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
3.	JWD Pacific Project	Title Deed No. 85905	Khlong Nakhon Nueang Khet Sub-District, Mueang Chachoengsao District, Chachoengsao Province	16 - 1 – 97	(a) Ownership of land represented by 1 title deed (b) Ownership of 1 cold storage warehouse building (1 unit) (c) Ownership of movable properties in relation to refrigeration in JWD Pacific Project	10,058.00 Square meters	100	12.77
4.	JWD Pacific Project (Expansion area)	- ³	Khlong Nakhon Nueang Khet Sub-District, Mueang Chachoengsao District, Chachoengsao Province	- ³	(a) Ownership of 1 cold storage warehouse building with office, including utilities systems, fixtures, other facilities and component parts of the said building (b) Ownership of movable properties essential for refrigeration in JWD Pacific Project (Expansion area)	2,708.40 Square meters	100	8.59

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
5.	Datasafe Project	Title Deed No. 85904	Khlong Nakhon Nueang Khet Sub-District, Mueang Chachoengsao District, Chachoengsao Province	12 - 2 – 56	(a) Ownership of land represented by 1 title deed (b) Ownership of 1 warehouse building (1 unit)	9,288.00 Square meters	100	12.91
6.	JWD Navanakorn Project	Title Deed No. 26779	Nava Nakorn Industrial Promotion Zone, Klong Nueng Sub-District, Klong Luang District, Pathum Thani Province	8-0-77.7	(a) Leasehold right over land represented by 1 title deed (b) Leasehold right over 1 warehouse, factory and office building	6,620.00 Square meters	100	6.06

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
7.	TIP 7 Project	Title Deed No. 128496, 144679, 128498, 128499, 128500 and 3572	Bang Pla Sub-District, Bangplee District, Samut Prakan Province	34-3-79.20	(a) Ownership of lands represented by 6 title deeds (b) Ownership of 5 warehouse buildings (5 units)	21,651.10 Square meters	96	11.51
8.	TIP 8 Project	Title Deed No. 140201, 140207, 140208, 162282 and 162283	Bang Pla Sub-District, Bangplee District, Samut Prakan Province	35-3-21.10	(a) Ownership of lands represented by 5 title deeds (b) Ownership of 4 warehouse, factory and office buildings (4 units) (c) Ownership of buildings and other assets which are component parts of the said land and buildings, equipment, tools, utilities systems in the said buildings and other assets which are relevant, relating and necessary to the use of land and warehouse, factories and office buildings of TIP 8 Project.	34,692.60 Square meters	42	9.02

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
9.	TIP 5 Project and TIP 8 Project (Extension)	Title Deed No. 3670, 7090, 105539, 105540, 122744, 122745, 123002, 123003, 129233, 129342, 131267, 131268, and 140202	Bang Pla Sub-District, Bang Phli District, Samut Prakan Province	35-1-23.5	(a) Ownership of lands represented by 13 title deeds (b) Ownership of 7 warehouse and office buildings (8 units)	35,773.65 Square meters	100	11.39
10.	SCC Project	Title Deed No. 10036, 10037, 12381, 12726,	Pak Khlong Bang Pla Kot Sub-District (Bang Pla Kot Sub-District),	Leasable area for liquid chemical storage tanks and	(a) Leasehold right over lands represented by 6 title deeds and 8 pre-emption certificates (b) Leasehold right over 61 liquid chemical storage tanks and 3 warehouse buildings including other assets e.g. 1 wharf with the area of 3,050 square	● Liquid chemical storage tank with capacity of	85	32.13

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
		15311, 15870, 9355 and 11537	Mueang Samut Prakan District, Samut Prakan Province	warehouse buildings is approximately 21-3-62	meters, common roadway, other facilities, chemical transport pipeline, chemical transport system, utilities systems, fixtures, other facilities and component parts of the said land and buildings (c) Leasehold right over lands represented by 4 title deeds and 6 pre-emption certificates for the wharf, common roadway and other facilities, including other assets which are component parts of the said land and buildings ²	85,580 Kiloliters	100	12.47
		Pre-Emption Certificate No. 432, 433, 434, 435, 436, 437, 443, 614, and 442		Leasable area for wharf, common roadway and other facilities is approximately 6-0-15		● Warehouse Building of 16,726.00 Square meters		
11.	Bangkadi Industrial Park Project	Title Deed No. 30670	Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province	15-0-61	(a) Leasehold right over land represented by 1 title deed (b) Leasehold right over 1 warehouse building, including other assets which are component parts of the said land and building	14,600.00 Square meters	100	21.87

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
12.	Chewathai Amata City Project	Title Deed No. 15000	Amata City Rayong Industrial Estate, Map Yang Phon Sub-District, Pluak Daeng District, Rayong Province	26-0-73	(a) Ownership of land represented by 1 title deed (b) Ownership of 10 factory and office buildings (10 units)	17,120.00 Square meters	92	13.00
13.	Thai Taffeta Project	Title Deed No. 2883, 2896, 29145, 29146, 34252, 34256, and 57091	Huai Pong Sub-District, Muang Rayong District, Rayong Province	45-2-66.8	(a) Partial Leasehold right over lands represented by 7 title deeds (b) Leasehold right over 5 warehouse and office buildings (5 units)	38,083.00 Square meters	100	6.25

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
14.	MS Warehouse Project	Title Deed No. 55123	Bang Sao Thong Sub-District, Bang Sao Thong District, Samut Prakan Province	53-0-39	(a) Ownership of land represented by 1 title deed (b) Ownership of 3 warehouse and office buildings (4 units)	43,853.00 Square meters	94	27.42
15.	Pinthong Project No.1	Title Deed No. 151902	Pinthong Industrial Estate, Nong Kham Sub-District, Sriracha District, Chonburi Province	11-0-52.7	(a) Ownership of land represented by 1 title deed (b) Ownership of 3 factory and office buildings (3 units)	10,955.00 Square meters	100	16.85
16.	Precious Wood	Title Deed No. 54023,	Lam Ta Sao Sub-District, Wangnoi	38-1-44.9	(a) Leasehold right over lands represented by 4 title deeds	55,926.00 Square meters	100	19.84

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
	Industry Project	54037, 54039 and 54041	District, Phra Nakhon Si Ayutthaya Province		(b) Leasehold right over 3 factory and warehouse buildings (excluding roof area)			
17.	Pinthong Project No.2	Title Deed No. 89987, 89988, 89989, 89990, 89991, 89971, 100637, 100638, 100670, 89974, 185319, 185742,	Pinthong Industrial Estate (Pinthong 1, Pinthong 2, Pinthong 3) Nong Kham Sub-District and Ban Bueng Sub-District, Sriracha District, Chonburi Province	151-1-87.1	(a) Ownership of lands represented by 35 title deeds (b) Ownership of factory and warehouse buildings (90 units)	134,338.40 Square meters	95	18.92

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
		131704, 131705, 146321, 161576, 165426, 165352, 165353, 165354, 165355, 165356, 173117, 173115, 173119, 173123, 173121, 173124, 173122, 173125, 177827,						

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
		177826, 177825, 129974, and 129973						
18.	Precision Valve Project	Title Deed No. 10091	Eastern Seaboard Industrial Estate (Rayong), Tasit Sub-District, Pluak Daeng District, Rayong Province	12-2-83	(a) Ownership of land represented by 1 title deed (b) Ownership of 1 building, including utilities systems, fixtures, other facilities and component parts	11,407.00 Square meters	100	19.91
19.	Pinthong Project No.3	Title Deed No. 205249, 64276, 182082, 239385,	Pinthong Industrial Estate 1 Nong Kham Sub-District,	18-2-49.7	(a) Ownership of land represented by 6 title deeds (b) Ownership of 11 factory and office buildings, including utilities systems, fixtures, other facilities and component parts	16,329.25 Square meters	100	10.79

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
		239386, and 102888	Sriracha District, Chonburi Province Pinthong Industrial Estate 3 Bo Win Sub-District, Sriracha District, Chonburi Province and Pinthong Industrial Estate 6					

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
			Nikhom Phatthana Sub-District, Nikhom Phatthana District, Rayong Province					
20.	Alpha Bangna Km.22 Project	Title Deed No. 35821	Sisa Chorakhe Yai Sub-District, Bang Sao Thong District, Samut Prakan Province	24-3-33	(a) Sub-leasehold right over land represented by 1 title deed (b) Leasehold right over 1 cold storage warehouse and office building (including roof area) where Alpha Bangna Km.22 Project is situated and used for operation. In this regard, it also includes utilities systems, fixtures, other facilities currently used for the operation of Alpha Bangna Km.22 Project (c) Leasehold right over movable properties related to the operation of the cold storage warehouse	21,660.00 Square meters	100	3.68

No.	Project name	Title Deed / Pre-Emption Certificate No.	Location	Approximate land area (Rai-Ngan-Square Wah)	Details of assets	Approximate leasable area	Average occupancy rate (Percent)	Average building age ¹ (Year)
					building, including machinery, racking systems and other relevant equipment			

Remarks

Details as at 30 September 2026

¹ Approximate of the averaged building age as of 30 September 2026 is calculated from the averaged building age weighted by volume or leasable area in each project.

² Leasing for the purpose of using as the facilities of the first additional investment assets in SCC Project throughout the investment period.

³ The warehouse in JWD Pacific Project (Expansion Area) is located on the land Title deed No. 85905 in Khlong Nakhon Nueang Khet Sub-District, Mueang Chachoengsao District, Chachoengsao Province. The said land has been invested by AIMIRT in the initial investment (in accordance with the Sale and Purchase Agreement of Land and Building dated 26 December 2017).