

ศรีปทุม

HOSPITALITY REAL ESTATE INVESTMENT TRUST
ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีปทุม

Annual Operational Report 2024

Insead of Holding The Annual General Meeting of Trust Unitholders for The Year 2025
(Two-Way Communication)

April 9, 2025

Subject: Submission of the Annual Operational Report for the year 2024

for two-way communication of the Sripanwa Hospitality Real Estate Investment Trust (SRIPANWA),
instead of holding the annual general meeting of trust unit holders for the year 2025

Attn: Trust unitholders of Sripanwa Hospitality Real Estate Investment Trust (SRIPANWA)

Enclosure:

1. Annual Report for the year 2024 (in QR CODE format)
2. Criteria for Submitting Questions and Requesting Additional Information
Related to the Annual Operational Report of Sripanwa Hospitality Real Estate Investment Trust (SRIPANWA),
in Lieu of Holding the 2024 Annual General Meeting of Trust Unitholders
3. Form for submitting additional information questions regarding the Annual Operational Report
4. Annual Report Request Form (In Printed format)

According to the meeting of the Board of Directors of Charn Issara REIT Management Co., Ltd. (the “Company”) acting as the REIT Manager (the “REIT Manager”) of Sripanwa Hospitality Real Estate Investment Trust (the “SRIPANWA Trust”) on February 26, 2025, the meeting resolved to conduct Two-Way Communication instead of holding the 2025 Annual General Meeting of Trust Unitholders (AGM) in the form of submitting the Annual Operational Report for 2024. Because the Trust only has an agenda to report to unitholders which is in accordance with the rules of the SEC. The SEC Announcement No. Sor.Lor. 20/2023 and the Capital Market Supervisory Board Announcement No. Tor.Jor. 33/2023. Therefore, it was resolved to submit and publish the Annual Operational Report for the year 2024 (the “Report”) instead of holding the 2024 annual general meeting by mail, giving rights to trust unitholders whose names are as specified in the list of trust unitholders (“Record Date”) of SRIPANWA Trust as of 19 March 2025.

The Company would like to submit the Report to inform the unitholders as per the details below.

Agenda 1: Acknowledge the operating results of SRIPANWA Trust in the year 2024, the management of SRIPANWA Trust in important matters and guidelines for managing SRIPANWA REIT in the future.

Facts and Reasons

The REIT Manager has compiled a summary of the operational results of the SRIPANWA Trust for the fiscal year 2024, covering the period from January 1, 2024, to December 31, 2024. Detailed information appear in the 2024 Annual Report of SRIPANWA Trust (Part 1: Analysis and Explanations by the Trust Manager), which unit holders may access by scanning the QR Code provided in Enclosure 1. Furthermore, trust unitholders can fill out a form to request a printed

format of the Annual Report 2024 as referenced in [Enclosure 4](#). The operating performance and financial position of the SRIPANWA Trust as of December 31, 2024, can be summarized as follows:

1.1 Performance

1.1.1 Investment Income

(Unit : Baht)

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Income				
Rental Income	258,111,131	269,625,227	(11,514,096)	(4.27)
Interests Income	13,874,402	4,720,829	9,153,573	193.90
Income from property use	19,792,658	14,416,920	5,376,128	37.29
Other Income	830,925	-	830,925	100.00
Total Income	292,609,106	288,762,576	3,846,530	1.33

1.1.2 Trust Expenses

(Unit : Baht)

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Expenses				
REIT Management Fee	11,441,458	11,988,933	547,475	(4.57)
Trustee and custodian fees	11,441,458	11,988,933	547,475	(4.57)
Registrar fees	1,046,292	975,664	(70,628)	7.24
Professional fees	1,175,192	1,237,273	62,081	(5.02)
Financial costs	56,738,922	56,632,366	(106,556)	0.19
Other expenses	5,580,670	12,732,079	7,151,409	(56.17)
Loss from write-off of receivables under lease agreements	-	30,594,489	30,567,489	(100.00)
Past period rent				
Loss from changes in cash flow according to lease agreements	27,545,193	35,727,977	8,182,784	(22.90)
Loss from lease termination	-	41,804,276	41,804,276	(100.00)
Total Expense	114,969,185	203,681,990	88,712,805	(43.55)

1.1.3 Net investment profits

(Unit : Baht)

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Income	292,609,106	288,762,576	3,846,530	1.33
Expense	114,969,185	203,681,990	88,712,805	(43.55)
Net investment profits	177,639,921	85,080,586	(92,559,335)	108.79
List of net profits (losses) from investment				

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Net unrealized gains (losses) from investments in real estate	(104,000,000)	(10,000,000)	94,000,000	940.00
Total net losses from investments	(104,000,000)	(10,000,000)	94,000,000	940.00
Increase in net operating assets	73,639,921	75,080,586	1,440,665	(1.92)

1.2 Financial status of SRIPANWA Trust

1.2.1 Assets

(Unit : Baht)

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Assets				
Investments in real estate at fair value	3,701,000,000	3,805,000,000	(104,000,000)	(2.73)
Bank deposits, financial institutions	78,024,801	88,990,872	(10,966,071)	(12.32)
Debtors under lease agreements	437,361,857	465,114,012	(27,752,155)	(5.97)
Debtors from the use of assets	-	7,177,191	(7,177,191)	(100.00)
Deferred lease registration fee	4,589,139	5,876,210	(1,287,071)	(21.90)
Other expenses deferred	129,759	207,871	(78,112)	(37.58)
Other assets	3,006	4,264	(1,258)	(29.50)
Total Assets	4,221,108,562	4,372,370,420	(151,261,858)	(3.46)

1.2.2 Liabilities

(Unit : Baht)

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Liabilities				
Accrued Expenses	10,313,591	11,123,994	(810,403)	(7.29)
Portion of long-term loans from institutions	99,470,293	87,239,408	12,230,885	14.02
Finance due within 1 year				
Long-term Loans from Financial Institutions	111,834,262	211,282,782	(99,448,520)	(47.07)
Debenture	570,672,863	568,461,458	2,211,405	0.39
Total Liabilities	792,291,009	878,107,642	(85,816,633)	(9.77)

1.2.3 Net Assets

(Unit : Baht)

List	For the year ending 31 December 2024	For the year ending 31 December 2023	Increase (Decrease)	Change Percentage
Net Assets				
Capital received from unitholders	3,097,722,025	3,097,722,025	-	-
Retained earnings	341,149,148	406,594,373	(65,445,225)	(16.10)
Portion lower than the value of the trust units	(10,053,620)	(10,053,620)	-	-
Net assets per unit (Baht)	3,428,817,553	3,494,262,778	(65,445,225)	(1.87)

Net assets per unit (Baht)	12.2868	12.5213	(0.2345)	(1.87)
----------------------------	---------	---------	----------	--------

1.3 Management of SRIPANWA Trust in important matters and guidelines for managing trust in the future

Facts and Reasons

The management of the SRIPANWA Trust regarding important matters for the year 2025 and guidelines for the future management strategies of the SRIPANWA Trust are outlined as follows:

1.3.1 Important Changes and Developments

- On March 12, 2024, the Trust received a resolution from the extraordinary meeting of unitholders No. 1/2024, approving the execution of the lease agreement for the additional investment property No. 1 (SPM2) to be used in the new SPM2 project with Sripanwa Management Company Limited ("SPM"), the existing lessee. The lease duration is set for 3 years, commencing two months after the month of the Trust's unitholders' meeting, with both the lessee and lessor having the option to renew the lease for an additional 2 years. The rental rate will consist of a fixed rate and a variable rate, payable on a monthly basis.
- Consequently, on June 1, 2024, the Trust terminated the property usage agreement with SPM prematurely and executed a new lease agreement for the additional investment property No. 1 (SPM 2) with the same lessee (SPM), covering the lease period from June 1, 2024, to May 31, 2027.
- On April 4, 2024, the Trust approved the installment payment of overdue rent for the SPM 2 project amounting to 108.44 million Baht, to be paid monthly over a period of 4 years and 9 months, starting from April 2024 to December 2028, along with compensation at an interest rate of 7.5% per annum. The Trust has been receiving payments in accordance with the repayment schedule consistently.
- During the fiscal year 2024, the Trust made quarterly repayments of loans obtained from financial institutions, totaling 88 million Baht. As of December 31, 2024, the Trust had remaining loans from financial institutions amounting to 212 million Baht, with a further repayment of 100 million Baht scheduled for the fiscal year 2025.

1.3.2 Guidelines for managing SRIPANWA REIT in the future

The year 2024 has been recognized as a year of recovery for the Sripanwa hospitality real estate investment trust (SRIPANWA), after the substantial adverse impacts stemming from the COVID-19 pandemic, which significantly affected the tourism industry and the Trust's operations. Nevertheless, as the overall market conditions have demonstrated a favorable trend, coupled with the effective management by stakeholders across all sectors, Sripanwa Management Co.,Ltd. (SPM) has successfully resumed regular rental payments and satisfied outstanding rental obligations. This resurgence has enabled the Trust to recommence the distribution of benefits to its trust unitholders.

In the future, the SRIPANWA Trust aims to implement a management strategy that prioritizes sustainable growth, focusing on the management and enhancement of existing properties to ensure their capacity to generate income for

the Trust. Additionally, financial management will be carefully overseen to maintain a balance between yielding returns and managing debt obligations. Furthermore, the Trust will consider additional investments in high-potential properties, with an emphasis on real estate that can generate stable cash flow and has the potential for long-term appreciation, while prioritizing the interests of the unitholders.

Unitholders are encouraged to review further details concerning the management of the SRIPANWA Trust, including significant matters from the fiscal year 2024 and the Trust's future management strategies, in the Annual Report 2024 of the SRIPANWA Trust (Part 1: Summary of Key Information regarding the Trust, and Part 2: Operational Overview of the Trust). Unitholders may complete the form to request a printed format of the Annual Report, as indicated in [Enclosure 4](#), or access the Annual Report 2024 via QR Code format, as referenced in [Enclosure 1](#).

Trust Manager's Opinion

REIT Manager is considered that the operating results of SRIPANWA Trust according to the 2024 annual report are accurate, appropriate and in accordance with the requirements in the trust agreement.

The REIT Manager deems it appropriate to report to unitholders the details regarding the management of SRIPANWA REIT on important matters, including the guidelines for managing SRIPANWA REIT in the future. Such management and future management guidelines are in accordance with announcements and criteria of the Capital Market Supervisory Board Office of the Securities and Exchange Commission and any other related agencies Including the terms and conditions in the trust deed and related laws.

Agenda 2: Acknowledge the trust's financial statements for the year ending on December 31, 2024

Facts and reasons

To present to trust unitholders for acknowledgment financial statements of the trust for the year ending on 31 December 2024 of SRIPANWA Trust, which has been considered by the Company's Board of Directors and passed the audit and certification from Deloitte Touche Tohmatsu Jaiyos Audit Company Limited. The details appear in the 2024 annual report of SRIPANWA Trust (Section 4 Financial Position and Operating Results of the Trust) Trust unitholders may complete the form to request a printed format of the Annual Report 2024 as indicated in [Enclosure 4](#), or access the Annual Report in QR Code format as referenced in [Enclosure 1](#). The financial statements of the Trust for the year ending December 31, 2024, are as follows:

List	For the year ending 31 December 2023 (1 January 2023 - 31 December 2023) (Baht)
Statement of financial position (balance sheet)	
Total Assets	4,221,108,562
Total Debt	792,291,009
Net Assets	3,428,817,553
Net assets per unit	12.2868

List	For the year ending 31 December 2023 (1 January 2023 - 31 December 2023) (Baht)
Income statement	
Total Income	292,609,106
Total Expense	114,969,185
Net investment profits	177,639,921
Net loss from investment	(104,000,000)
Increase in net operating assets	73,639,921
Cash flow statement	
Net cash provided by operating activities	274,478,664
Net cash used in financing activities	(285,444,735)
Deposits at financial institutions increased (decreased) net.	10,966,071
Deposits at financial institutions at the end of the	78,024,801

Trust Manager's Opinion

The REIT manager deems it appropriate to report to the trust unitholders to acknowledge that the trust's financial statements for the year ending on 31 December 2024 of SRIPANWA Trust has been prepared according to accounting standards and is accurate and appropriate which has passed inspection and certification and expressed unqualified opinions from Deloitte Touche Tohmatsu Jaiyot Audit Co., Ltd. Details appear in the 2024 annual report.

Agenda 3: Acknowledge the payment of benefits from operating results for the year 2024.

Facts and Reasons

In accordance with the policy of the SRIPANWA Trust to distribute benefits to unitholders of no less than 90 % of the adjusted net profit for the fiscal year, the benefits will be paid out no more than four times within the fiscal year, as stipulated in the Trust's founding agreement.

As of December 31, 2024, the Trust reported a total net profit of 73,639,921 Baht. Consequently, at the meeting of the Trust Manager's Board of Directors No. 1/2025, it was considered and resolved to distribute benefits from the operational results for the period from October 1, 2024, to December 31, 2024, to the unitholders. A summary of the benefit distribution for the entire year 2024, covering the period from January 1 to December 31, 2024, is as follows:

Period / Performance	Payment Date	Total Amount (Baht)	Benefits per Unit (Baht/Unit)
January 1 to March 31, 2024	June 12, 2024	29,692,409.60	0.1064
April 1 to June 30, 2024	September 9, 2024	29,692,409.60	0.1064
July 1 to September 30, 2024	December 9, 2024	29,692,409.60	0.1064
October 1 to December 31, 2024	March 26, 2025	59,998,760.00	0.2150
Total		149,075,988.80	0.5342

Trust manager's opinion

The REIT manager deems it appropriate to report to the trust unitholders to receive details on payment of benefits operating results for the year 2024 (from operating results from 1 January 2024 to 31 December 2024), which the REIT manager is of the opinion that the payment of such benefits is in accordance with the terms of the trust agreement and in accordance with the specified policy in the prospectus that determines the payment of benefits to trust unitholders at least once a year. It is accurate and appropriate and is deemed appropriate to report to trust unitholders.

Agenda 4: Acknowledge the appointment of auditors and determine the auditor's remuneration for the year 2024.

Fact and Reasons

Due to Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. possessing the appropriate qualifications and experience, being widely recognized, and maintaining high work standards, as well as being an auditor approved by the Securities and Exchange Commission, alongside having experience in auditing real estate investment trusts, the proposed auditor fees are considered appropriate for the scope of the audit. Therefore, the auditor from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. is appointed as the auditor for the Trust for the accounting period ending December 31, 2025, replacing the previous auditor for the accounting period ending December 31, 2024, in accordance with the regulations outlined in the announcement No. 5/2018 regarding the rotation of auditors in the capital market and the exemption of auditor rotation in the capital market by the Securities and Exchange Commission (SEC). The audit fee is set at 665,000 Baht, an increase of 10,000 Baht from the previous year, with no additional non-audit fees.

List of Proposed New Auditors for the Accounting Period Ending December 31, 2025

- | | | |
|----|---------------------------|--|
| 1) | Mr. Wee Sujarit | Certified Public Accountant, Registration Number 7103 or |
| 2) | Mr. Kornthong Lueangvilai | Certified Public Accountant, Registration Number 7210 or |
| 3) | Ms. Lasita Magut | Certified Public Accountant, Registration Number 9039 |

In this regard, the REIT manager has prepared a table summarizing the auditor's remuneration and other service fees for the year 2025 compared with auditor compensation and other service fees for the year 2024, with details as follows:

	2025	2024	Change (%)
Auditor's remuneration (Audit Fee)	665,000	655,000	1.53%
Other service fees (Non-Audit fee)	0	0	0%

Note * Actual auditor compensation for the fiscal year ending 31 December 2024 is in the amount of 655,000 baht, excluding other expenses related to auditing, such as document fees, travel expenses, and others. The company paid the auditor according to the actual expenses incurred.

Trust Manager's Opinion

The REIT Manager is of the view that the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. is an approved auditor in accordance with the rules of the Securities and Exchange Commission (SEC) and have performed their duties appropriately, possesses the requisite knowledge and expertise in auditing and expressing opinions on the trust's financial statements, and maintains no relationships, interests, or transactions that may cause conflict of interest with the REIT Manager or the trustee, or any individuals affiliated with the REIT Manager or trustee. The auditor upholds independence in the performance of their responsibilities.

Therefore, it is deemed appropriate to consider appointing auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the auditors for the SRIPANWA Trust for the accounting period ending December 31, 2025, and determine the remuneration (audit fee) in the amount of 665,000 Baht with no additional services fees (Non-audit fee) and appointing one of the following auditors from the list of newly proposed auditors mentioned above shall be responsible for auditing and expressing opinions on the Trust's financial statements. Additionally, it is imperative to report the appointment of the auditor from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the licensed auditor of the SRIPANWA Trust regarding the associated audit fees for the fiscal year 2025, as presented by the REIT Manager.

In this regard, the The REIT Manager hereby informs that the trust uses the method of delivering and publishing the Annual Operational Report for the year 2024 instead of Two-Way Communication for the year 2025, as a substitute for conducting the Annual General Meeting (AGM) for the unitholders, in accordance with the provisions specified in the trust's establishment agreement.

Trust unitholders may further access the details of the Annual Operational Report for year 2024, the Annual Report for the year 2024, and related documents can be obtained through another channel on the SRIPANWA Trust website (www.cireit.com) starting from April 9, 2025 onwards.

Trust unitholders can send questions and ask for additional information related to the Annual Operational Report for the year 2024 Including the Annual Report for the year 2024 that requires the company to clarify the issues of each matter presented this time or other information through various channels as follows:

1) By Registered Mail (Primary Channel)

Trust unitholders can submit the "Form for submitting additional information questions regarding the Annual Operational Report" as per the details in Enclosure 3 sent to the REIT Manager at the following

address details:

Please send to Charn Issara REIT Management Company Limited
 No. 2922/198, 10th Floor, Charn Issara Tower 2 Building
 New Phetchaburi Road, Huai Khwang, Bangkok 10310
 (Form for submitting additional information questions regarding the Annual Operational Report)

2) By electronic mail (E-mail)

Trust unitholders can submit the "Form for submitting additional information questions regarding the Annual Operational Report" as detailed in Enclosure 3, along with the supporting documents in accordance with the criteria outlined in Enclosure 2, to the REIT Manager at the following email address: sumana@cireit.com.

3) Via Telephone Number : 02-308-2022 during business hours on Mondays to Fridays from 8:30 AM to 5:00 PM.

Unitholders may submit questions and request additional information from April 9, 2025, to April 23, 2025 (a period of 14 days from the date the Company has distributed the Annual Operational Report to the unitholders). The guidelines for submitting inquiries and requests for additional information related to the Annual Operational Report and associated documents are detailed in Enclosure 2. Submissions must include the following information: name, surname, nationality, identification card number or passport number, or legal entity registration number (as applicable), address, telephone number, email (if available), along with the number of trust units held in the SRIPANWA Trust. This information must be provided using the "Form for Submitting Additional Inquiries Regarding the Annual Operational Report," as detailed in Enclosure 3, which has been sent to the unitholders.

After the inquiry deadline of April 23, 2025, the REIT Manager will compile all submitted information to prepare a Summary of Important Issues in the form of Questions and Answers for Two-Way Communication for the Year 2025, which will be disclosed to trust unitholders and publish through the information system of the Stock Exchange of Thailand and the Company's website (www.cireit.com) within 14 days from the date the Company closes the question submissions.

Please be informed accordingly.

Best regards,



Mrs. Wilai Intagool

Managing Director

Charn Issara REIT Management Company Limited

On behalf of the REIT manager

Copy to the Registrar of Thailand Securities Depository Co., Ltd.

Sripanwa Hospitality Real Estate Investment Trust (SRIPANWA)

Annual Report for the year 2024

(in QR CODE Format)

PLEASE SCAN QR CODE



**OR DOWNLOAD ANNUAL REPORT
AT OUR WEBSITE**

<https://www.cireit.com>

**Criteria for Submitting Questions and Requesting Additional Information
Related to the Annual Operational Report for the year 2024
of Sripnwa Hospitality Real Estate Investment Trust (SRIPANWA)**

1. Trust unitholders who have the right to submit questions and ask for additional information related to SRIPANWA Trust and the report must be trust unitholders of SRIPANWA Trust who have the right to receive the report. According to the list obtained from determining the list of trust unitholders who have rights on the date of determining the list of trust unitholders of SRIPANWA Trust (Record Date) on 19 March 2025.
2. Contents of questions and inquiries for additional information must be related to the information specified in the report or other important information about SRIPANWA Trust.
3. To send questions and ask for additional information trust unitholders must specify their first name, last name, nationality, ID card number or passport number or legal entity registration number (as the case may be) address, telephone number, email (if any) along with the number of trust units held in SRIPANWA Trust.

However, in the case of questions and inquiries for additional information that do not meet the criteria in item 2 or are questions and inquiries for additional information as follows:

- 1) Matters that violate the law, announcements, regulations, rules and regulations of government agencies or regulatory agencies, companies and trusts or does not comply with the trust agreement.
- 2) Matters that are for the benefit of a specific person or group of people.
- 3) Matters that are under the management authority of the Company, except in cases that cause significant suffering and damage to trust unitholders.
- 4) Matters that the REIT Manager has been completed.
- 5) Matters beyond the power of the company can be carried out.
- 6) Matters in which unitholders provided incomplete information and/or incomplete documents for consideration and/or did not submit matters in time within the specified period and/or the Company was unable to contact unitholders who submitted questions and inquiries, to request additional information.
- 7) Matters proposed by unitholders who do not meet all the qualifications according to the specified criteria.

The Trust reserves the right to refrain from answering questions and asking for additional information. Including trust unitholders who did not send questions to the company within the specified date above, the Company will consider that trust unitholders have not exercised their rights to submit questions and ask for additional information.

4. Procedure for submitting questions and asking for additional information in the Trust's operating report for the year 2024.

4.1. Trust unitholders who meet the qualifications specified in Item 1 may submit questions and request additional information by completing and submitting the documents listed below to the REIT Manager:

- 1) The "Form for submitting additional information questions regarding the Annual Operational Report" as detailed in Enclosure 3,
in accordance with the Criteria for submitting inquiries specified in Enclosure 2.
- 2) The relevant supporting documents as outlined in Enclosure 3, duly signed and completed.
- 3) Please submit the Annual Report Request Form (In Printed format) as specified in Enclosure 4.

In cases where trust unitholders require the Annual Report for the year 2024 in printed format, please indicate your preference.

Trust unitholders are required to submit the original documents as specified above, with signatures as evidence, along with all relevant supporting documentation in a complete and thorough manner.

4.2. Trust unitholders shall submit the documents specified in Item 4.1 to the REIT Manager through postal service (primary channel) or by providing a scanned copy of the original documents in electronic format via the email address sumana@cireit.com.

5. Document delivery costs and all related expenses belong to trust unitholders who wish to send questions and additional information.

Trust unitholders who meet the specified qualifications may proceed with the aforementioned steps, or they may informally communicate via telephone at 02-308-2022 or through the email address sumana@cireit.com. Trust unitholders who wishing to submit questions and requests for additional information must complete the inquiries by April 23, 2025, which is the deadline for question submissions. After the deadline, the REIT Manager will compile all submitted information to prepare a Summary of Important Issues in the form of Questions and Answers for Two-Way Communication for the Year 2025. This information will be disclosed to trust unitholders through the information system of the Stock Exchange of Thailand and the REIT Manager Company's website (www.cireit.com) within 14 days from the date the company closes the question submissions.

Form for submitting additional information questions regarding the Annual Operational Report

To Charn Issara REIT Management Co.,Ltd.

As the REIT Manager of the Sripnwa Hospitality Real Estate Investment Trust (SRIPANWA)

Part 1: Information of the Trust Unitholder – Inquirer

I, (Full Name / Company Name) _____, a trust unitholder,
 Identification Card / Passport / Corporate Registration No. _____
 Address: No. _____ Village / Building _____
 Moo _____ Alley / Soi _____ Road _____
 Sub-district / District _____ Amphoe / Municipality Province _____
 Postal Code _____ Telephone _____ Fax _____
 E-mail _____
 Number of SRIPANWA trust units held _____ units as of (Date) _____

Part 2 : Questions and Additional Information to be Inquired

I would like to inquire about the Annual Operational Report of the Trust for the year 2024 as follows:

(Please specify your questions)

I, the undersigned unitholder, hereby submit a copy of the supporting documents evidencing my ownership of the trust units, along with a copy of my identification card, passport, or other documents that can verify the identity of the inquirer, duly signed to attest to their accuracy, submitted herewith.

Signature _____ Trust Unitholders

(_____)

Date ____/____/____



Annual Report Request Form (In Printed Format)

Dear Trust Unitholders,

The Company has prepared the Annual Report for the year 2024, which includes the financial statements of the Trust SRIPANWA in QR Code format and has been sent to trust unitholders along with this Annual Operational Report for the year 2024 for Two-Way Communication for the year 2025.

If trust unitholders wish to receive the Annual Report 2024 in printed format, which contains the same content as presented in the QR Code Format, please complete the fill out form included in this document below and send it back to the Company via e-mail address: sumana@cireit.com or via fax number 02-308-2033 to proceed with delivery to you.

To: Charn Issara REIT Management Co., Ltd.
As the SRIPANWA Trust Manager

I, (Full Name / Company) _____

ID Card / Passport / Juristic Person Registration No. _____

am a unitholder of the Sripanwa Hospitality Real Estate Investment Trust (SRIPANWA) and wish to request the Annual Report for the year 2024 in printed format. I kindly ask the Trust Manager to arrange for it to be sent to my contact address as follows:

Recipient Name: _____

Address: _____

Telephone Number: _____ Email: _____

This letter is submitted for your information and to request the necessary actions.

Signature _____ SRIPANWA Trust Unitholders

(_____)

Date _____ / _____ / _____





CHARN ISSARA REIT MANAGEMENT CO.,LTD.
2922/198 10th Floor, Charn Issara Tower 2 Petchburi New Road,
Bangkapi, Huai Khwang, Bangkok, 10310 (Thailand)

Tel : 02-308-2022 & www.cireit.com