

(Translation)

(F53-4)

Capital Increase Report Form**AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust****25 September 2026**

AIM REIT Management Company Limited (the "**Company**" or the "**REIT Manager**"), as the REIT manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust ("**AIMIRT**"), hereby reports the purpose of the capital increase and the allotment of the additional trust units to be issued and offered by AIMIRT as follows.

1. Details of the capital increase

The Company plans to increase the capital of AIMIRT through the issuance and offering of additional trust units in the number not exceeding 210,000,000 additional trust units (Two Hundred and Ten Million trust units). When combined with the existing number of trust units of AIMIRT of 791,500,104 trust units (Seven Hundred Ninety One Million Five Hundred Thousand One Hundred and Four trust units), AIMIRT will have a total number of trust units of not exceeding 1,001,500,104 trust units (One Billion One Million Five Hundred Thousand One Hundred and Four trust units). The capital increase shall be for the purpose of the investment in the Additional Investment Assets of AIMIRT which comprises Alpha Phanthong Project, Alpha Bangkadi Project and Alpha Rangsit Project, and the expenses related to such investment, and/or to partially repay the existing loans from financial institutions and the related expenses, and/or to use as the working capital of AIMIRT. In addition to the proceeds received from the said capital increase of AIMIRT through the issuance and offering of additional trust units, the sources of funds for the investment in the Additional Investment Assets of AIMIRT may come from the additional long-term loan in the total credit of not exceeding Baht 1,500,000,000 (One Thousand Five Hundred Million Baht) and/or the excess liquidity from the operations of AIMIRT. The number of trust units and the price of the trust units to be issued and offered at this time will be determined by taking into account relevant factors, including: (1) the conditions of the capital and financial markets during the offering period of the trust units; (2) the appropriate rate of return for investors; (3) the interest rates, both in the domestic and global market; (4) the rate of return on investments in equity instruments, debt instruments and other investment options; and (5) the results from the survey of institutional investors (bookbuilding) (if any).

2. Allotment of additional trust units to be issued and offered

The Company expects to allot additional trust units to be issued and offered for the third capital increase of AIMIRT in the number not exceeding 210,000,000 units (Two Hundred and Ten Million units), the additional details of which are as follows.

2.1 Details of the allotment of the trust units

The Company expects to allot additional trust units to be issued and offered in the number of not exceeding 210,000,000 units (Two Hundred and Ten Million units) in 2 portions as follows.

First Portion To allocate additional trust units to be issued and offered in an amount of not less than 50 percent of the total number of trust units to be issued and offered for this capital increase for offering to the existing trust unitholders whose names appear in the trust unitholders register book proportionate to their respective trust unitholding, without allocating to those trust unitholders whom allocation would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in a foreign country or would impose any additional obligations on AIMIRT beyond those required under Thai laws (Preferential Public Offering). In this regard, the existing trust unitholders may declare their intention to subscribe for the number of the additional trust units offered at this time in accordance with their respective entitlements, or in excess of their respective entitlements, or less than their respective entitlements, or waive their right to subscribe for the additional trust units offered at this time.

After the allotment of the trust units in the First Portion to the existing trust unitholders based on their respective entitlements, the Company reserves the right to allocate the outstanding additional trust units to the existing trust unitholders who have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

In the event that the allotment according to their respective entitlements results in any existing trust unitholders having the right to subscribe for the additional trust units in a fractional amount of a trust unit that cannot be allotted as a full unit, such fraction of a trust unit shall be rounded down to the nearest integer.

Second Portion To allocate the outstanding additional trust units after the offering for sale in the First Portion to: (1) persons on a private placement basis (private placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission, and/or (2)

the general public (public offering), as it deems appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. Tor Thor. 27/2559 Re: Rules, Conditions and Procedures for Securities Underwriting (including the amendments), and other relevant notifications.

Should there be outstanding trust units after the offering in this Second Portion, the Company reserves the right to allot the outstanding additional trust units to the existing trust unitholders who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

The following table is a summary of the allotment details of the additional trust units to be issued and offered of AIMIRT this time:

Allotted to	Number of Trust Units	Ratio (Old : New)	Price (Baht per Unit)	Date and Time for Subscription and Payment	Remarks
<u>First Portion</u> To be offered to the existing trust unitholders whose names appear in the trust unitholders register book proportionate to their respective trust unitholding, without allocating to those trust unitholders whom allocation would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in a foreign country or would impose any additional obligations on AIMIRT beyond those required under Thai laws (Preferential Public Offering)	Not less than 50 percent of all trust units to be issued and offered ⁽²⁾	To be determined ⁽³⁾	To be determined ⁽²⁾	To be determined and after obtaining the approval from the Office of the Securities and Exchange Commission	(1), (2), (4), (5) and shall obtain the approval for the capital increase of AIMIRT from the trust unitholders' meeting
<u>Second Portion</u> To be offered to (1) persons on a private	Outstanding trust units from	-	To be determined ⁽²⁾	To be determined and after obtaining	(2), (4), (5) and shall obtain the approval

Allotted to	Number of Trust Units	Ratio (Old : New)	Price (Baht per Unit)	Date and Time for Subscription and Payment	Remarks
placement basis (private placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission, and/or (2) the general public (public offering)	the offering in the First Portion			the approval from the Office of the Securities and Exchange Commission	for the capital increase of AIMIRT from the trust unitholders' meeting

Remarks:

- (1) The record date for the determination of the list of trust unitholders eligible to subscribe for the additional trust units shall be determined at a later date, whereby the Company will notify the record date for the determination of the list of trust unitholders eligible to subscribe for the additional trust units, the allocation ratio and the subscription period for the additional trust units to the Stock Exchange of Thailand for the acknowledgement of the trust unitholders.
- (2) The number of trust units to be issued and offered and the price of the trust units to be issued and offered at this time will be determined by taking into account relevant factors, including: (1) the conditions of the capital and financial markets during the offering period of the trust units; (2) the appropriate rate of return for investors; (3) the interest rates, both in the domestic and global market; (4) the rate of return on investments in equity instruments, debt instruments and other investment options; and (5) the results from the survey of institutional investors (bookbuilding) (if any).
- (3) The offering ratio will be calculated from the total number of the existing trust units before the capital increase of AIMIRT at this time, divided by the number of additional trust units to be issued and offered in the First Portion, at the price per unit to be determined by the Company in accordance with the method specified.
- (4) After the allotment of the trust units in the First Portion to the existing trust unitholders based on their respective entitlements, the Company may allocate the outstanding additional trust units to

the existing trust unitholders who have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

- (5) The Company and/or the Trustee shall have the power to undertake as follows: 1) consider and determine other details in connection with the offering and allocation of the trust units, including but not limited to the number of trust units to be issued and offered, the final offering structure, the subscription period, the method for allocating the trust units, the offering method, the subscription entitlement ratio, the offering proportion, the offering price, the conditions and procedures for subscription, as well as other terms and details relating to the offering and allocation of the additional trust units to be issued and offered to the existing trust unitholders of AIMIRT, and the method for allocating the trust units in the event that the existing trust unitholders subscribe for the trust units in excess of their respective entitlements, as well as the offering and allocation of the outstanding trust units after the offering to the general public to other investors. The Company shall also have the discretion to consider refusing to offer or allocate the additional trust units to any trust unitholder or investor, or to trust unitholders of American, Canadian, Japanese or other nationalities other than Thai nationality, if such offering or allocation of the additional trust units would constitute an act contrary to the rules, regulations, or requirements relating to the offering and allocation of trust units in Thailand or the country of such trust unitholder's nationality, or would cause unreasonable burden and operation expenses on AIMIRT; 2) determine the record date for the determination of the list of trust unitholders who are entitled to subscribe for the additional trust units, whereby the timeframe and other related details are to be notified through the Stock Exchange of Thailand for the acknowledgement of the trust unitholders; 3) negotiate, agree, prepare, execute, deliver and/or amend any applications, waivers and other necessary supporting documents related to the allocation of the trust units to be issued and offered, including the documents and/or any agreements relating to the allocation of the additional trust units, the appointment of a financial adviser, underwriter and subscription agent, including to negotiate, contact and/or submit the applications, waivers and other necessary supporting documents with the Office of the Securities and Exchange Commission (the "Office of the SEC"), the Stock Exchange of Thailand, governmental agencies, governmental organization, or any other persons in relation thereto and the listing of the additional trust units on the Stock Exchange of Thailand, etc.; and 4) undertake any other actions necessary or relating to the foregoing in all respects, including the appointment and/or removal of the sub-authorized persons to undertake the foregoing actions to ensure the successful performance thereof.

Should there be outstanding trust units after the offering to (1) persons on a private placement basis (private placement), including institutional investors who are not the existing trust unitholders of AIMIRT and are not the related persons of the Property Owners according to the relevant notifications of the Securities and Exchange Commission, and/or (2) the general public (public offering), the Company reserves the right to allot such outstanding additional trust units to the existing trust unitholders who are entitled to subscribe for the additional trust units in the First Portion and have declared their intention to subscribe for the trust units in excess of their respective entitlements, as deems appropriate, in concurrence with or after the allocation of the trust units in the Second Portion.

The number of trust units to be allotted to each type of investors and the allocation method shall be as specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT.

In any event, such allotment of trust units shall not cause any trust unitholders or group of persons to become trust unitholders of AIMIRT who hold more than 50 percent of the total number of issued trust units of AIMIRT.

In this respect, the Company shall file an application with the Stock Exchange of Thailand for its approval to list the additional trust units to be issued and offered of AIMIRT as listed securities within 45 days from the closing date of the offering of the trust units.

2.2 The Company's action in the event of a fraction of a trust unit

In the event that the allotment according to their respective entitlements results in any existing trust unitholders having the right to subscribe for the additional trust units in a fractional amount of a trust unit that cannot be allotted as a full unit, such fraction of a trust unit shall be rounded down to the nearest integer.

3. Schedule for the trust unitholders' meeting to approve the capital increase of AIMIRT and the allotment of additional trust units issued and offered

- (1) The trust unitholders' meeting No. 2/2026 of AIMIRT shall be convened on 5 November 2026, at 14.00 hrs., at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel, No. 952 Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok 10500. In addition, the Board of Directors of the Company has authorized the Chief Executive Officer and/or any person whom the Chief Executive Officer empowered to be entitled to amend the date, time and venue for the trust unitholders' meeting No. 2/2026 of AIMIRT, or to consider convening the trust unitholders' meeting No. 2/2026 of AIMIRT via electronic means by taking into consideration the suitability for

the trust unitholders, the security and safety measures for conducting electronic meetings and compliance with the laws concerning electronic transactions or electronic actions, as deemed appropriate under the framework prescribed by the relevant laws and regulations.

- (2) The record date for the determination of the list of trust unitholders eligible to attend the trust unitholders' meeting No. 2/2026 of AIMIRT shall be on 9 October 2026.

4. Approval of the capital increase/allotment of additional trust units issued and offered by the relevant governmental agency and the conditions thereto

After obtaining the approval from the trust unitholders of AIMIRT for the third capital increase of AIMIRT and the allotment of the additional trust units from such capital increase for the investment in the Additional Investment Assets of AIMIRT and the expenses related to such investment, and/or to partially repay the existing loans from financial institutions and the related expenses, and/or to use as the working capital of AIMIRT, the Company will seek the approval from the Office of the SEC for the capital increase of AIMIRT accordingly.

5. Objectives of the capital increase and use of capital increase proceeds

For the investment in the Additional Investment Assets of AIMIRT and the expenses related to such investment, in order to increase the sources of income and to generate greater returns to the trust unitholders, and/or to partially repay the existing loans from financial institutions and the related expenses, as a source of funds for managing the capital structure of AIMIRT in order to maintain the debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional investment assets in the future, thereby benefiting AIMIRT and the trust unitholders, and/or to use as the working capital of AIMIRT.

Details of the Additional Investment Assets Alpha Project No. 2, which comprises the following projects:

- (1) **Alpha Phanthong Project, located in Phanthong Sub-District, Phanthong District, Chonburi Province**

The 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 Industrial Phanthong Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

(2) Alpha Bangkadi Project, located in Bangkadi Sub-District, Mueang Pathum Thani District, Pathum Thani Province

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 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 Industrial Asset Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

(3) Alpha Rangsit Project, located in Khlong Nueng Sub-District, Khlong Luang District, Pathum Thani Province

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 buildings, 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 Industrial Rungsit Company Limited holds the leasehold right over the lands and owns the buildings and movable properties of the aforementioned assets.

The Company has engaged 2 property appraisal companies which are Grand Asset Advisory Co., Ltd. and Asian Engineering Valuation Company Limited (altogether referred to as the “**Property Appraisers**”), whose names are in the approval list of the Office of the SEC, to appraise the value of each of the Additional Investment Assets. The investment value in the Additional Investment Assets by AIMIRT shall not exceed Baht 2,590,000,000 (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 details of the assets specified in the registration statement for the offering of trust units and the prospectus for the offering of additional trust units issued for the third capital increase of AIMIRT are to be considered the Additional Investment Assets which AIMIRT will invest in.)

6. Benefits which AIMIRT will receive from the capital increase and the allotment of additional trust units issued and offered

To enable AIMIRT to enlarge its asset size, which will result in the diversification of the investment risks. In addition, the investment in such assets will provide AIMIRT with an opportunity to benefit from upside gains from the assets. The proceeds will also serve as a source of funds for managing the capital structure of AIMIRT in order to maintain the debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional assets in the future and thereby benefiting AIMIRT and the trust unitholders, as well as for use as working capital of AIMIRT. In addition, the increased number of trust units of AIMIRT may increase the liquidity in the trading of trust units in the Stock Exchange of Thailand.

7. Benefits which the trust unitholders will receive from the capital increase and the allotment of additional trust units issued and offered

The capital increase will enlarge the size of AIMIRT and attract more investors. The Company expects that this may increase the trading liquidity of the trust units in the secondary market. In addition, AIMIRT will also be able to increase the diversification of risks in the procurement of benefits from the additional immovable properties, in addition to the immovable properties currently invested by AIMIRT. The partial repayment of the existing loans from financial institutions and the related expenses, with due consideration given to the utmost benefits of AIMIRT and the trust unitholders will result in AIMIRT maintaining its debt ratio at an appropriate and efficient level, through the management of the loan principal repayment schedule to be appropriate to the level of risks and the proportion of the value of the assets in the category of ownership and leasehold right, in order to ensure that the repayment of the loan principal is regular and continuous, resulting in the distribution per unit (DPU) to the trust unitholders being consistent in the long term, as well as to support the investment in additional assets in the future, thereby providing AIMIRT with greater flexibility for additional investments in the future and its operations.

8. Other details necessary for the trust unitholders to consider and approve the capital increase/allotment of additional trust units issued and offered

– None –

9. Schedule for the capital increase and the allotment of the additional trust units issued and offered

9.1 The Company hereby prescribes the record date for the determination of the list of trust unitholders eligible to attend the trust unitholders' meeting No. 2/2026 of AIMIRT to be on 9 October 2026.

9.2 The Company hereby convenes the trust unitholders' meeting No. 2/2026 of AIMIRT on 5 November 2026, at 14.00 hrs., at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel, No. 952 Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok 10500 for the approval of the third capital increase of AIMIRT, the allotment of the additional trust units to be issued and offered and other related matters. In addition, the Board of Directors of the Company has authorized the Chief Executive Officer and/or any person whom the Chief Executive Officer empowered to be entitled to amend the date, time and venue for the trust unitholders' meeting No. 2/2026 of AIMIRT, or to considering convening the trust unitholders' meeting No. 2/2026 of AIMIRT via electronic means by taking into consideration the suitability for the trust unitholders, the security and safety measures for conducting electronic meetings and compliance

with the laws concerning electronic transactions or electronic actions, as deemed appropriate under the framework prescribed by the relevant laws and regulations.

The Company hereby certifies that the information contained in this report form is accurate and complete in all respects.

Yours respectfully,

AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust
by AIM REIT Management Company Limited

(Mr. Charasrit A.Voravudhi)
Chief Executive Officer and Director