

(Translation)



AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust

Invitation Letter to the Meeting of the Trust Unitholders No. 2/2026

5 November 2026 at 14.00 hrs.

at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel,
952, Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok, 10500

No. AIMRM 094/2026

19 October 2026

Subject Invitation to the Meeting of the Trust Unitholders of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust (AIMIRT) No. 2/2026

Attention Trust Unitholders

AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust

- Enclosures**
1. The Information Memorandum on the Assets Acquisition of AIMIRT
 2. Summary of Asset Appraisal Report of the Appraisers
 3. Capital Increase Report Form
 4. The Projected Profit and Loss Statement Report (Pro Forma)
 5. Procedures of Registration, Meeting Attendance, and Granting of Proxies
 6. Proxy Forms
 7. Information on Independent Directors of AIM REIT Management Company Limited for Trust Unitholders' Granting of Proxies
 8. Map of the Meeting Venue
 9. List of Trust Unitholders

As 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 (the “**REIT**” or “**AIMIRT**”), deems it appropriate to convene the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 on 5 November 2026 at 14.00 hrs. at Crowne Room 1 – 3, 21st floor, Crowne Plaza Bangkok Lumpini Park Hotel, 952, Rama IV Road, Suriya Wong Sub-district, Bangrak District, Bangkok, 10500 whereby the registration for the trust unitholders will commence at 13.00 hrs., and pursuant to the map of the meeting venue provided in Enclosure 8. The trust unitholders are therefore cordially invited to attend the Meeting on the date, at the time and at the venue as mentioned to consider matters pursuant to the following Agendas:

Conditions for the proposal of the agendas to the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 to consider and approve are as detailed below:

- Agenda 1 is a condition for the proposal of Agenda 2 and Agenda 3, as the main objective of the third capital increase of AIMIRT is to invest in the Additional Investment Assets. Therefore, if Agenda 1 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 2 and Agenda 3 shall not be proposed to the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 to consider.

- However, Agenda 2 and Agenda 3 are not conditional to Agenda 1. Therefore, if Agenda 1 is approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 2 and/or Agenda 3 is not approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, AIMIRT will remain able to invest in any one of the projects, or a part or all of the projects comprising the Additional Investment Assets, using the funds from loan and/or excess liquidity from the operations of AIMIRT, but AIMIRT will not be able to proceed with the third capital increase of AIMIRT, the offering and allocation of the additional trust units to be issued and offered for the third capital increase of AIMIRT, and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, as specified in Agenda 2 and Agenda 3.
- Agenda 2 and Agenda 3 are related and conditional upon each other and in relation to the third capital increase of AIMIRT. Therefore, if Agenda 2 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 3 shall not be proposed to the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 to consider. In this regard, if Agenda 2 has been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 3 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 2, which has been previously approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, shall be deemed to be canceled.

Agenda 1 To consider and approve the investment in the Additional Investment Assets

Background and rationales

Based on the objectives of the establishment of AIMIRT, which are to raise funds to acquire immovable property and to procure benefits from such immovable property by renting out, sublease, providing area for use and collecting compensation therefrom, and providing services relating to the lease or use of area or leased property in order to generate income and return to AIMIRT and the trust unitholders of AIMIRT.

The REIT Manager has considered and deemed it appropriate to propose to the Meeting of the trust unitholders of AIMIRT to consider and approve the investment in the additional investment assets by AIMIRT at this time (the “Additional Investment Assets”) in order to increase the sources of income and to generate returns to the trust unitholders. The Additional Investment Assets in which AIMIRT will additionally invest shall comprise the following:

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

Investment Assets

- (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.

Remarks:

- (a) After the investment in Alpha Phanthong Project, AIMIRT will procure benefits by sub-leasing such assets and providing services to tenants pursuant to the lease agreements and service agreements between AIMIRT and tenants.
- (b) After AIMIRT has made the investment in Alpha Phanthong Project, the REIT Manager will appoint Alpha Industrial Solution Company Limited (“ALPHA”) to be the property manager for the assets in the Alpha Phanthong Project.

Additional details relating to the value of the properties of Alpha Phanthong Project to be invested by AIMIRT will be as provided in the invitation letter to the Meeting of the Trust Unitholders, 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.

(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.

Remarks:

- (a) After the investment in Alpha Bangkadi Project, AIMIRT will procure benefits by sub-leasing such assets and providing services to tenants pursuant to the lease agreements and service agreements between AIMIRT and tenants.
- (b) After AIMIRT has made the investment in Alpha Bangkadi Project, the REIT Manager will appoint ALPHA to be the property manager for the assets in the Alpha Bangkadi Project.

Additional details relating to the value of the properties of Alpha Bangkadi Project to be invested by AIMIRT will be as provided in the invitation letter to the Meeting of the Trust Unitholders, 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.

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

Remarks:

- (a) After the investment in Alpha Rungsit Project, AIMIRT will procure benefits by sub-leasing such assets and providing services to tenants pursuant to the lease agreements and service agreements between AIMIRT and tenants.
- (b) After AIMIRT has made the investment in Alpha Rungsit Project, the REIT Manager will appoint ALPHA to be the property manager for the assets in Alpha Rungsit Project.

Additional details relating to the value of the properties of Alpha Rungsit Project to be invested by AIMIRT will be as provided in the invitation letter to the Meeting of the Trust Unitholders, 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.

(Alpha Industrial Phanthong Company Limited, Alpha Industrial Asset Company Limited, and Alpha Industrial Rungsit Company Limited shall collectively be referred to as the “**Property Owners**”).

The Information Memorandum on the Assets Acquisition of AIMIRT and details of the Additional Investment Assets shall be as appeared in Enclosure 1. Nevertheless, the REIT Manager may select to invest in any one of the projects or a part or all of the projects comprising the Additional Investment Assets, provided that the REIT Manager takes into account the utmost benefits of AIMIRT and the trust unitholders. In this regard, the REIT Manager will consider whether the projected distribution per unit (DPU) that the trust unitholders will receive following the investment in the Additional Investment Assets, based on a comparable capital structure, would be no less favorable than those prior to such investment.

The sources of funds to be used for the investment by AIMIRT in the Additional Investment Assets are expected to comprise 3 sources, that is (1) proceeds from the capital increase of AIMIRT through the issuance and offering of additional trust units; and/or (2) loan; and/or (3) excess liquidity from the operations of AIMIRT. In this regard, the capital structure to be used for the investment in the Additional Investment Assets will be determined based on the appropriateness of AIMIRT's debt-to-equity ratio and the current conditions of the capital market and debt market.

The investment value in all 3 projects of the Additional Investment Assets by AIMIRT 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, movable properties and 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.

In this regard, the REIT Manager 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 Securities and Exchange Commission (the “**Office of the SEC**”), to appraise the value of each of the Additional Investment Assets. Both Property Appraisers have selected to apply the income approach method for the valuation of the Additional Investment Assets, and the REIT Manager shared the same view as those 2 Property Appraisers that the appraised value from the income approach method is an appropriate method for comparing with the investment value of the Additional Investment Assets due to the nature of the assets which have the sources of income from rental and service fees.

In the event that AIMIRT is able to invest in all 3 projects 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.

In this respect, the REIT Manager is of the opinion that the investment transaction and the reasonableness of the maximum investment value of the Additional Investment Assets thereof is appropriate as 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 existing tenants of the Additional Investment Assets 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. Thus, the REIT Manager is of the opinion that the investment and the maximum investment value of the Additional Investment Assets thereof is appropriate. In this regard, in the event that AIMIRT is able to invest in all 3 projects, 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. The details of the appraisal value of the Additional Investment Assets as appraised by the Property Appraisers are as appeared in Enclosure 2.

The details of the projected profit and loss statement report (Pro Forma) for the 12 – month period after the investment in the Additional Investment Assets (the projected period from 1 April 2027 – 31 March 2028) are as appeared in Enclosure 4.

The investment of AIMIRT in the Additional Investment Assets shall be under the following conditions:

- (1) The Property Owners are approved by the board of directors' meeting and/or shareholders' meeting (if necessary) of the Property Owners to sublease and/or lease the said assets (as the case may be) to AIMIRT and have prepared the Additional Investment Assets to be ready for AIMIRT's investment;
- (2) There are no unresolved issues from legal due diligence or in case there is any legal issue (which shall not be an issue resulting in the assets in which AIMIRT wishes to invest failing to comply with relevant laws, rules and notifications) which is unresolved or cannot be carried out, the Company will disclose such risk in the registration statement for the offering of trust units and will comply with relevant laws and regulations;
- (3) On the investment date of AIMIRT, the mortgage of the Additional Investment Assets has been released and any collateral of the Additional Investment Assets has been revoked (if any);
- (4) The Trustee has certified that the actions of AIMIRT to invest in the Additional Investment Assets and the process of capital increase of AIMIRT (if any) are in accordance with the Trust Deed and relevant laws, rules and regulations; and
- (5) AIMIRT is approved by the Meeting of the Trust Unitholders and the Office of the SEC to proceed with any actions in relation to AIMIRT's capital increase in order to perform other relating acts for the investment in the Additional Investment Assets until its completion (if any).

The investment of AIMIRT in the Additional Investment Assets constitutes an acquisition transaction of the main assets with a transaction size of 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 with a value exceeding 10 percent but less than 30 percent of the total asset value of AIMIRT. 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 Meeting of the Trust Unitholders 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 (including the amendments) (the "**Notification No. SorRor. 26/2555**"). 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 (as further described in Agenda 2) and to provide an overview of AIMIRT's investment in the Additional Investment Assets, the REIT Manager has deemed it appropriate to propose the investment in the Additional Investment Assets to the Meeting of the Trust Unitholders 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.

In this regard, the REIT Manager therefore proposes to the Meeting of the Trust Unitholders of AIMIRT to approve the investment in the Additional Investment Assets as per details prescribed above and to approve the Company and/or the Trustee to be the authorized persons in the following actions:

- (1) To determine additional investment method, asset details, method of asset appraisal as well as the appropriate price for this Additional Investment Assets and to appoint the property manager for the Additional Investment Assets;
- (2) To negotiate, prepare, sign, deliver and/or amend any agreement or commitment indicating subleasing and/or lease (as the case may be) and investing in immovable properties, asset sublease agreement and/or asset lease agreement and/or undertaking agreement and/or any related agreement in relation to the investment in the Additional Investment Assets and relevant assets and the procurement of benefits for the Additional Investment Assets and/or agreements and/or any related documents upon approval of the trust unitholders of AIMIRT and the Office of the SEC to invest in the Additional Investment Assets in the event that there is capital increase of AIMIRT, including to correspond with the Office of the SEC, the Stock Exchange of Thailand, government agencies or organization or any persons for such performance, etc;
- (3) To negotiate, prepare, sign, deliver and/or amend any agreement or commitment relating to the appointment of the property manager in order to be in accordance with AIMIRT's additional investment;
- (4) To perform any other acts necessary for or related to the above purposes in all respects so as to ensure success in the aforementioned acts, including the appointment and/or removal of the sub-authorized person for the aforementioned acts above so as to ensure success in the aforementioned acts; and
- (5) To exercise discretion to invest or withhold from investing in any project of the Additional Investment Assets or some or all parts of the projects, in accordance with the aforementioned investment conditions and investment plan and/or to set forth, modify any method and/or condition of investment, if it appears that, any condition or result from negotiation with the Property Owners or

result from legal due diligence, indicates that AIMIRT's investment in such assets will not generate overall benefit to AIMIRT and/or the trust unitholders, or will cause unnecessary obligation to AIMIRT. In this regard, benefits of AIMIRT and the trust unitholders will be deemed the utmost priority. The REIT Manager will consider whether the projected distribution per unit (DPU) that the trust unitholders will receive following the investment in the Additional Investment Assets, based on a comparable capital structure, would be no less favorable than those prior to such investment.

In this connection, after AIMIRT has considered to invest in the Additional Investment Assets, the REIT Manager and the Trustee shall amend the Trust Deed of AIMIRT by amending and/or updating information and other details related to the Additional Investment Assets by adding the details of the Additional Investment Assets in the form of an attachment to the Trust Deed of AIMIRT. Nonetheless, in accordance with the Trust Deed of AIMIRT, the said amendment of the Trust Deed is the case that the acquisition of main assets of AIMIRT, which is in accordance with the investment policy, type of assets, rules and procedures on the acquisition of main assets prescribed in Trust Deed and in accordance with the relevant laws, rules, notifications and regulations. Moreover, it is not an amendment that affects any right of the trust unitholders in the way that the trust unitholders may lose their benefits. Therefore, the parties shall have an authority to amend, change and update the Trust Deed, without the requirement to seek for the resolution from the trust unitholders. In this regard, such amendment, change and update shall be approved by the Trustee in order to be in line with Trust Deed of AIMIRT.

Opinion of the REIT Manager

It is appropriate that trust unitholders approve the investment in the Additional Investment Assets as the investment in such assets is appropriate and beneficial to AIMIRT and the trust unitholders from the following factors:

1. Quality and potential of the Additional Investment Assets

The three projects comprising the Additional Investment Assets are standard warehouse, factory, and cold storage warehouse buildings, with an average building age of approximately 3 years as of the expected investment date of AIMIRT. The assets are in ready-to-use condition and are located in commercially and industrially potential areas, including areas in proximity to industrial estates within the Eastern Economic Corridor (EEC) in Chonburi Province, Bangkadi Industrial Park in Pathum Thani Province, and the Rangsit-Khlong Luang area, which is a logistics and distribution hub connecting the northern part of Bangkok with the northern region of Thailand. The assets have been developed and managed by ALPHA group, which has extensive experience in the business in relation to development of warehouses and factories.

2. Tenant structure and income stability

The three projects comprising the Additional Investment Assets have a diversified tenant base across various industries, including cold storage warehouse business for food and pharmaceutical products, air-

conditioning and refrigeration systems, electronics and components, construction materials, and logistics. Such diversification helps mitigate tenant concentration risk and increases the potential to secure replacement tenants over the long term. In addition, the major tenants of the Alpha Rangsit Project and the Alpha Bangkadi Project are reputable operators with sound financial standing, whose production bases or distribution centers are located in the vicinity of the projects, or the properties serve as their principal cold storage facilities. These factors support the continuity of the leases over the long term.

The Alpha Phanthong Project has a number of retail tenants diversified across various industries. Each unit has an appropriate floor area for small and medium-sized enterprises. The assets comprise both factory and warehouse properties, which mitigate tenant concentration risk and increase the potential to secure replacement tenants.

The Alpha Bangkadi Project has tenants operating in the air-conditioning and refrigeration systems industry, which use the project as their principal distribution center located near their production bases. This is a factor supporting the continuity of the lease over the long term.

The Alpha Rangsit Project has a tenant operating a cold storage warehouse business, with whom Alpha Industrial Rungsit Company Limited will negotiate for the execution of a new lease directly with AIMIRT on the investment date. Such tenant will have the right to renew the lease until the expiry of the lease term under the master land lease agreement of the Alpha Rangsit Project. In addition, another tenant operates a construction materials retail business and has entered into long-term lease and service agreements, with approximately 6 years of remaining lease term as of the expected investment date of AIMIRT. Accordingly, the Alpha Rangsit Project comprises both warehouse and cold storage warehouse assets, resulting in diversification of income sources across different types of assets and a long weighted average remaining lease term, which are factors supporting long-term income stability.

3. Appointment of the property manager and appropriateness of the property management fees

Upon completion of AIMIRT's investment in the Additional Investment Assets, the REIT Manager will appoint ALPHA to act as the property manager for all three projects comprising the Additional Investment Assets. ALPHA currently manages the properties owned by the ALPHA group and has an in-depth understanding of the characteristics of the properties, the tenants, and the service standards of the projects. Accordingly, ALPHA is well positioned to continue providing care and services to the existing tenants and to manage the properties on behalf of AIMIRT in a continuous and efficient manner.

The property management fees to be charged to AIMIRT by the property manager will be within the fee rate range prescribed under the Trust Deed and will constitute fair and reasonable remuneration. Therefore, the appointment of ALPHA as the property manager for the Additional Investment Assets is a transaction that serves the best interests of AIMIRT. In addition, the REIT Manager will establish measures to prevent conflicts of interest

in connection with the property management services provided by the property manager, in accordance with AIMIRT's existing guidelines.

4. Reasonableness of the investment value and benefits to AIMIRT and the trust unitholders

The REIT Manager has appointed 2 Property Appraisers approved by the Office of the SEC to appraise the value of the assets to be acquired under each of the three projects comprising the Additional Investment Assets, using the income approach, which the REIT Manager considers appropriate for the assets which have the sources of income from rental and service fees. In addition, the total investment value in all 3 projects of the Additional Investment Assets by AIMIRT in the amount of not exceeding 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, movable properties and other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith), shall be at a value lower than the lowest appraisal value of each project combined of approximately 1.2 percent.

The investment in this Additional Investment Assets is in accordance with AIMIRT's investment objectives in raising funds to acquire the income – generating immovable property, which will increase AIMIRT's asset size and income from benefit procurement, improve the diversification of its assets and tenants, increase its overall weighted average remaining leasehold right and lease term, and the estimated distributions to the trust unitholders. Furthermore, the increase in AIMIRT's total asset size may provide AIMIRT with greater opportunities to obtain more favorable financing terms for its borrowings, thereby benefiting the management of AIMIRT's financing costs over the long term.

For each investment, the REIT Manager considers the quality of the assets, locations, the tenant structure, the investment value, and the appropriate expected returns compared with the associated risks. These criteria apply to investments in both freehold and leasehold assets. Having considered the aforementioned factors, the REIT Manager is of the opinion that the proposed investment is appropriate, with due regard to the interests of AIMIRT and the trust unitholders as its primary consideration.

In order to ensure the smooth implementation of the foregoing actions, the trust unitholders should approve the Company and/or the Trustee to be the authorized persons to undertake the aforementioned actions as proposed.

Opinion of the Trustee

The Additional Investment Assets as proposed by the REIT Manager for consideration of the additional investment above are in accordance with the investment policy and asset types specified in the Trust Deed and have been fully appraised with the verification of entitled rights evidence, for the purpose of public use for disclosure to investors by 2 Property Appraisers approved by the Office of the SEC. Nonetheless, on the

investment date, the REIT Manager will consider investing in only the assets which comply with all legal requirement and ready for benefit procurement from the immovable properties in order to be in accordance with the Trust Deed and relevant laws, and will significantly consider the potential of the assets, stability of the tenants, and benefits of AIMIRT and trust unitholders.

In this regard, the REIT Manager shall undertake the actions and disclose the information relating to such transaction in accordance with the relevant rules and conditions, and shall appropriately act in accordance with the key assumptions and conditions used in considering the investment, in compliance with the laws, rules, notifications and regulations of the Office of the SEC.

Resolution

This Agenda requires approval from the Meeting of the Trust Unitholders of AIMIRT with majority vote of the trust unitholders attending the Meeting and having the right to vote.

In this regard, counting of the votes of all trust unitholders having the right to vote, the Company will not include the votes from the trust unitholders with a special interest in this matter, being the trust unitholders with a special interest in the investment in the leasehold right in properties or the owners, sublessors, lessors or grantors of rights in the immovable properties in which AIMIRT will make the additional investment, including their related persons.

The trust unitholders who have special interest in this matter and may not vote in this Agenda (as of the date of determination of the list of trust unitholders eligible to attend the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 (Record Date) on 9 October 2026) are specified in list of the Trust Unitholders as appeared in **Enclosure 9**.

Conditions for the entering into the transaction

Agenda 1 is a condition for the proposal of Agenda 2 and Agenda 3, as the main objective of the third capital increase of AIMIRT is to invest in the Additional Investment Assets. Therefore, if Agenda 1 is not approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 2 and Agenda 3 shall not be proposed to the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 to consider.

However, Agenda 2 and Agenda 3 are not conditional to Agenda 1. Therefore, if Agenda 1 is approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 2 and/or Agenda 3 is not approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, AIMIRT will remain able to invest in any one of the projects, or a part or all of the projects comprising the Additional Investment Assets, using the funds from loan and/or excess liquidity from the operations of AIMIRT, but AIMIRT will not be able to proceed with the third capital increase of AIMIRT, the offering and allocation of the additional trust units to be issued and offered for the third

capital increase of AIMIRT, and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, as specified in Agenda 2 and Agenda 3.

Agenda 2 To consider and approve the third capital increase of AIMIRT through the issuance and offering of approximately not exceeding 210,000,000 newly issued trust units for the investment in the Additional Investment Assets and/or for the partial repayment of the existing loans from financial institutions and/or as working capital of AIMIRT and the method for determining the price of the trust units to be issued and offered for the third capital increase

Background and rationales

AIMIRT will invest in all 3 projects of the Additional Investment Assets, which are Alpha Phanthong Project, Alpha Bangkadi Project, and Alpha Rangsit Project in the total amount of not exceeding Baht 2,590 Million (Two Thousand Five Hundred and Ninety Million Baht) (payable on the date that AIMIRT will invest in the Additional Investment Assets) which includes the rental for the sub-lease of land, the rental for the lease of buildings, movable properties and other related assets (including taxes, registration fees, specific business tax, including other relevant fees and expenses incurred in connection therewith). Whereby the sources of funds for the investment in the Additional Investment Assets by AIMIRT are expected to comprise 3 sources, that is (1) proceeds from the capital increase of AIMIRT through the issuance and offering of additional trust units; and/or (2) loan; and/or (3) excess liquidity from the operations of AIMIRT. In this regard, the capital structure to be used for the investment in the Additional Investment Assets will be determined based on the appropriateness of AIMIRT's debt-to-equity ratio and the current conditions of the capital market and debt market, as detailed in Agenda 1 above. The proceeds will also serve as a source of funds for managing the capital structure of AIMIRT by using such funds to partially repay the existing loans from financial institutions 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, as well as for use as working capital of AIMIRT.

With respect to the capital structure from the capital increase, the Company has deemed it appropriate to utilize proceeds from the capital increase of AIMIRT through the third issuance and offering of additional trust units by issuing and offering additional trust units of AIMIRT in the number not exceeding 210,000,000 (Two Hundred and Ten Million) units for the purpose of the investment in the Additional Investment Assets and the expenses related to such investment, and/or for the partial repayment of the existing loans from financial institutions and/or as working capital of AIMIRT. In this regard, the REIT Manager reserves the right to consider and determine the allocation of the proceeds from the capital increase among the foregoing purposes, taking into

account the utmost benefits of AIMIRT and the trust unitholders. Further details shall be as set out 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.

The method for the offering of trust units of AIMIRT this time will be made through trust unit underwriters. The price of the additional trust units to be offered 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). The details of the amount of the increased capital, the number of additional trust units, and the price of the additional trust units to be issued and offered for the third capital increase of AIMIRT 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. The purposes of the capital increase are (1) for the investment in the Additional Investment Assets in order for AIMIRT to have more assets which will be able to diversify the investment risks, to increase sources of income and to generate more return to the trust unitholders, in addition, the investment in the said assets will enable AIMIRT to have the opportunity to receive additional benefits from the newly invested assets and/or (2) for the partial repayment of the existing loans from financial institutions and the expenses related to such investment for 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 and/or for use as working capital of AIMIRT. Moreover, increasing in number of the trust units of AIMIRT, the Company also expects that it will increase the trading liquidity for the trust units in the Stock Exchange of Thailand.

In this regard, the REIT Manager therefore proposes to the Meeting of the Trust Unitholders of AIMIRT to approve the capital increase of AIMIRT through the issuance and offering of approximately not exceeding 210,000,000 (Two Hundred and Ten Million) additional trust units. When combining the number of the additional trust units issued and offered for the third capital increase of AIMIRT with the existing number of trust units of AIMIRT of 791,500,104 (Seven Hundred Ninety One Million Five Hundred Thousand One Hundred and Four) units, the total number of trust units of AIMIRT shall not exceed 1,001,500,104 (One Billion One Million Five Hundred Thousand One Hundred and Four) units. In this regard, the details of the number of additional trust units of AIMIRT to be issued and offered this time 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 addition, the REIT Manager proposes that the trust unitholders approve the method for determining the price of

the additional trust units to be issued and offered this time, and to approve the Company and/or the Trustee to be the authorized persons in the following actions:

- (1) To prescribe method of capital increase of AIMIRT by issuance and offering additional trust units, including prescribe number of the trust units to be offered, price of the trust units to be offered in accordance with the guidelines set out above;
- (2) To communicate with the Office of the SEC, the Stock Exchange of Thailand, government agencies, government organizations or any persons for capital increase of AIMIRT by issuance and offering additional trust units;
- (3) To perform any other acts necessary for or related to the above purposes in all respects so as to ensure success in the aforementioned acts, including the appointment and/or removal of the sub-authorized person for the aforementioned acts above so as to ensure success in the aforementioned acts.

Details of the Capital Increase Report Form are as appeared in Enclosure 3 for your consideration. In this regard, after the approval from the Meeting of the Trust Unitholders for the third capital increase of AIMIRT including the offering and allocation method for the additional trust units to be issued and offered for the third capital increase which shall be proposed to consider and approve in the Agenda 3, the REIT Manager shall further proceed with seeking approval from the Office of the SEC for the issuance and offering the additional trust units through applying the registration statement for the offering of trust units and the prospectus for the offering of additional trust units.

Opinion of the REIT Manager

As AIMIRT shall utilize the proceeds from the capital increase for the investment in the Additional Investment Assets of AIMIRT and/or partial repayment of the existing loans from financial institutions and/or as working capital of AIMIRT in order to enable AIMIRT to have more assets and sources of income, improve the investment risk diversification. This includes serving 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 and/or as for use as working capital of AIMIRT. Moreover, increasing in number of the trust units of AIMIRT, the Company also expects that it will increase the trading liquidity for the trust units in the Stock Exchange of Thailand. The REIT Manager has considered and opines that the trust unitholders should approve the capital increase of AIMIRT for the investment in the Additional Investment Assets as proposed in all respects.

In addition, the Company shall further proceed with any procedures in order to ensure that the third capital increase of AIMIRT shall be in accordance with the resolution of the Meeting of the Trust Unitholders of AIMIRT No.2/2026, the Trust Deed, including the regulations, conditions and method for the capital increase of AIMIRT as prescribed by law.

Opinion of the Trustee

The Trustee has considered and opines that the third capital increase of AIMIRT through the issuance and offering the newly issued trust units for the investment in the Additional Investment Assets and/or for the partial repayment of the existing loans from financial institutions and/or as working capital of AIMIRT and the method for determining the price of the trust units to be issued and offered for the third capital increase are not contrary to the process prescribed in the Trust Deed and the relevant laws.

In addition, the REIT Manager shall further proceed with any procedures in order to ensure that the capital increase of AIMIRT shall be in accordance with the resolution of the Meeting of the Trust Unitholders of AIMIRT No.2/2026, the Trust Deed, including the regulations, conditions and method for the capital increase of AIMIRT as prescribed by law.

Resolution

The entering into this transaction requires approval from the Meeting of the Trust Unitholders of AIMIRT with a vote of no less than 3/4 (three-fourths) of all votes of the trust unitholders attending the meeting and having the right to vote. In this agenda, there are no trust unitholders with a special interest.

Conditions for the entering into the transaction

The voting in Agenda 2 and Agenda 3 is related and conditional upon each other and in relation to the third capital increase of AIMIRT. In the event that the Meeting of the Trust Unitholders has approved the entering into the transaction in this Agenda, the Company shall enter into the transaction in this Agenda upon the approval of entering into the transaction in Agenda 3 by the Meeting of the Trust Unitholders.

If Agenda 2 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 3 shall not be proposed to the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 to consider. In this regard, if Agenda 2 has been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 3 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 2, which has been previously approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, shall be deemed to be canceled.

Agenda 2 and Agenda 3 are not conditional to Agenda 1. Therefore, if Agenda 1 is approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 2 and/or Agenda 3 is not approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, AIMIRT will remain able to invest in any one of the projects,

or a part or all of the projects comprising the Additional Investment Assets, using the funds from loan and/or excess liquidity from the operations of AIMIRT, but AIMIRT will not be able to proceed with the third capital increase of AIMIRT, the offering and allocation of the additional trust units to be issued and offered for the third capital increase of AIMIRT, and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, as specified in Agenda 2 and Agenda 3.

Agenda 3 To consider and approve the offering and allocation method for the additional trust units to be issued and offered for the third capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand

Background and rationales

In accordance with the third capital increase of AIMIRT as specified in Agenda 2 above, the method for the offering and allocation of the additional trust units to be issued and offered to be proposed to the trust unitholders for consideration shall be 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 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.

In this regard, the number of the 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.

The Company therefore proposes to the trust unitholders to consider and approve the offering and allocation method for the additional trust units to be issued and offered for this time and the listing of the trust units as listed securities on the Stock Exchange of Thailand, and to approve the Company and/or the Trustee to be the authorized persons in the following actions:

- (1) To determine the date of determination of the list of trust unitholders eligible to subscribe the trust units to be offered through the method for offering to the existing trust unitholders whose names appear in the trust unitholders registration 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);
- (2) To determine other details of the offering, and the allotment of trust units, including but not limited to, the number of the trust units to be issued and offered, structure of the final offering, subscription period, allotment method, offering method, subscription ratio, offering ratio, offering price, condition and subscription method, including other conditions and other details related to the offering, and the allotment of trust units to be issued and offered to the existing trust unitholders who are eligible to subscribe the trust units of AIMIRT, and the allotment method in case the existing trust unitholders subscribe trust units in excess of the amount they are entitled to, including offering and allotment of

the outstanding trust units from public offering to other investors, and to have its discretion to consider rejecting the offering or the allotment of the additional trust units to any trust unitholders, or any investors, or trust unitholders who are American, Canadian, Japanese or any nationality other than Thai if such offering or allotment of the additional trust units does not comply with the regulation related to offering and allotment of trust unit enforced in Thailand or country of the trust unitholder's nationality, or causing unreasonable burden and operation expenses. In this regard, the list of trust unitholders' countries that AIMIRT may consider rejecting the offering or rejecting the allotment of the additional trust units is as appeared in Enclosure 9;

- (3) To determine the period for offering of the additional trust units to be issued and offered this time and file an application with the Stock Exchange of Thailand for its approval to list the additional trust units as listed securities on the Stock Exchange of Thailand;
- (4) To negotiate, enter into, prepare, sign, deliver, and/or amend the agreements and documents related to the offering and the allotment of the additional trust units to be issued and offered, including to appoint the financial advisor, underwriters and subscription agents to perform such acts;
- (5) To prepare, execute and file applications for approval or relaxation, including other necessary documents related to the offering, the allotment, and listing of the additional trust units to be issued and offered as listed securities on the Stock Exchange of Thailand to relevant governmental agencies and perform any other acts necessary and appropriate in order to carry out the actions as mentioned above until completion; and
- (6) Perform any other acts necessary for or related to the above purposes in all respects so as to ensure a success in the aforementioned acts, including the appointment and/or removal of the sub-authorized person for the aforementioned acts above so as to ensure success in the aforementioned acts.

In addition, after the third capital increase by issuance and offering of the additional trust units, the REIT Manager and the Trustee shall amend the Trust Deed of AIMIRT by amending and/or updating information and other relevant details provided in the Trust Deed of AIMIRT. Nonetheless, in accordance with the Trust Deed of AIMIRT, such amendment to the Trust Deed does not constitute the amendment that is contrary to the benefits of the trust unitholders nor imposes material responsibility to the trust unitholders and also not the amendment in material conditions of the Trust Deed or affects the rights of the trust unitholders. Therefore, the parties are authorized to amend the Trust Deed, without the requirement to seek for the resolution from the trust unitholders. In this regard, such amendment, change and update shall be approved by the Trustee in order to be in line with Trust Deed of AIMIRT.

Opinion of the REIT Manager

The REIT Manager has considered and opines that the trust unitholders should approve the offering and allocation method for the additional trust units to be issued and offered for the third capital increase of AIMIRT and the listing of the trust units as listed securities on the Stock Exchange of Thailand which are not contrary to the Trust Deed and the relevant laws, and to approve the Company and/or the Trustee to be the authorized persons to undertake the aforementioned actions as proposed.

In addition, the Company shall further proceed with any procedures in order to ensure that the offering and allocation method for the additional trust units to be issued and offered for the third capital increase of AIMIRT and the listing of the trust units as listed securities on the Stock Exchange of Thailand shall be in accordance with the resolution of the Meeting of the Trust Unitholders of AIMIRT No.2/2026, the Trust Deed, including the regulations, conditions and method for the capital increase of AIMIRT as prescribed by law. Once AIMIRT has received the approval from the trust unitholders, the Company will request for approval for the third capital increase from the Office of the SEC thereafter.

Opinion of the Trustee

The Trustee has considered and opines that the offering and allocation method for the additional trust units to be issued and offered for the third capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand are not contrary to the process prescribed in the Trust Deed and the relevant laws.

In addition, the REIT Manager shall further proceed with any procedures in order to ensure that the offering and allocation method for the additional trust units to be issued and offered for the third capital increase and the listing of the trust units as listed securities on the Stock Exchange of Thailand shall be in accordance with the resolution of the Meeting of the Trust Unitholders, the Trust Deed, including the regulations, conditions and method for the capital increase of AIMIRT as prescribed by law.

Resolution

The entering into this transaction requires approval from the Meeting of the Trust Unitholders of AIMIRT with majority vote of the trust unitholders attending the Meeting and having the right to vote. In this agenda, there are no trust unitholders with a special interest.

Conditions for the entering into the transaction

The voting in Agenda 2 and Agenda 3 is related and conditional upon each other and in relation to the third capital increase of AIMIRT. In the event that the Meeting of the Trust Unitholders has approved the entering into the transaction in this Agenda, the Company shall enter into the transaction in this Agenda upon the approval of entering into the transaction in Agenda 2 by the Meeting of the Trust Unitholders.

If Agenda 2 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 3 shall not be proposed to the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 to consider. In this regard,

if Agenda 2 has been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 3 has not been approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, Agenda 2, which has been previously approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, shall be deemed to be canceled.

Agenda 2 and Agenda 3 are not conditional to Agenda 1. Therefore, if Agenda 1 is approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, but Agenda 2 and/or Agenda 3 is not approved by the Meeting of the Trust Unitholders of AIMIRT No. 2/2026, AIMIRT will remain able to invest in any one of the projects, or a part or all of the projects comprising the Additional Investment Assets, using the funds from loan and/or excess liquidity from the operations of AIMIRT, but AIMIRT will not be able to proceed with the third capital increase of AIMIRT, the offering and allocation of the additional trust units to be issued and offered for the third capital increase of AIMIRT, and the listing of the new trust units as listed securities on the Stock Exchange of Thailand, as specified in Agenda 2 and Agenda 3.

Agenda 4 To consider other matters (if any)

The trust unitholders are cordially invited to attend the Meeting of the Trust Unitholders of AIMIRT pursuant to the date, time and place specified in this Invitation Letter. The registration for the trust unitholders will start at 13.00 hrs. In case any trust unitholder is unable to attend the Meeting and casts the vote by himself or herself and wishes to authorize a person to attend the Meeting on his or her behalf, please complete and sign one of the Proxy Forms attached to this Invitation Letter as provided in the Enclosure 6 and duly affix the stamp duty of Baht 20 (twenty). The trust unitholder may appoint Mr. Thanachai Santichaikul or Mr. Paisit Kaenchan, the independent directors of the REIT Manager, as his or her proxy, to attend the Meeting and cast the vote on his or her behalf at this Meeting. The information of independent directors of the REIT Manager for the trust unitholders' granting of proxies is provided in Enclosure 7.

For the trust unitholders attending the Meeting by themselves and the proxy holders attending the Meeting on the trust unitholders' behalf, please present evidence of your identification for attending the Meeting as per the details provided in Enclosure 5 which has been delivered to the trust unitholders together with this Invitation Letter and submit them to the REIT Manager or a designated person of the REIT Manager, prior to attending the Meeting.

For the trust unitholders' convenience and the prompt registration process, in the event where any of the trust unitholders cannot attend the Meeting themselves and wishes to authorize a person to attend the Meeting on their behalf, the REIT Manager would like the trust unitholders to deliver the Proxy Form provided in Enclosure 6 (duly affixed with the stamp duty of Baht 20 (twenty)) in advance by sending it to "The REIT Manager of AIM Industrial Growth Freehold and Leasehold Real Estate Investment Trust" at No. 93/1, GPF Witthayu Building Tower B, 8th floor, Unit 803, Witthayu Road, Lumpini Sub-district, Pathumwan District, Bangkok 10330, no later

than 3 November 2026 or submit at the meeting venue during the registration prior to commencement of the Meeting.

For the trust unitholders' benefit, please study the procedures of registration, attendance, and granting proxies as per the details provided in Enclosure 5 which has been delivered to the trust unitholders together with this Invitation Letter. Should any trust unitholder have 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 prescribed the date of determination of the list of the trust unitholders eligible to attend the Meeting of the Trust Unitholders of AIMIRT No. 2/2026 (Record Date) to be on 9 October 2026.

Please be informed accordingly.

Yours respectfully,

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

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