

RM.12/02/2024

22 February 2024

Subject: Report the operating results for the year end, 31 December 2023 of KTBST Mixed Freehold and Leasehold Real Estate Investment Trust

To: President
The Stock Exchange of Thailand

DAOL REIT Management (Thailand) Company Limited (the “**Company**”) as the REIT manager of the KTBST Mixed Freehold and Leasehold Real Estate Investment Trust (“**KTBSTMR**”) would like to clarify the audited financial operating result for the year ended, 31 December 2023 as follow:

According to the operating results for the year ended, 31 December 2023 (1 January 2023 – 31 December 2023, KTBSTMR had a total income of Baht 368.35 million, mainly contributed from the rental and service income. The REIT had total expenses, comprising of project operating expenses, finance cost and other fees, of Baht 162.39 million and net gain from investments of Baht 10.25 million. As a result, KTBSTMR realized an increase in net assets from operations of Baht 216.21 million.

As of 31 December 2023, KTBSTMR had net assets value (NAV) of Baht 3,100.52 million or Baht 10.2836 per trust unit.

Please be informed accordingly.

Sincerely yours,

-Phonlasit Phumiwasana-

(Mr. Phonlasit Phumiwasana)

Chief Executive Officer

DAOL REIT Management (Thailand) Company Limited

REIT Manager