

ศรี ปตทพต

HOSPITALITY REAL ESTATE INVESTMENT TRUST
ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพินนา

Annual Operational Report 2025

Instead of Holding The Annual General Meeting of Trust Unitholders for The Year 2026
(Two-Way Communication)

April 9, 2026

Subject: Submission of the Annual Operational Report for the year 2025

for two-way communication of the Sri panwa Hospitality Real Estate Investment Trust (SRIPANWA),
instead of holding the annual general meeting of trust unit holders for the year 2026

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

Enclosure:

1. Annual Report for the year 2025 (in QR CODE format)
2. Criteria for Submitting Questions and Requesting Additional Information
Related to the Annual Operational Report of Sri panwa Hospitality Real Estate Investment Trust (SRIPANWA),
instead of Holding the 2025 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 Sri panwa Hospitality Real Estate Investment Trust (the “SRIPANWA Trust”) on February 25, 2026, the meeting resolved to conduct Two-Way Communication instead of holding the 2026 Annual General Meeting of Trust Unitholders (AGM) in the form of submitting the Annual Operational Report for 2025. 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 2026.

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 2025, the management of SRIPANWA Trust in important matters and guidelines for managing SRIPANWA REIT in the future.

The REIT Manager has compiled a summary of the operational results of the SRIPANWA Trust for the fiscal year 2025, covering the period from January 1, 2025, to December 31, 2025. Detailed information appear in the 2025 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, 2025, can be summarized as follows:

1.1 Operation Performance

1.1.1 Investment Income

(Unit : Baht)

List	For the year ending 31 December 2025	For the year ending 31 December 2024	Increase (Decrease)	Change Percentage
Income				
Rental Income	293,693,150	258,111,131	35,582,019	13.79
Interests Income	17,481,850	13,874,402	3,607,448	26.00
Income from property use	-	19,792,648	(19,792,648)	(100.00)
Other Income	-	830,925	(830,925)	(100.00)
Total Income	311,175,000	292,609,106	18,565,894	6.34

1.1.2 Trust Expenses

(Unit : Baht)

List	For the year ending 31 December 2025	For the year ending 31 December 2024	Increase (Decrease)	Change Percentage
Expenses				
REIT Management Fee	11,312,966	11,441,458	(128,492)	(1.12)
Trustee and custodian fees	11,312,966	11,441,458	(128,492)	(1.12)
Registrar fees	1,046,292	1,046,292	-	-
Professional fees	1,019,166	1,175,192	(156,026)	(13.28)
Financial costs	51,142,017	56,738,922	(5,596,905)	(9.86)
Other expenses	4,833,043	5,580,670	(747,627)	(13.40)
Loss from changes in cash flow according to lease agreements	-	27,545,193	(27,545,193)	(100.00)
Total Expense	80,666,450	114,969,185	(34,302,735)	(29.84)

1.1.3 Net investment profits

(Unit : Baht)

List	For the year ending 31 December 2025	For the year ending 31 December 2024	Increase (Decrease)	Change Percentage
Income	311,175,000	292,609,106	18,565,894	6.34
Expense	80,666,450	114,969,185	(34,302,735)	(29.84)
Net investment profits	230,508,550	177,639,921	52,868,629	29.76
List of net profits (losses) from investment				
Net unrealized gains (losses) from investments in real estate	6,000,000	(104,000,000)	110,000,000	105.77
Total net losses from investments	6,000,000	(104,000,000)	110,000,000	105.77
Increase in net operating assets	236,508,550	73,639,921	162,868,629	221.17

1.2 Financial status of SRIPANWA Trust

1.2.1 Assets

(Unit : Baht)

List	For the year ending 31 December 2025	For the year ending 31 December 2024	Increase (Decrease)	Change Percentage
Assets				
Investments in real estate at fair value	3,707,000,000	3,701,000,000	6,000,000	0.16
Bank deposits, financial institutions	99,423,320	78,024,801	21,398,519	27.43
Debtors under lease agreements	438,681,114	437,361,857	1,319,257	0.30
Deferred lease registration fee	3,305,583	4,589,139	(1,283,556)	(27.97)
Other expenses deferred	51,861	129,759	(77,898)	(60.03)
Other assets	3,210	3,006	204	6.79
Total Assets	4,248,465,088	4,221,108,562	27,356,526	0.65

1.2.2 Liabilities

(Unit : Baht)

List	For the year ending 31 December 2025	For the year ending 31 December 2024	Increase (Decrease)	Change Percentage
Liabilities				
Accrued Expenses	9,813,269	10,313,591	(500,322)	(4.85)
Portion of long-term loans from institutions	111,833,846	99,470,293	12,363,553	12.43
Finance due within 1 year				
Long-term Loans from Financial Institutions	-	111,834,262	(111,834,262)	(100.00)
Debenture	573,116,670	570,672,863	2,443,807	0.43
Total Liabilities	694,763,785	792,291,009	(97,527,224)	(12.31)

1.2.3 Net Assets

(Unit : Baht)

List	For the year ending 31 December 2025	For the year ending 31 December 2024	Increase (Decrease)	Change Percentage
Net Assets				
Capital received from unitholders	3,097,722,025	3,097,722,025	-	-
Retained earnings	466,032,898	341,149,148	124,883,750	36.61
Portion lower than the value of the trust units	(10,053,620)	(10,053,620)	-	-
Net assets per unit (Baht)	3,553,701,303	3,428,817,553	124,883,750	3.64
Net assets per unit (Baht)	12.7343	12.2868	0.4475	3.64

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

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 28, 2025, an 8.2 magnitude earthquake occurred along the Sagaing Fault in the Republic of the Union of Myanmar. The epicenter was located near Mandalay at a depth of approximately 10 kilometers. Tremors were felt across various regions of Thailand, particularly in the North and Bangkok. Upon inspection, it was confirmed that Sri Panwa Hotel (Phuket) and Baba Beach Club Hua Hin (Cha-am) were unaffected by the earthquake. All hotel operations continue to function as normal.
- As the lease agreement for the initial investment assets (SPM1) between Sri Panwa Hospitality Real Estate Investment Trust ("SRIPANWA REIT") and Sri Panwa Management Co., Ltd., dated August 1, 2013, is set to expire on July 31, 2028, Charn Issara REIT Management Co., Ltd., as the REIT Manager, initiated lease renewal negotiations with the existing lessee and organized a bidding process to seek potential lessees for SPM1 to compare the best offers against the current tenant; in this regard, the REIT appointed Nexus Property Marketing Co., Ltd. as the Bidding Consultant to act as the representative for the selection process, with registration open from October 6 to 21, 2025, a due diligence and inquiry period from October 7 to November 20, 2025, and the bid submission deadline on November 24, 2025, at 4:00 PM at the headquarters of SCB Asset Management Co., Ltd., the REIT Trustee, however, the process resulted in no registered bidders, though this outcome does not preclude the REIT's right to re-negotiate with the existing lessee while the current lease agreement remains in effect.
- On November 27, 2025, SRIPANWA REIT was nominated for the Best REIT Performance Awards in the Business Excellence category. The REIT successfully secured the prestigious "Outstanding REIT Performance Award" at the SET Awards 2025, organized by the Stock Exchange of Thailand. This accolade reinforces the REIT's prominence and exceptional performance within the capital market.

1.3.2 Guidelines for managing SRIPANWA Trust in the future

In 2025, Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA), which holds freehold luxury hotel assets at Cape Panwa in Phuket and Cha-am in Phetchaburi, operated amidst multi-faceted challenges as the tourism industry experienced its first slowdown in three years; nevertheless, the REIT maintained stability and received the "Outstanding REIT Performance Award" at the SET Awards 2025, underscoring its management efficiency during market volatility. Future management of the REIT involves critical factors such as liquidity management for upcoming 2026 debt obligations, including THB 574.7 million in debentures and THB 112 million in financial institution loans; consequently, in 2025, the REIT Manager initiated lease negotiations for its initial investment assets (SPM1) two years in advance to guarantee revenue from core assets for debt management, including a bidding process to compare terms between potential new lessees and the incumbent—and while there were no registered bidders, the REIT retains the right to

negotiate with the existing lessee (Sri Panwa Management Co., Ltd.) to renew the lease expiring in 2028 and ensure income continuity.

Throughout 2025, international tourist arrivals to Thailand reached 32.97 million (a 7.23% contraction) as the Chinese market remained partially recovered, forcing the REIT to face external pressures such as the "Tourism War" with neighbors like Vietnam and Singapore competing for similar traveler segments; the REIT thus adapted strategies with hotel operators to attract high-spending groups from Europe, India, and Russia who favor longer stays and higher per-capita spending, and amid rising hotel rooms and branded residences in Phuket that could trigger a "Price War," the REIT has directed lessees to maintain luxury standards and unique experiences to preserve occupancy rates while leveraging stimulus measures like "Amazing Thailand Grand Tourism 2025" and various tax incentives to attract domestic and international travelers during peak seasons.

For 2026, the REIT focuses on managing maturing debt, particularly the SPWRT268A debentures due in August 2026, by considering optimal funding options such as issuing new debentures (Rollover) or refinancing through financial institutions to maintain a strong capital structure with suitable costs, alongside advancing lease renewals with core asset lessees to provide clarity and long-term cash flow stability for unitholder confidence; furthermore, the REIT may consider divesting certain high-liquidity assets while luxury real estate demand is high and pricing is favorable to realize capital gains, enhance liquidity, optimize the investment portfolio, and ensure the ability to pay distributions and sustain long-term competitiveness.

Furthermore, unitholders may find additional details regarding the significant management matters of SRIPANWA REIT for 2025 and its future management guidelines in the 2025 Annual Report under Section 1: Executive Summary and Section 3: Policy, Business Overview, and Procurement of Benefits, which can be requested in hard copy by completing the form in Enclosure 4 or accessed via the QR Code format provided in Enclosure 1.

Trust Manager's Opinion

REIT Manager is considered that the operating results of SRIPANWA Trust according to the 2025 annual report are accurate, appropriate and in accordance with the requirements in the trust deed.

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, 2025

To present to trust unitholders for acknowledgment financial statements of the trust for the year ending on 31 December 2025 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 2025

annual report of SRIPANWA Trust (Section 14. Financial Position and Operating Results of the Trust) Trust unitholders may complete the form to request a printed format of the Annual Report 2025 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, 2025, are as follows:

List	For the year ending 31 December 2025 (Baht)
Statement of financial position (balance sheet)	
Total Assets	4,248,465,088
Total Debt	694,763,785
Net Assets	3,553,701,303
Net assets per unit	12.7343
Income statement	
Total Income	311,175,000
Total Expense	80,666,450
Net investment profits	230,508,550
Net loss from investment	6,000,000
Increase in net operating assets	236,508,550
Cash flow statement	
Net cash provided by operating activities	284,212,028
Net cash used in financing activities	(262,813,509)
Deposits at financial institutions increased (decreased) net.	21,398,519
Deposits at financial institutions at the end of the	99,423,320

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 2025 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 2025 annual report.

Agenda 3 Acknowledge the payment of benefits from operating results for the year 2025.

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, 2025, the Trust reported a total net profit of 236,508,550 Baht. Consequently, at the meeting of the Trust Manager's Board of Directors No. 2/2026, has considered and resolved to approve the distribution

of benefits from the net profit and retained earnings of the 2025 operating results to the unitholders, with the summary of the distribution details as follows:

Period / Performance	Payment Date	Total Amount (Baht)	Benefits per Unit (Baht/Unit)
January 1 to March 31, 2025	June 10, 2025	20,008,888.80	0.0717
April 1 to June 30, 2025	September 10, 2025	15,013,643.20	0.0538
July 1 to September 30, 2025	December 9, 2025	16,604,308.00	0.0595
October 1 to December 31, 2025	March 26, 2026	71,272,945.60	0.2554
	Total	122,899,785.60	0.4404

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 2025 (from operating results from 1 January 2025 to 31 December 2025), 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 2026.

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, 2026, 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 655,000 Baht, decrease 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, 2026

- 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 2026 compared with auditor compensation and other service fees for the year 2025, with details as follows:

Audit Fee	2026	2025	Change
Start and end dates of the accounting period.	1 Jan.-31 Dec.	1 Jan.-31 Dec.	(%)
Auditor's remuneration (Audit Fee)	655,000	665,000	(1.50%)
Other service fees (Non-Audit fee)	0	0	0%

Note * Actual auditor compensation for the fiscal year ending 31 December 2025 is in the amount of 665,000 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 to 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, 2026, and determine the remuneration (audit fee) in the amount of 655,000 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 2026, 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 2025 Annual Operational Report for Two-Way Communication for the year 2025, instead of holding 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 2025, the Annual Report for the year 2025, and related documents can be obtained through another channel on the SRIPANWA Trust website (www.cireit.com) starting from April 9, 2026 onwards.

Trust unitholders can send questions and ask for additional information related to the Annual Operational Report for the year 2025 Including the Annual Report for the year 2025 that requires the company to clarifies 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: maethika@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, 2026, to April 23, 2026 (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, 2026, 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 2026, 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.

Sri panwa Hospitality Real Estate Investment Trust (SRIPANWA)

Annual Report for the year 2025

(in QR CODE Format)

PLEASE SCAN QR CODE



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Enclosure 2

Criteria for Submitting Questions and Requesting Additional Information Related to the Annual Operational Report for the year 2025 of Sri panwa 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 2026.
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 2025.

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 2025 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 maethika@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 0 2 - 3 0 8 - 2 0 2 2 or through the email address maethika@cireit.com. Trust unitholders who wishing to submit questions and requests for additional information must complete the inquires by April 23, 2026, 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 from of Questions and Answers for Two-Way Communication for the Year 2026. 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.

Enclosure 3

Form for submitting additional information questions regarding the Annual Operational Report

To Charn Issara REIT Management Co.,Ltd.

As the REIT Manager of the Sri panwa 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 2025 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 ____/____/____



Enclosure 4

Annual Report Request Form
(In Printed Format)

Dear Trust Unitholders,

The Company has prepared the Annual Report for the year 2025, 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 2025 for Two-Way Communication for the year 2026.

If trust unitholders wish to receive the Annual Report 2025 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: maethika@cireit.com 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 Sri panwa Hospitality Real Estate Investment Trust (SRIPANWA) and wish to request the Annual Report for the year 2025 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 MANAGEMT 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