

ศรี panwa

HOSPITALITY REAL ESTATE INVESTMENT TRUST
ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา

**Sri panwa Hospitality Real Estate Investment Trust
(SRIPANWA)**

INVITATION TO THE ANNUAL GENERAL MEETING OF TRUST UNITHOLDERS YEAR 2023

Thursday April 27, 2023 at 10:00hr

At Meeting Room 21st Floor, Charn Issara Tower 2
New Phetchaburi Road, Bangkapi, Huay Kwang, Bangkok

April 12th, 2023

Subject Invitation to the Annual General Meeting of Trust Unitholders Year 2023
Sri Panwa Hotel Real Estate Investment Trust (SRI PANWA)

Attn. Trust Unitholders of Sri Panwa Hospitality Real Estate Investment Trust (SRI PANWA)

Attachment

1. Minutes of the 2022 Annual General Meeting of Trust Unitholders
2. Annual Report 2022 in QR CODE format
3. How to register attendance and proxy
4. Proxy Form A. and Proxy Form B.
5. Request form for annual report 2022 (Hard Copy)
6. Map of the meeting venue

According to the Board of Directors of Charn Issara REIT Management Co., Ltd. (“the Company”) as the REIT Manager (“REIT Manager”) of Sri Panwa Hospitality Real Estate Investment Trust (“SRIPANWA”) determines to hold an annual general meeting of trust unitholders 2023 of SRIPANWA on April 27, 2023 at 10:00 a.m. at the meeting room on the 21st floor of Charn Issara Tower 2, New Phetchaburi Road, Bangkapi Sub-district, Huay Kwang District, Bangkok 10310, with the following agenda details:

Agenda 1 **The introduction and information made by the chairman.**

This agenda is designed for the chairman of the meeting to report any events or progress (if any) of the Company to the trust unitholders' meeting without presenting the matter for approval and without making any resolutions or opinions.

Agenda 2 **To consider and acknowledge the minutes of 2022 Annual General Meeting of Trust Unitholders.**

As the REIT Manager has arranged the 2022 Annual General Meeting of Trust Unitholders via electronic media on 26 April 2022, the REIT Manager has prepared the minutes of the 2022 Annual General Meeting of Trust Unitholders as follows: Details appear according to enclosure which was delivered to the trust unitholders together with the invitation letter of this meeting. Therefore, it is proposed that the trust unitholders' meeting consider and acknowledge the minutes of the 2022 Annual General Meeting of Trust Unitholders.

Opinion of the REIT Manager

REIT Manager deemed appropriate for the trust unitholders to acknowledge the minutes of the 2022 Annual General Meeting of Trust Unitholders via electronic media which was held on April 26, 2022 as proposed above because the minutes of the meeting have been properly recorded.

Agenda 3 To consider and acknowledge the operating performance of SRIPANWA REIT for the year 2022 from 1 January 2022 - 31 December, 2022.

The REIT Manager has summarized the performance of the REIT and important events that occurred from January 1, 2022 to December 31, 2022. Details appear in the annual report 2022 (Attachment 2) to the unitholders' meeting for consideration and acknowledgment.

Opinion of the REIT Manager

REIT Manager saw that the performance of the REIT according to the 2022 annual report is accurate appropriate and in accordance with the terms of the trust deed.

Agenda 4 To consider and acknowledge the statements of financial position (balance sheet) and the statement of income for the fiscal year from 1 January 2022 – 31 December 2022

The REIT manager presented the financial statement (balance sheet) and the annual income statement for the fiscal year from January 1, 2022 to December 31, 2022, which has been audited and certified by Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd, details appear in the 2022 Annual Report (enclosure 2), to the unitholders' meeting to consider and acknowledge.

Opinion of the REIT Manager

The REIT manager considers that the financial position statement (balance sheet) and the annual profit and loss statement for each fiscal year from January 1, 2022 to December 31, 2022, which has been audited and certified by Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. Details appearing in the 2022 annual report are correct and appropriate. The key points are summarized as follows:

Overall Result	1 January 2022 Until 31 December 2022 (Baht)
1. Total Assets	4,444,896,009
2. Total Liabilities	975,705,673

3. Long-Term Loans	970,000,000
4. Net Assets	3,469,190,336
5. Net Assets per unit	12.4315
6. Total Income	316,069,970
7. Profit (Loss) from Net Investment	175,907,752
8. Increase (Decrease) in Net Assets from Operations	205,907,752

Agenda 5 To consider and acknowledge the omission of distribution payment from the operating results of 1 January 2022 - December 31, 2022

As the REIT has a policy to pay returns to unitholders at least once a year as specified in the prospectus. By requiring the REIT manager to pay benefits to the trust unitholders for not less than 90 percent of the adjusted net profit of the fiscal year.

In 2022, the REIT had a total net profit (loss) of 205,907,752 baht and when adjusted to an adjusted net loss in the amount of (15,612,669) The REIT Manager therefore considered the omission of distribution payment from the operating results for the year 2022 to trust unitholders from the operating results from January 1, 2022 to December 31, 2022.

Opinion of the REIT Manager

REIT Manager deemed appropriate that the omission of returns in the year 2022 (from the operating results from January 1, 2022 to December 31, 2022) was appropriate and deemed appropriate to be reported to the Trust Unitholders' General Meeting. year 2022 for acknowledge.

Agenda 6 To consider and acknowledge the appointment of auditor and determination of remuneration for the fiscal year 2023

The REIT Manager presented to the meeting to consider and acknowledge the appointment of the auditor and the auditor's remuneration for the year 2023 with the following details:

The REIT Manager proposed to appoint the auditor from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. to be the REIT's auditor for the fiscal year ending December 31, 2023 in the amount of 655,000 baht. One of the following auditors is assigned to audit and express an opinion on the financial statements of the REIT.

- 1.) Mr. Wanlop Vilaivaravit Certified Public Accountant Registration No. 6797

Has been a person who has signed the financial statements of the REIT for a period of 5 years, 2018 - 2022 or

- 2.) Mr. Chavala Tienpasertkij Certified Public Accountant Registration No. 4301 or
- 3.) Ms. Nisakorn Songmanee Certified Public Accountant Registration No. 5035 or
- 4.) Mr. Nantawat Sumraunhant Certified Public Accountant Registration No. 7731

	2023	2022	Change
Auditor's Remuneration (Audit fee)	655,000	635,000	3.15%
Other service charges (Non-audit fee)	0	0	0%
Total	655,000	635,000	20,000

Note: The actual auditor's remuneration for the fiscal year ended December 31, 2022 is 635,000 baht, excluding other expenses related to the audit such as document fees, expenses for traveling and other expenses which the Company paid directly to the auditors.

Opinion of the REIT Manager

REIT Manager deemed appropriate to consider appointing auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. to be auditors of the REIT for the fiscal year ending December 31, 2023, with the remuneration of 655,000 baht, as follows: Assign one of the following auditors to audit and express an opinion on the financial statements of the REIT.

- 1.) Mr. Wanlop Vilaivaravit Certified Public Accountant Registration No. 6797 or
- 2.) Mr. Chavala Tienpasertkij Certified Public Accountant Registration No. 4301 or
- 3.) Ms. Nisakorn Songmanee Certified Public Accountant Registration No. 5035 or
- 4.) Mr. Nantawat Sumraunhant Certified Public Accountant Registration No. 7731

As they have performed their duties appropriately and has no relationship or interest with the REIT by being independent in performing their duties.

Agenda 7 To consider and approve the issuance and offering of debentures of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA)

The REIT Manager proposed to the meeting to consider and approve the issuance and offering of SRIPANWA debentures. The details are as follows.

Purpose of using money : SRIPANWA To be used for the repayment of the loan and interest with obligations of SRIPANWA which SRIPANWA has borrowed

from financial institutions. In the event that SRIPANWA receives insufficient amount of money from the issuance and offering of additional trust units according to item 2 and to increase the liquidity of SRIPANWA.

- Type : Debentures of all types which may be subordinated or non-subordinated debentures. Type of gradual repayment or return the principal once upon maturity insured or not insured, with or without bondholders' representative or derivative debentures. However, this does not include newly issued debentures that have prohibited characteristics according to the Notification of the Capital Market Supervisory Board No. Tor Chor 82/2558 of Subject: Application for permission to offer for sale of newly issued debentures of trust funds. Depending on the suitability of the market conditions at the time of issuance and offering of such debentures.
- Amount : The total value of the debentures is set to not exceed 1,000,000,000 baht (one billion baht) or in another currency at the equivalent rate.
- Offering : Domestic public offering and/or offer for sale in limited cases and/or offering to institutional investors and/or high net worth investors in whole or in part which may be divided into a single offering or many times.
- Interest Rate : Depending on market conditions at the time of issuing and offering the debentures.
- Time : For short-term debentures not exceeding 270 days and for long-term debentures not exceeding 10 years.
- Early Redemption : Depending on the conditions of each bond issued.
- Other Conditions : Restrictions and other conditions of the debentures such as the type or category of debentures to be issued each time, par value, offering price per unit, interest rate, appointment of bondholders' representatives' method of issuance and offering, method of allocation, details of offering, early redemption, and listing in any

secondary market (if any) is under the authority of the Chief Executive Officer of the REIT Manager.

In addition, the meeting of the Board of Directors is approved to propose to the trust unitholders' meeting to consider and approve the authorization of the Chief Executive Officer of the REIT Manager to perform the following actions.

- (1) Stipulating or changing conditions and details relating to the issuance and offering of each type/each category of debenture each time. As well as to have the power to take any necessary action and related to the issuance and offering of such debentures to be successful and in accordance with the law.
- (2) Appointment of debenture holder representative's distributor and underwriting agreement, entering into negotiations, agreeing and signing the underwriting agreement or the placement agreement and/or other contracts related.
- (3) Preparation and submission of applications and documents with the Securities and Exchange Commission, relevant government agencies, and/or any other person involved. Including the registration of such debentures as listed securities with the Stock Exchange of Thailand or other secondary markets, etc.

Opinion of the REIT Manager

The REIT Manager deems it appropriate to propose to the unitholders' meeting to approve the issuance and offering of SRIPANWA debentures within the amount not exceeding 1,000,000,000 baht (one billion baht) to be used for the repayment of loan and interest with obligations of SRIPANWA that SRIPANWA has borrowed from financial institutions and to increase the liquidity of SRIPANWA. The REIT Manager deems it appropriate to propose to the trust unitholders' meeting to consider and approve the authorization of the Chief Executive Officer and/or the Managing Director.

Trustee's Opinion

The Trustee has considered that such operation is in accordance with the Trust Deed of SRIPANWA and therefore can proceed.

Resolution: The law stipulates that this agenda must be passed with a majority vote of the total number of votes of the trust unitholders attending the meeting and having the right to vote.

Agenda 8 Other matters (if any)

Unitholders can view the meeting notice and supporting documents on the Company's website (www.cireit.com) from April 12, 2023 and can send any questions that require the Company to clarify on the issues of each agenda or other information of the company in advance through e-mail address: sumana@cireit.com or by fax number 02-308-2033.

This is for the convenience and speed of the meeting; the company asks for your cooperation. Please kindly submit the proxy form. (With 20-baht stamp duty affixed) to the company within April 25, 2023.

Therefore, the trust unitholders are invited to attend the meeting on the date, time and place mentioned above simultaneously. In this regard, the Company has determined the list of trust unitholders who are entitled to attend the 2023 Annual General Meeting on March 28, 2023 (Record Date).

Yours Sincerely,



Mrs. Wilai Intagool

Managing Director

Charn Issara REIT Management Company Limited

Remark If the Trust Unitholders wish to receive the Annual Report
Please enter your details in “2022 Annual Report Requisition Form” as per Attachment 5
With copy to Thailand Securities Depository Co., Ltd.

Personal Information Protection Notice

The company recognizes the importance of personal data and compliance with the laws on personal data protection. Therefore, we would like to inform the purpose and details about the collection, use and disclosure of personal data in the personal protection policy information which is published at <https://cireit.com/privacynotice>

THE REPORT OF INFORMATION OF SRIPANWA FOR THE YEAR 2022 FOR THE TRUST UNITHOLDERS IN LIEU OF HOLDING THE ANNUAL GENERAL MEETING OF THE TRUST UNITHOLDERS FOR THE YEAR 2022

Minutes of the Annual General Meeting of Trust Unitholders for the year 2022
of Sri Panwa Hotel Real Estate Investment Trust (SRIPANWA)

The meeting was held on April 26, 2022 at 2:00 p.m. It was a meeting via electronic meeting (E-AGM) through the system of Quidlab by live broadcasting at the meeting room, Surasak Room, Eastin Grand Hotel, Sathorn, Bangkok.

Introduction before the meeting

Ms. Janpen Sirithavornwong, acting as the MC of the meeting ("MC"), gave a welcome speech to the Trust Unitholders and introduce the representatives from Charn Issara REIT Management Company Limited ("the Company" or "REIT Manager") as the REIT Manager of Sri Panwa Hotel Real Estate Investment Trust ("REIT" or "SRIPANWA Trust"), a representative from SCB Asset Management Company Limited, as a Trustee of SRIPANWA Trust ("SRIPANWA Trust" hit), auditors, legal advisors who attending the meeting today as follows:

1. REIT Manager and Trustee

Mr. Songkran Issara	Director
Mrs. Wilai Intagool	Director and Managing Director
Ms. Teeraporn Sricharoenwong	Director
Mr. Simon Landee	Independent Director
Mr. Klinsurawong Bunnag	Independent Director
Mr. Vorasit Issara	Chairman of the Board, attend the meeting via online system
Ms. Tipaphan Phatthavikrom	Executive Director, Property Investment Group Manager and infrastructure SCB Asset Management Company Limited as a Trustee

Next, I would like to introduce the management of Charn Issara REIT Management Company Limited;

Ms. Sumana Vorachun	Business Development and Investor Relations Department
Ms. Wanpen Srathongchan	Finance and Administration Department
Mr. Thititham Lomthong	Operations Supervision Department
Ms. Suplittha Phipunnok	Secretary and Business Development Assistant
Ms. Janpen Sirithavornwong	Asset Management Department

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|----|--------------------------|--|
| 2. | Auditor | (Join meeting through online meeting system) |
| | Mr. Sathorn Saiklomkleaw | Deloitte Touche Tohmatsu Chaiyos Audit Co., Ltd. |
| 3. | Legal advisor | |
| | Ms. Linda Osathaworanan | International Law Firm Siam Premier Co., Ltd. |

Next, the MC informed the meeting about the general information as follows:

At this Annual General Meeting of Trust Unitholders for the year 2022, it is a meeting via electronic media.

In accordance with the Royal Decree on Electronic Conferencing B.E. 2020, to prevent the spread of COVID-19, Chan Issara REIT Management Company Limited has used a meeting arrangement service from Quidlab Company Limited which is a system that complies with the announcement of the Ministry of Digital Economy and Society in terms of treatment standards The Security of Electronic Meetings B.E. 2563 including meeting control system certification from the Electronic Transactions Development Agency (ETDA).

For today's agenda items, agenda 1 to agenda 7 are for acknowledgment of all. There will be no vote.

The meeting will be conducted according to the agenda as informed in the meeting invitation letter. (No alternate agenda) If the trust unitholders wish to ask questions or express opinions, you can press the menu button to type text on the chat window and type the message you want to inquire, and press "send" to confirm the sending of such message to the company. The company reserves the right to answer questions that correspond to the agenda at that time. If any questions are not related to that agenda will be taken to answer in other agenda. However, before asking or giving opinions via "Inbox" we ask you to inform your name, surname and status, for example, come in person or as a proxy. In order to record the minutes of the meeting accurately and completely in the event that a large number of questions are sent into the system, the company reserves the right to consider the selection of questions as appropriate. If there are any questions that cannot be answered during the meeting due to time constraints, the Company will consider collecting, answering and disclosing in the minutes of the meeting or through the Company's website in order to comply with the good practice in the trust unitholders meeting.

The company therefore invites representatives from the company, international law firm Siam Premier Co., Ltd. Legal advisor which is Ms. Linda Osathaworanan is responsible for overseeing the trust unitholders meeting in accordance with the law and the Company's Articles of Association.

The Company has set a date on March 10, 2022 (Record Date) to determine the names of the trust unitholders who are entitled to attend the Annual General Meeting of Trust Unitholders for the year 2022.

Before starting to consider the agenda, MC announces to the Annual General Meeting of Trust Unitholders for the year 2022 (“the meeting”) that there are total trust unitholders of 279,064,000 units, representing a total of 1,806 persons at the time of the meeting. There were 15 trust unitholders attended the meeting in person through electronic media and 11 by proxy, representing a total of 26 trust unitholders, totalling 155,702,270 trust units, representing 55.7945 percent. A quorum was constituted as stipulated in the law and the Company's Articles of Association which requires the presence of not less than 25 trust unitholders and proxies from the trust unitholders or not less than half of the total number of trust unitholders whichever is less and must have aggregate trust units of not less than one-third of the total number of trust units sold of the Company. Therefore, a quorum will be formed.

Next, the MC invited Mr. Songkran Issara, Director of Charn Issara REIT Management Company Limited, as the REIT Manager as the chairman of the meeting (“Chairman”) welcomed the unitholders and officially opened the meeting.

The Chairman greeted the trust unitholders and all proxies. I chaired the meeting today and represent the company to thank the attendees of the 2022 Annual General Meeting of Trust Unitholders via electronic media today and open the meeting to consider various matters as appeared in the invitation to the 2022 Annual General Meeting of Trust Unitholders of SRIPANWA Trust and assign Mrs. Wilai Intagool, Director and Managing Director of the REIT Manager She will be the moderator of all 7 agendas for today's meeting.

Then, the meeting agenda facilitator explained all 7 agenda items as follows:

- Agenda 1: The chairman of the meeting informed
- Agenda 2: To consider and acknowledge the Operating Results Report instead of organizing the Annual General Meeting of Trust Unitholders for the year 2021
- Agenda 3: To consider and acknowledge the operating results of the year 2021 from January 1, 2021 to December 31, 2021
- Agenda 4: To consider and acknowledge the statement of financial position (balance sheet) and the annual income statement for the accounting year from January 1, 2021 to December 31, 2021
- Agenda 5: To consider and acknowledge of no distribution of dividend for the year 2021 for the operating results of January 1, 2021 to December 31, 2021
- Agenda 6: To consider and acknowledge the appointment of auditors and determine the auditor's remuneration
- Agenda: 7 Consider other matters (If any)

Start the meeting

Agenda 1: The chairman of the meeting informed

Mrs. Wilai Intagool invited Mr. Songkran Issara, Director and Chairman of the Meeting ("Chairman") to inform the Meeting.

Mr. Songkran informed trust unitholders with a summary of events starting from the trust that was established since 2013. It has a turnover that can pay dividends from 2014 to 2018, averaging about 7% per year. Until 2019, the year that the problem of Chinese tourists began to decline. The REIT still pays a dividend of around 5% in 2021, with the COVID-19 pandemic causing fewer tourists worldwide. For example, in 2019, there were about 39 million foreign tourists coming to Thailand, of which 39 million people came to Phuket, 10 million people, about 1 in 4 people who traveled to Thailand. But when the start of COVID-19 in 2020- 2021 in 2020 because the beginning of the year still has some tourism. But it appears that the reduction from 39 million people per year to 6.7 million people per year. People who come to Phuket in 2020 to only 2.1 million people per year, which is a reduction of 80% - 90% in 2021, leaving only tourists who come to Thailand. 427,869 people of these four hundred thousand people. There are 224,537 tourists who go to Phuket, which is a considerable reduction from this incident. It affects Phuket and Thailand. As a result, hotel Occupancy Rate (OCC) is an example of SPM1 before the 2018-2019 period of COVID. In 2018, the average OCC for the year was about 63%. In 2019 the average OCC for the year was about 56%. It's the year that we can cover the cost of the SPM profitable enough to pay the rent and can pay dividends to shareholders. In 2020, which is the year that was affected by the Covid's, in the beginning of January-February, it started to take effect, after that it gradually. The OCC declined year-over-year average to about 34%, and later in 2021, the OCC declined 21% due to a series of surges of COVID-19. Each time, not just closing the city or closed Phuket Island but the airline was closed and could not fly in. After opening the island, the airline still hasn't arrived. There is only single trip in the country. After that, when people can enter Phuket, there are still many restrictions, for example you have to work in Phuket to enter. This made it very difficult to enter Phuket because it is an island During that time, Phuket was cautious and tried to show the potential that Phuket was safe which I agree that we try to build confidence. This makes the number of people infected with covid less, which is really in the medium and long term. We will help Phuket to be a safe place.

In order for the hotel to be able to operate and have enough money to cover expenses such as salaries of staff, water, electricity, and security guards, we must make room rates at 35% - 40% and when reduced to 20%, so

the tenant suffers a loss. In 2020 - 2021, the tenant loses about 100 million baht per year if we are to break even where the room rate numbers are about 35% - 40%. If more than 40% - 60%, it will be enough to have enough profit to pay the rent. This was also considered a period of crisis for SPM. Some hotels in Phuket and Bangkok were closed at the time, closing more than 80% in the beginning, and then gradually opening some. But closing it for a long time, even 2-3 months, to reopen will be very difficult because various hardware devices are deteriorating, such as air conditioners, water issues, mold issues. If closed, when opened, it will be very difficult, we will waste important resources. In addition to assets, we will have software, which is the manpower to provide services. We consider it as the heart of not less than assets at all. Tenants know how hard it is, but they have to try to support it. Because if the hotel is back open, we don't have people, we have to fix it. It will be like many hotels that closed and can't open. We supported ourselves. During the first 3 months, the government had some help. But it is still considered less when compared to other countries. I give an example abroad regarding salaries and expenses, government helps 80% and private companies 10%, the rest 10% goes to employees. While ours helped about 20% - 30% for a short period of only 3 months. In foreign country during the Covid's, they fully support the company's expenses. The damage to their business will be less which we consider the Thai government to help us this much enough to have some relax. SPM's turnover is said to have dropped by 20% - 30%, our competitors are in the same condition affecting the entire hotel industry. What we can do at that time is to reduce expenses as much as possible. For example, the salary of high-level employees is reduced by 40%, ordinary employees are reduced by 5-10%. At the same time, we also work without pay (WOP) and reduce various expenses so that we can still live. It was a difficult time for the hotel industry. We made it through this crisis with as little damage as possible and try to take care of various assets. However, Sri Panwa's assets are not leased land. But the REIT owns the title deed (Freehold), so it is possible that in the short term of 2-3 years, we will encounter obstacles. But in the long term, I think Sri Panwa is still a good asset for us.

In summary for the last year, we have discussions with REITs and REITs. We try to find various ways to keep the trust unitholders' assets in the best condition. I think about tourism we will start to see now the countries started to open, starting to stop the Test & Go and Singapore, Vietnam has stopped. It will help tourists to come to Thailand easier. We survived at this level. In part, we get Thai tourists who come to use Sri Panwa Hotel in the last 5-6 months and have Thai tour groups which normally travel to foreign countries such as Europe, Japan due to the Covid situation and make it impossible. Therefore, using Sri Panwa's services is part of our increasing number of new customers. When will China allow people to travel? Thai tourism business should be able to recover. It may take a few months for us to cancel Test & Go and to increase tourists. Thai tourism business should recover because he planned in

advance where to go. We might get some European groups and other groups back. But the big group that we hope to return is Chinese and Asian customers. Hopefully they'll come back with all of this. I think in the middle of next year we will see the return of the tourism market. During these 1-2 months, we have some Thai customers traveling to Thailand. Contributed to a 40% increase in OCC, which is considered a certain improvement. It is expected that the middle of the year to the end of the year, we may see numbers near 50%. Next year, in mid-year we think we can come back around 60%. It's important for now and in the past that we need to understand each other, work together, between trust, trustee, lessee, or a group of banks that have supported it. We have to work together in order to overcome this obstacle, thank you.

In this regard, Mrs. Wilai informed the meeting that in this agenda, the chairman of the meeting reported various situations for the unitholders to be informed. In this agenda, there will be no vote.

The meeting acknowledged.

Agenda 2: To consider and acknowledge the Operating Results Report instead of organizing the Annual General Meeting of Trust Unitholders for the year 2021.

Mrs. Wilai informed the meeting to acknowledge the operating results instead of holding the 2021 AGM. SRIPANWA Trust has published the REIT information report for the year 2021 via the Stock Exchange of Thailand's information system and the REIT website www.cireit.com dated May 21, 2021 According to the announcement of the SEC No. Sor. Ror. 7/2564 dated January 21, 2021 on the waiver of the conduct of the annual general meeting. This report has been sent to unitholders together with the invitation letter. This time, details are shown as follows. Enclosure 1, therefore, would like to propose to the meeting of unitholders to consider acknowledgment of the operating results report instead of organize the Annual General Meeting of Trust Unitholders for the year 2021.

REIT Manager's opinion

Trust manager deemed the trust unitholders to acknowledge the report of the operating results instead of the Annual General Meeting of Trust Unitholders for the year 2021, which has been submitted and published on May 21, 2021 on the website www.cireit.com. as proposed above. Because it's an accurate performance report.

In this regard, Mrs. Wilai gave an opportunity to the trust unitholders attending the meeting to ask questions and express opinions on this agenda.

The meeting acknowledged.

There were no trust unitholders asking any additional questions or expressing opinions on this agenda and concluded that the meeting had considered and acknowledged the operating results report instead of organizing the Annual General Meeting of Trust Unitholders for the year 2021 of SRIPANWA, therefore, entered Agenda 3.

Agenda 3: To consider and acknowledge the operating results of the year 2021 from January 1, 2021 to December 31, 2021

Mrs. Wilai made a statement to the meeting to consider and acknowledge the operating results in 2021.

The REIT manager has summarized the REIT's performance and important events From January 1, 2021 to December 31, 2021, details appear in the 2021 Annual Report (Enclosure 2) to the Trust Unitholders' Meeting to consider and acknowledge.

In this agenda, Mrs. Wilai gave a summary of the situation of the COVID-19 epidemic in the world and Thailand as follows:

- Worldwide, there are approximately 508,573,314 cases, 460,892,523 million recovered, 1.23% death rate with 6,240,391 total.
- The top 5 coronavirus cases worldwide are America, India, Brazil, France, England, and Thailand is 33rd.

Looking at the past 7 days, Germany has the highest number of new infections in the world followed by Korea, France, Italy, and the United States. Thailand is the 9th place with the highest number of new infections. If switching to look at the situation in Thailand, Thailand faces 5 waves of epidemic together starting from January 2020 until now. As a result of this epidemic, the WHO declared it a global epidemic. While the Thai Ministry of Public Health has declared it a dangerous contagious disease since the first wave of the outbreak until now. The total number of infected people reaches more than 4 million people in Thailand. Due to this epidemic, there are orders from the government that affect hotel business, such as closing hotels, closing airports, closing cross-provincial travel. The order has been closed for about a month, but has been affecting for a year.

In addition to domestic orders, there are also orders in other countries that prohibit people from leaving the country and prohibited from entering Thailand for example China, which is the main customer of Sri Panwa. unable to travel into Thailand.

All that Mrs. Wilai has said, it is an overview that is reported to the trust unitholders. These are operational impacts from 2020 to 2021 and are expected to take effect in 2022 as well.

In this regard, Mrs. Wilai gave an opportunity to the trust unitholders attending the meeting to ask questions and express opinions on this agenda.

The meeting acknowledged

There were no trust unitholders asking any additional questions or expressing opinions on this agenda. and concluded that the trust unitholders considered and acknowledged the operating results for the year 2021 from January 1, 2021 to December 31, 2021 of SRIPANWA REIT, therefore, has entered Agenda 4.

Agenda 4: To consider and acknowledge the statement of financial position (balance sheet) and the annual income statement for the accounting year from January 1, 2021 to December 31, 2021

Mrs. Wanphen Srathongchan, Finance and Administrative Manager, presented the statement of financial position (balance sheet) and the annual income statement for the fiscal year. From January 1, 2021 to December 31, 2021, which has been audited and certified by Deloitte Touche Tohmatsu Chaiyos Audit Co., Ltd., details appear in the 2021 Annual Report (Enclosure 2) on pages 159-188. to the trust unitholders' meeting for consideration and acknowledgment as follows:

Auditor's opinion on the financial statements

Auditor's report by Mr. Wanlop Wilaiworawit, Certified Public Accountant No. 6797, commented that the financial statements reflect the financial base of Sri Panwa Hotel Real Estate Investment Trust as at December 31, 2021 and the operating results, changes in net assets and cash flows for the year ended on the same day.

In essence, as it should be in accordance with the accounting practice for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Investment Trusts set by the Association of Investment Management Companies with approval from the Office of the Securities and Exchange Commission.

Statement of financial position, its details appear in the Annual Report 2021 with summary of important items as follows:

Operating Result (Million Baht)	2021	2020	Increase (Decrease)	%
Total assets	4,246	4,355	(109)	(3%)
Total liabilities	983	988	(5)	(1%)
- Long-term loans from financial institutions	980	980	-	
Net assets	3,263	3,366	(103)	(3%)
Net assets per unit (Baht)	11.6936	12.0644	(0.37)	(3%)

Operating Result	January 1, 2021 to December 31, 2021 (Baht)
1. Total assets	4,246,325,252
2. Total liabilities	983,042,668
3. Long term loan	979,650,977
4. Net assets	3,263,282,584
5. Net assets per unit	11.6936
6. Total income	315,766,226
7. Profit (Loss) from net investments	(14,473,133)
8. Increase (Decrease) in net assets from operations	(103,473,133)

Due to the situation of the COVID-19 outbreak, it is a force majeure event. The waiver of the rental fee has been approved to the main tenant in August 2021 as follows:

- The rental fee for the year 2020 (Feb. - Dec. 2020) was	174 million baht.
- Rental fee for the year 2021 (Jan. - Jun. 2021) was	92 million baht.
Total	266 million baht

This is about 60% of the rent exemption. The main tenant pays approximately 40% of the total rent. by the rent received The REIT will record the accounts according to accounting standards by Straight Line method, amounting to 272 million baht.

REIT Manager's opinion

Trust manager agrees that the statement of financial position (balance sheet) and the annual income statement for the fiscal year From January 1, 2021 to December 31, 2021, which has been audited and certified by Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd., details appear in the 2021 annual report is correct and appropriate. Therefore, asked the meeting to consider and acknowledge.

Mrs. Wilai gave the opportunity for the trust unitholders attending the meeting to ask questions and express opinions on this agenda.

The trust unitholders who attended the meeting asked questions and commented on this agenda as follows:

Question 1: Mr. Boonchana Suraprapha attended the meeting in person. Inquire about postponement of rent payments, how many times can all be scrolled? What is the amount each time? And when will it return to normal?

Clarification: Mrs. Wilai clarified that in the agenda of the financial statements, there was a notification about the waiver of rent as follows:

- The rental fee for the year 2020 (Feb. - Dec. 2020) was	174 million baht.
- Rental fee for the year 2021 (Jan. - Jun. 2021) was	92 million baht.
Total	266 million baht

Regarding the deferral of rent payment, it will be postponed from January 2020 until June 2021. Overall, Sri Panwa has paid the rent fee at the rate of 40%, waiving the rent fess at the rate of 60% of the total rent.

There were no trust unitholders asking any additional questions or expressing opinions on this agenda. Concluded that the meeting acknowledged the statement of financial position (balance sheet), the statement of income statement of the year for the fiscal year from January 1, 2021 to December 31, 2021 of SRIPANWA Trust and the waiver of rent Postponement of the REIT's rent payment. Therefore, entered Agenda 5

Agenda 5: To consider and acknowledge of no distribution of dividend for the year 2021 for the operating results of January 1, 2021 to December 31, 2021

Mrs. Wilai made a statement to the meeting to acknowledge the omission of disbursement for the year 2021 from the operating results of the year 2021 according to the REIT's policy to pay compensation to trust unitholders at least once a year as stipulated in the prospectus. By requiring the REIT manager to pay compensation to trust unitholders which is not less than 90% of the adjusted net profit of the accounting year.

In the year 2021, the REIT has a total net loss (103,473,133.00) baht and when adjusted to an adjusted net loss in the amount of (25,122,265.77) baht, therefore considering the disbursement of distribution to trust unitholders. The REIT manager therefore considers the disbursement of remuneration for the year 2021 to the trust unitholders from the operating results from January 1, 2021 to December 31, 2021.

REIT Manager's opinion

Trust manager deems to omission of disbursement in the year 2021 (from the operating results from 1 January 2021 to 31 December 2021) are accurate and appropriate to report to the Annual General Meeting of Trust Unitholders 2021 to acknowledge.

In lieu of non-payment of compensation, SPM has informed that it will provide hotel credit to unitholders in proportion to the trust unitholding ratio as a replacement which will be sent to the trust unitholders within 1-2 months.

In this regard, Mrs. Wilai gave an opportunity to the trust unitholders attending the meeting to ask questions and express opinions on this agenda.

The meeting acknowledged.

There were no trust unitholders asking any additional questions or expressing opinions on this agenda and concluded that the trust unitholders considered and acknowledged the omission of disbursement for the year 2021 for the operating period from January 1, 2021 to December 31, 2021 of SRIPANWA REIT. Therefore, has entered Agenda 6.

Agenda 6: To consider and acknowledge the appointment of auditors and determine the auditor's remuneration

Mrs. Wilai made a statement to the meeting to consider and acknowledge the appointment of auditors and determine auditor's remuneration for the year 2022 with details as follows:

The REIT manager proposes to appoint an auditor from Deloitte Touche Tohmatsu Chaiyos Audit Co., Ltd. to be the REIT's auditor for the accounting period ending December 31, 2022, with a remuneration of 635,000 baht

By requiring one of the following auditors to audit and express an opinion on the REIT's financial statements.

- | | |
|--------------------------------|---|
| 1.) Ms. Wanlop Wilaiworawit, | Certified Public Accountant No. 6797, or |
| 2.) Mr. Chavala Tienprasertkit | Certified Public Accountant Registration No. 4301, or |
| 3.) Ms. Nisakorn Songmanee | Certified Public Accountant Registration No. 5035, or |
| 4.) Mr. Nantawat Samruanhant | Certified Public Accountant Registration No. 7731 |

REIT Manager's opinion

Trust manager deemed to appoint an auditor from Deloitte Touche Tohmatsu Chaiyos Audit Co., Ltd. to be the REIT's auditor for the accounting period ending December 31, 2022, with a remuneration of 635,000 baht. Assign one of the following auditors to audit and express an opinion on the REIT's financial statements.

- | | |
|--------------------------------|---|
| 1.) Ms. Wanlop Wilaiworawit, | Certified Public Accountant No. 6797, or |
| 2.) Mr. Chavala Tienprasertkit | Certified Public Accountant Registration No. 4301, or |
| 3.) Ms. Nisakorn Songmanee | Certified Public Accountant Registration No. 5035, or |
| 4.) Mr. Nantawat Samruanhant | Certified Public Accountant Registration No. 7731 |

Because they have performed their duties appropriately and have no relationship or interest with the REIT by being independent to perform duties.

In this regard, Mrs. Wilai gave an opportunity to the trust unitholders attending the meeting to ask questions and express opinions on this agenda.

The meeting acknowledged

There were no trust unitholders asking any additional questions or expressing opinions on this agenda. It was concluded that the meeting acknowledged the appointment of the auditor and the determination of the auditor's remuneration of SRIPANWA REIT, and therefore entered Agenda 7.

Agenda: 7 Consider other matters (if any)

Ms. Wanniphakan Watttham, a tenant representative, presented an overview of the tourism industry and hotel market in Phuket, Prachuap Khiri Khan, and Phetchaburi and update the market situation to the trust unitholders to be informed as follows:

- 1.) Number of tourists traveling to Phuket during 2019-2021
Year 2019 under normal circumstances, there were 10.5 million foreign tourists and 3.9 million Thai tourists. The total number of tourists visiting Phuket in 2019 was 14 million, dropping in 2021 to 1.14 million, a decline of 92%.
- 2.) Number of flights Phuket Airport
According to Phuket Airport data, the number of flights arriving at Phuket Airport in 2010 - 2019 has continued to grow. But when the COVID-19 situation caused the number of flights in 2021 to drop to 18,798 flights, a decrease of 84%.
- 3.) Number of tourists traveling to Phetchaburi in 2019-2021
In 2019, there were 547,730 foreign tourists and 8.4 million Thai tourists, totaling 8.9 million tourists visiting Phetchaburi. In 2021, the number of tourists dropped to 3.2 million, a decrease of 36%.

Future infrastructure development projects in Phuket, Prachuap Khiri Khan, and Phetchaburi

- 1.) Future Infrastructure Development Project of Phuket Province.
As an extension Phuket International Airport Phase 3 will focus on expanding areas in the airside, including construction of the domestic terminal extension and the construction of taxis to increase aircraft pit stops, build a parking garage for 1,500 cars.
- 2.) International Airport Supports tourists on the Andaman side (Khok Kloi, Phang Nga)
Currently, there are surveys of 5,500 rai of land in Khok Kloi Subdistrict, Phang Nga Province.
- 3.) Future infrastructure development projects of Prachuap Khiri Khan and Phetchaburi provinces.
Intercity Expressway Project No. 82, Bang Khun Thian - Ekachai - Ban Phaeo or "Rama 2 Elevated Highway", Ekachai-Ban Phaeo section, 16.4 kilometers long, started construction from February 2,

2022 - January 15, 2025 (construction period 1,080 days) and will be open for service in the year of 2025.

- 4.) Construction of an elevated highway (MOTORWAY) on Highway No. 35, Thon Buri - Pak Tho Line (Rama 2), a total distance of 8.3 kilometers, is currently under construction. Currently, the construction has progressed 57% and is expected to be completed by 2022.
- 5.) The Nakhon Pathom-Chumphon double-track railway project, totaling 421 kilometers (km). Tested and ready for service in late of 2023.

Then, Ms. Angkana Thanasiripong, a representative from tenants, presented an additional overview of the hotel's sales and marketing as follows:

Sri Panwa is a pilot project in Area Quarantine and has been approved as the first hotel in Thailand. Sri Panwa Phuket Hotel and Tourism Authority of Thailand attended a meeting with the cabinet operation center meeting COVID-19 Situation Management Center (CDC), Administration Department, Tourism Authority of Thailand and the Ministry of Foreign Affairs Sri Panwa has passed an ALQ audit, an organization-specific model, in the style of Villa Quarantine on February 10, 2021. It was approved as the first hotel in Thailand.

With European tourists who traveled from Indonesia to Thailand with a chartered plane of 58 people staying during February 21 - March 8, 2021. Sri Panwa Hotel has many packages and promotions such as the 15-night ALQ package for foreign tourists who entering the country by jointly with the Bangkok Hospital or Sand Box package during July 2021. The government began to relax foreign tourists to be able to travel outside the hotel in Phuket and can change hotels when staying in the first hotel for 7 nights, including the campaign we travel together from the government. Both Sri Panwa and Baba Beach Club Hua Hin have made a special promotion to attract as many Thai people to stay as possible which was very successful apart from this. We have participated in various projects and maintain the public health standard of the government continuously cooperate with government agencies. To enhance hygiene and hygiene safety measures such as SHA+ to gain international credibility.

In other areas, such as restaurants and spas, we have prepared various promotions continually to attract both customers within the hotel and external customers come to use the service by giving discounts, organizing happy hours, set menus, as well as expanding sales channels through various online channels such as line my shop, lazada, megatrix. We were ready to do co-promotion with the bank Partner groups and companies in the hotel sector, restaurants and spas.

The hotel has famous personalities and influencers with many followers, both ever staying and coming to stay. We will continue to promote through various social media channels over the past few years. We welcome Lisa Blackpink with over 71 million followers and American billionaire Dan Bilzerian who has more than 32 million followers.

The trust unitholders who attended the meeting asked questions and commented on this agenda as follows:

Question 1: Mr. Boonchana Suraprapha, personally attending the meeting, asked if

What is the reason for considering Sri Panwa to pay 40% and waving 60%?

Clarification: Ms. Tipaphan Phattaravikrom clarified 2 factors as follows:

The first factor in respect of the REIT, the REIT manager and trustee have considered the impact of finance that tenants and other operators received and requested assistance to the REIT.

The REIT manager and trustee requested information of tenants' performance compared to other operators in the same competitive rank which had been impacted to a high level during the year of the COVID-19 situation.

The second factor, the REIT has considered the guidelines for providing assistance to other operators in the trust business and real estate funds. In addition, we looked at the powers that the REIT manager and the trustee were given which are specified in the investment contract, including those disclosed to investors. In the year 2020, since the REIT still receives the rental fee in January from tenant, the whole year receives 40% payment (1st investment property) and gives a discount of 60%.

In 2021, in the 6-month period, about 32% of the rent will be paid and about 68% of the payment has been canceled, which has already been considered.

Question 2: Mr. Piyapong Prasarthong is a Sri panwa trust unitholder inquire about Sri panwa hotel reservations after Phuket joined the sandbox project since July last year until the present, how many total cases?

Clarification: Mr. Suki Yu Po Yan, the representative from the tenants, clarified that for the entire sandbox project, there were 154 bookings, totaling 1,133 room night, total revenue of 16.7 million baht.

Question 3: Mr. Piyapong Prasarthong is a Sri panwa trust unitholder ask an additional question

After the cancellation of Test & go starting from May 1, 2022 onwards, how are Sri Panwa Hotels returning to perform better than before the first wave of COVID-19 outbreak at the beginning of 2020?

Clarification: Mr. Songkran Issara clarified that it was expected to keep getting better. But it may take 2-3 months because test & go has just begun to cancel on May 1, 2022.

Mrs. Wilai invited Mr. Songkran Issara, Director and Chairman of the Meeting ("Chairman") to inform other agendas, the update about land progression in Sri Panwa and Fake Review as follows:

The update about land progression in Sri Panwa

According to the REIT's announcement to clarify the Stock Exchange of Thailand on September 27, 2021, to clarify the case of the DSI news, the results of the investigation into the issuance of documents of rights in the Sri Panwa Project According to the People's Anti-Corruption Network (CPC) by Mr. Weera Somkwamkid, submitted a request to the Department of Special Investigation (DSI) to investigate the issuance of rights documents in the Sri Panwa Project.

Department of Lands, Department of Forestry, Department of Natural Resources and Environment, Phuket Governor, Permanent Secretary of Phuket Province, and Phuket land representatives have surveyed the Sri Panwa project and check all rights documents and given public confirmation and clarification to the Land, Natural Resources and Environment Commission, the House of Representatives that documents entitled in the Sri Panwa Project were issued legally. We have taken legal action with a counterclaim which is currently in the legal process.

The update about Fake Review Progression

From the case of a reviewer without staying and did not get real experience but mention Sri Panwa in a bad way together with people of other divided opinions gathered together, causing damage. We have taken legal action. "Youtuber" and admitted his mistake and recorded an apology clip.

The MC informed the meeting that the agenda of the meeting as specified by the Company in the invitation letter for the meeting of the trust unitholders has been considered and acknowledged in every agenda.

She therefore invited the Chairman to close the Annual General Meeting of Trust Unitholders for the year 2022.

The Chairman thanked the trust unitholders.

Best regards,

(Mr. Songkran Issara)

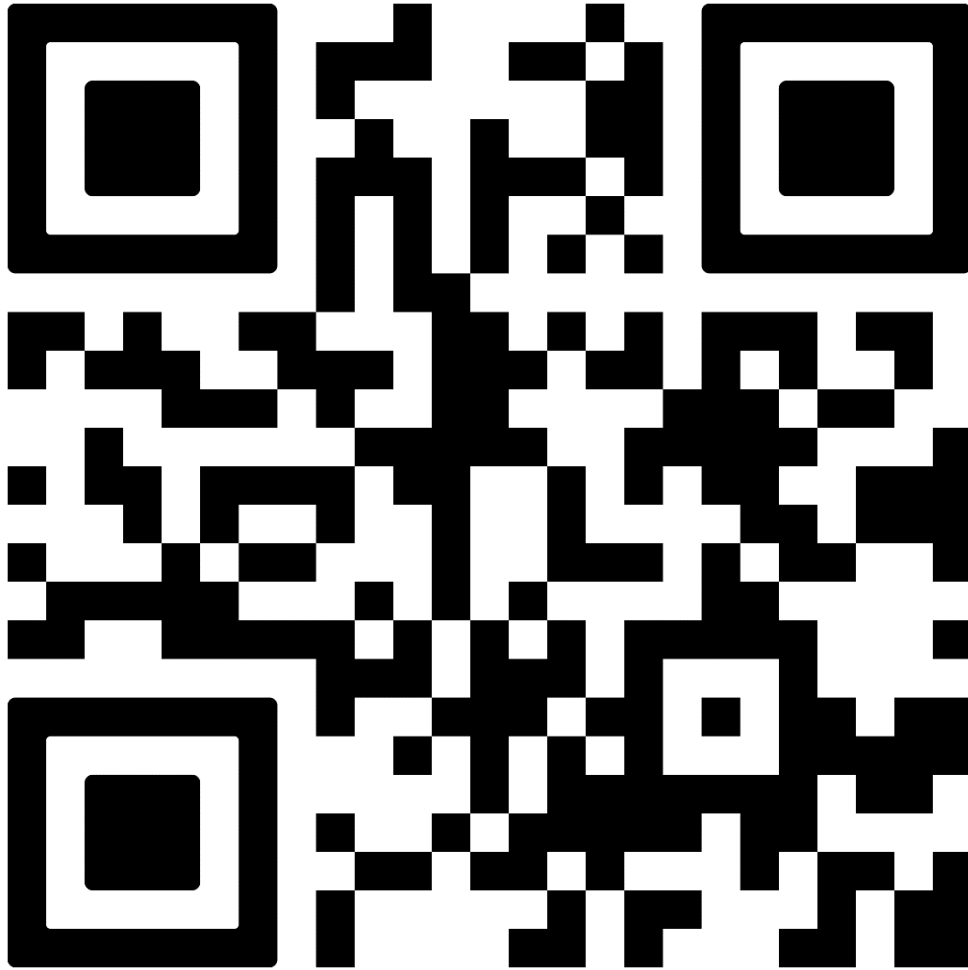
Chairman of the meeting

Chan Issara REIT Management Company Limited

As the REIT manager of

Sri Panwa Hotel Real Estate Investment Trust

QR CODE Annual report 2022



(Translation)

Procedures of Registration, Meeting Attendance and Granting of Proxies
for the Annual General Meeting of Trust Unitholders of
Sri panwa Hospitality Real Estate Investment Trust (SRIPANWA) 2023
on 27 April 2023, at 10.00 hrs., (registration starts from 09.00 hrs.) onwards
at 21ST Floor meeting room, Charn issara tower ii, Bangkok,
No. 21ST Floor meeting room, Charn Issara Tower II, New Phetchaburi Road, Bangkok Subdistrict,
Huai Kwang District, Bangkok

1. Registration

Trust unitholders or proxies can register and submit documents or evidences for examination at the meeting venue from 09.00 hrs. of 27 April 2023.

Trust unitholders or proxies, please bring the registration form for the registration of the Trust Unitholders' Meeting or bring the registration form together with the proxy form (in case of granting of proxy).

2. Participation in Person

A Natural Person

- The natural person shall present the original and valid ID card, or Government ID card, or passport of the trust unitholder for the registration prior to the meeting.

A Juristic Person

- In case of a juristic person registered in Thailand, such juristic person shall submit a copy of the affidavit issued (not more than 3 months from the issuing date) by the competent authority, which shall be certified true and correct by the authorized person(s) and affixed with the company's seal (if any);
- In case of a juristic person registered in a foreign country, such a juristic person registered in a foreign country shall submit a copy of the affidavit certifying the status of a juristic person issued (not more than 1 year from the issuing date) by the competent authority in a particular country where the juristic person is located, which shall be certified true and correct by the authorized person(s) and affixed with the company's seal (if any);
- In case of the original documents are expressed in the language other than the English language, such person shall submit together with the English translation, which shall be

certified true and correct by the authorized person(s) and affixed with the company's seal (if any);

- The authorized person(s) of a juristic person according to the affidavit shall present the original and valid ID card, or Government ID card, or passport for the registration prior to the meeting.

3. Proxy

1. Trust unitholders who appoint proxies must authorize only one proxy to attend the meeting and vote according to the proxy form attached herewith.
2. For convenience, please send a proxy form and documents or evidence to the company, at least 7 working days prior to the meeting date by filling and signing the information completely.
3. If there is a correction or cross out important messages, the grantor must sign every place. The proxy form must be affixed with a duty stamp of 20 baht.
4. There are 2 types of proxy forms, form A and form B. Form B will be used for the case where the trust unitholder is a foreign investor and appoints a custodian in Thailand to be a custodian of the investment units only.

Documents required for proxy

- (1) **In the case of an individual**, a trust unitholder shall submit the following documents:
 - Proxy form as attached with the meeting invitation letter. along with fill in the form correctly and completely, and sign the name of the grantor and the proxy.
 - A copy of the valid ID card, or Government ID card, or passport of the trust unitholder and the proxy, which shall be certified true and correct by the trust unitholder and the proxy;
 - The proxy shall present his/her original and valid ID card, or Government ID card, or passport for registration prior to the meeting.
- (2) **In case of a juristic person**, a trust unitholder shall submit the following documents:
 - The proxy form, attached herewith, complete, and correctly filled in and signed by the trust unitholder and the proxy. The trust unitholder must have the authorized person(s) of a juristic person sign and affixed with the company's seal (if any). The proxy form shall be affixed with Baht 20 stamp duty;
 - In case of the trust unitholder is a juristic person registered in Thailand, a trust unitholder shall submit;

- a) A copy of the affidavit issued (not more than 3 months from the issuing date) by Ministry of Commerce, which shall be certified true and correct by the authorized person(s) and affixed with the company's seal (if any);
 - b) A copy of the valid ID card, or Government ID card, or passport of the authorized person(s) of a juristic person and the proxy, which shall be certified true and correct by the authorized person(s) of a juristic person and the proxy.
- In case of the trust unitholder is a juristic person registered in a foreign country, a trust unitholder shall submit;
- a) A copy of the affidavit certifying the status of a juristic person issued (not more than 1 year from the issuing date) by the competent authority in a particular country where the juristic person is located, which shall be certified true and correct by the authorized person(s) and affixed with the company's seal (if any);
 - b) A copy of the valid ID card, or Government ID card, or passport of the authorized person(s) of a juristic person and the proxy, which shall be certified true and correct by the authorized person(s) of a juristic person and the proxy.
- For a juristic person registered in a foreign country, in case of the original documents expressed in the language other than the English language, such juristic person registered in a foreign country shall submit together with the English translation, which shall be certified true and correct by the authorized person(s) and affixed with the company's seal (if any);
- The proxy shall present his/her original and valid ID card, or Government ID card, or passport for the registration prior to the meeting.

In case of the foreign trust unitholder who have custodians in Thailand (in case using the attached Proxy Form B)

A trust unitholder shall submit the following additional documents:

- (1) The proxy form by the foreign trust unitholder who have custodians in Thailand;
- (2) A letter certifying that the one who bare the signature in the proxy form is authorized to operate Custodian business.

หนังสือมอบฉันทะ

PROXY

เขียนที่

Written at

วันที่

เดือน

พ.ศ.

Date

Month

Year

(1) ข้าพเจ้า

สัญชาติ

I/We

Nationality

อยู่บ้านเลขที่

ถนน

ตำบล/แขวง

Reside at

Road

Tambol/Khwaeng

อำเภอ/เขต

จังหวัด

รหัสไปรษณีย์

Amphur/Khet

Province

Postal Code

(2) เป็นผู้ถือหน่วยลงทุนของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา (SRIPANWA) โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม.....หน่วย

being a trustholder of Sri panwa Hospitality Real Estate Investment Trust (SRIPANWA) holding the total amount of

units,

และออกเสียงลงคะแนนได้เท่ากับ

เสียง

and having the right to vote equal to

votes.

(3) ขอมอบฉันทะให้

อายุ

ปี อยู่บ้านเลขที่

Hereby appoint

age

years, reside at

ถนน

ตำบล/แขวง

อำเภอ/เขต

Road

Tambol/Khwaeng

Amphur/Khet

จังหวัด

รหัสไปรษณีย์

Province

Postal Code

 หรือทรัสต์

or the Trustee, namely

(3.1) นางทิพาพรรณ ภัทรวชิรรม อายุ 46 ปี อยู่บ้านเลขที่ 55/25 ซอยลาดพร้าว 29

Ms. Tipaphan Puttarawigorn

age

46

years, reside at

55/25 Soi Lad Prao 29

ถนน

ลาดพร้าว

ตำบล/แขวง

จันทระเกษม

อำเภอ/เขต

จตุจักร

Road

Lad Prao

Tambol/Khwaeng

Chandrakasem

Amphur/Khet

Chatuchak

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10900

Province

Bangkok

Postal Code

10900

หรือ

Or

(3.2) นายรัศมีทัต พรคงเจริญ อายุ 41 ปี อยู่บ้านเลขที่ 89/195 ซอยสุขุมวิท 97

Mr. Ratsamit Pormkongcharoen

age

41

years, reside at

89/195 Soi Sukhumvit 97

ถนน

-

ตำบล/แขวง

บางจาก

อำเภอ/เขต

พระโขนง

Road

-

Tambol/Khwaeng

Bangchak

Amphur/Khet

Phrakanong

จังหวัด

กรุงเทพมหานคร รหัสไปรษณีย์

10260

Province

Bangkok

Postal Code

10260

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมผู้ถือหุ้นประจำปี 2566 ในวันที่ 27 เมษายน 2566 ตั้งแต่เวลา 10.00 น. (เริ่มลงทะเบียนเวลา 09.00 น.) เป็นต้นไป ณ ห้องประชุมชั้น 21 อาคารชาวยุทธสระทาวเวอร์ 2 ถนนเพชรบุรีตัดใหม่ แขวงบางกะปิ เขตห้วยขวาง กรุงเทพมหานคร หรือที่แจ้งเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

any one of them to be my/our proxy to attend and vote on my/our behalf at the meeting of Trust unitholder year 2023 on 27 April 2023 from 10.00 hrs. onwards (registration starts at 09.00 hrs.) at 21st Floor, Charn Issara Meeting Room, Charn Issara Tower II, New Petchburi Road, Huay Kwang, Bangkapi, Bangkok 10310. or any adjournment at any date, time and place thereof.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:



1) วาระที่ 1 เรื่อง ประธานที่ประชุมแจ้งให้ทราบ

Agenda No.1 Re: Matters that the Chairman will inform the meeting.

2) วาระที่ 2 เรื่อง พิจารณาและรับทราบรายงานการประชุมสามัญผู้ถือหุ้นประจำปี 2565

Agenda No.2 Re: To consider and acknowledge the minutes of 2022 Annual General Meeting of Trust Unitholders.

3) วาระที่ 3 เรื่อง พิจารณาและรับทราบผลการดำเนินงานประจำปี 2565 ตั้งแต่วันที่ 1 มกราคม 2565 ถึงวันที่ 31 ธันวาคม 2565

Agenda No.3 Re: To consider acknowledging the company's performance for the year 2022 from January 1, 2022 to December 31, 2022.

4) วาระที่ 4 เรื่อง พิจารณาและรับทราบงบแสดงฐานะทางการเงิน (งบดุล) และงบบัญชีกำไรขาดทุนประจำปีสำหรับรอบปีบัญชี ตั้งแต่วันที่ 1 มกราคม 2565 ถึงวันที่ 31 ธันวาคม 2565

Agenda No.4 Re: To consider acknowledging the statement of financial position (balance sheet) and the statement of income for the fiscal year. From January 1, 2022 to December 31, 2022.

5) วาระที่ 5 เรื่อง พิจารณาและรับทราบเรื่องการงดจ่ายประโยชน์ตอบแทนประจำปี 2565 สำหรับงวดผลการดำเนินงานวันที่ 1 มกราคม 2565 ถึงวันที่ 31 ธันวาคม 2565

Agenda No.5 Re: To consider and acknowledge the omission of distribution payment from the operating results of 1 January 2022 - December 31, 2022

6) วาระที่ 6 เรื่อง พิจารณาและรับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนของผู้สอบบัญชีประจำปี 2566

Agenda No.6 Re: To consider and acknowledge the appointment of auditor and determination of remuneration for the fiscal year 2023

7) วาระที่ 7 เรื่อง พิจารณานุมัติการออกและเสนอขายหุ้นกู้ของกองทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา (SRIPANWA)

Agenda No.7 Re: To consider and approve the issuance and offering of debentures of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA)

8) วาระที่ 8 เรื่อง พิจารณาเรื่องอื่น ๆ (ถ้ามี)

Agenda No.8 Re: To consider other matters (if any).

(ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

(ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote as per my/our intention as follows:

เห็นด้วย

ไม่เห็นด้วย

งดออกเสียง

Approve

Disapprove

Abstain

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้นทรัสต์

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a trust unit-holder.

(6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นซึ่งมิใช่ทรัสต์เป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have appointed a person, who is not the Trustee, as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition to any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

(7) ในกรณีที่ข้าพเจ้าแต่งตั้งให้ทรัสต์เป็นผู้รับมอบฉันทะของข้าพเจ้า โดยให้มีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร หรือกรณีที่ข้าพเจ้าแต่งตั้งให้ผู้จัดการกองทรัสต์เป็นผู้รับมอบฉันทะแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนนั้น ให้ถือว่าข้าพเจ้ากำหนดให้ทรัสต์ หรือ ผู้จัดการกองทรัสต์ในฐานะผู้รับมอบฉันทะของข้าพเจ้า ใช้สิทธิออกเสียงเห็นด้วยในมติดังกล่าวในทุกวาระของการประชุมดังกล่าวข้างต้น

In case that I/we appoint the Trustee as my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate or in case that I/we appoint the Reit manager as my/our proxy but I/we do not specify my/our voting instruction in any agenda or such instruction is not clearly specified, it shall be deemed that I/we instruct the Trustee or Reit manager to vote "Approve" in all agendas of the meeting.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy
(.....)

หมายเหตุ

1. หลักฐานที่ต้องแนบพร้อมกับหนังสือมอบฉันทะแบบ ก. คือ

Evidence to be attached with this Proxy Form A. are:

(1) เอกสารของผู้ถือหน่วยทรัสต์ (ผู้มอบฉันทะ)

- บุคคลธรรมดา: สำเนาบัตรประจำตัวประชาชน หรือบัตรประจำตัวข้าราชการ หรือหนังสือเดินทางที่ยังไม่หมดอายุ พร้อมลงนามรับรองสำเนาถูกต้อง
Natural Person: Certified copy of Identification Card, Governmental Official Identification Card or passport of the trust unit-holder.

- นิติบุคคล: สำเนาหนังสือรับรองนิติบุคคลซึ่งออกโดยหน่วยงานราชการ (อายุไม่เกิน 3 เดือนนับจากวันที่ออกหนังสือ) พร้อมลงนามรับรองสำเนาถูกต้องโดยผู้มีอำนาจลงนามผูกพันนิติบุคคลนั้น พร้อมประทับตราสำคัญของนิติบุคคล (ถ้ามี) และสำเนาบัตรประจำตัวประชาชน หรือบัตรประจำตัวข้าราชการ หรือหนังสือเดินทางที่ยังไม่หมดอายุของผู้มีอำนาจลงนามผูกพันนิติบุคคลนั้น พร้อมลงนามรับรองสำเนาถูกต้อง

Juristic Person: Copy of the Certification of the juristic person issued by governmental authority (issued no more than 3 month), certified by the authorized persons of the juristic persons with the seal affixed (if any) and certified copy of Identification Card, Governmental Official Identification Card or passport of the authorized person of such juristic person.

- สำหรับนิติบุคคลต่างประเทศ เอกสารใดที่มีต้นฉบับเป็นภาษาอังกฤษ จะต้องจัดทำคำแปลเป็นภาษาอังกฤษแนบมาพร้อมกันด้วย และให้ผู้มีอำนาจลงนามผูกพันนิติบุคคลนั้นลงนามรับรองความถูกต้องของคำแปล พร้อมประทับตราสำคัญของนิติบุคคล (ถ้ามี)

For foreign juristic person, in case that the original documents are not in English, English translation certified by the authorized persons of such juristic person with the seal affixed (if any) shall be provided together with this proxy.

(2) สำเนาบัตรประจำตัวประชาชน หรือบัตรประจำตัวข้าราชการ หรือหนังสือเดินทางของผู้รับมอบฉันทะ พร้อมลงนามรับรองสำเนาถูกต้อง

Certified copy of Identification Card, Governmental Official Identification Card or passport of the proxy.

2. ผู้ถือหน่วยทรัสต์ที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

The trust unit-holder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units to several proxies for splitting votes.

3. กรุณาติดอากรแสตมป์ 20 บาท

Please affix duty stamp of Baht 20.

4. กรณีที่ผู้ถือหน่วยทรัสต์จะยกเลิกการมอบฉันทะ สามารถกระทำได้โดยแจ้งเป็นหนังสือถึงประธานกรรมการ หรือ ผ่านทางอีเมลล์ sumana@cireit.com เริ่มก่อนการประชุม หรืออย่างช้าที่สุดก่อนเริ่มการออกเสียงลงคะแนนในแต่ละวาระการประชุม

In the event that the Trust Unitholders cancel the proxy, this can be done by notifying in writing to the Chairman or via email sumana@cireit.com before starting meeting, or at the latest before the start of voting on each agenda.

5. ผู้ถือหน่วยทรัสต์ควรศึกษารายละเอียดของวาระการประชุมก่อนตัดสินใจมอบฉันทะ

Trust unitholders should study the details of the meeting agenda before making a decision to appoint a proxy.



หนังสือมอบฉันทะ

PROXY

เขียนที่

Written at

วันที่

เดือน

พ.ศ.

Date

Month

Year

(1) ข้าพเจ้า

สัญชาติ

I/We

Nationality

อยู่บ้านเลขที่

ถนน

ตำบล/แขวง

Reside at

Road

Tambol/Khwaeng

อำเภอ/เขต

จังหวัด

รหัสไปรษณีย์

Amphur/Khet

Province

Postal Code

ในฐานะผู้ประกอบการธุรกิจเป็นผู้รับฝากและดูแลหุ้น (Custodian) ให้กับ

as a Custodian for

ซึ่งเป็นผู้ถือหุ้นหน่วยทรัสต์ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพินวา (SRIPANWA) โดยถือหน่วยทรัสต์จำนวนทั้งสิ้นรวม หน่วย

being a trustholder of Sri Hospitality Real Estate Investment Trust (SRIPANWA) holding the total amount of units,

และออกเสียงลงคะแนนได้เท่ากับ เสียง

and having the right to vote equal to

votes.

(2) ขอมอบฉันทะให้

อายุ

ปี อยู่บ้านเลขที่

Hereby appoint

age

years, reside at

ถนน

ตำบล/แขวง

อำเภอ/เขต

Road

Tambol/Khwaeng

Amphur/Khet

จังหวัด

รหัสไปรษณีย์

Province

Postal Code



หรือทรัสต์

or the Trustee, namely

(2.1) นางทิพาพรรณ ภัทรวภิรม

อายุ

46

ปี อยู่บ้านเลขที่

55/25 ซอยลาดพร้าว 29

Ms. Tipaphan Puttarawigorn

age

46

years, reside at

55/25 Soi Lad Prao 29

ถนน

ลาดพร้าว

ตำบล/แขวง

จันทระเกษม

อำเภอ/เขต

จตุจักร

Road

Lad Prao

Tambol/Khwaeng

Chandrakasem

Amphur/Khet

Chatuchak

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10900

Province

Bangkok

Postal Code

10900

หรือ

or

(2.2) นายรัศมีทัต พรคองเจริญ

อายุ

41

ปี อยู่บ้านเลขที่

89/195 ซอยสุขุมวิท 97

Mr. Ratsamitat Pornkongcharoen

age

41

years, reside at

89/195 Soi Sukhumvit 97

ถนน

ตำบล/แขวง

บางจาก

อำเภอ/เขต

พระโขนง

Road

Tambol/Khwaeng

Bangchak

Amphur/Khet

Phra Kanong

จังหวัด

กรุงเทพมหานคร รหัสไปรษณีย์

10260

Province

Bangkok

Postal Code

10260

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมผู้ถือหุ้น หน่วยทรัสต์ประจำปี 2566 ในวันที่ 27 เมษายน 2566 ตั้งแต่เวลา 10.00 น. (เริ่มลงทะเบียนเวลา 09.00 น.) เป็นต้นไป ณ ห้องประชุมชั้น 21 อาคารชาวยุทธิสสระทาวเวอร์ 2 ถนนเพชรบุรีตัดใหม่ แขวงบางกะปิ เขตห้วยขวาง กรุงเทพมหานคร หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

any one of them to be my/our proxy to attend and vote on my/our behalf at the meeting of Trust unitholder year 2023 on 27 April 2023 from 10.00 hrs. onwards (registration starts at 09.00 hrs.) at 21st Floor, Cham Issara Meeting Room, Cham Issara Tower II, New Petchburi Road, Huay Kwang, Bangkok Bangkok 10310. or any adjournment at any date, time and place thereof.



- (3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะเข้าร่วมประชุมและออกเสียงลงคะแนนในครั้งนี้ ดังนี้

I/We hereby authorize the proxy to attend and vote on my/our behalf at this meeting as follows:

-
- มอบฉันทะตามจำนวนหน่วยทรัสต์ทั้งหมดที่ถือและมีสิทธิออกเสียงลงคะแนนได้

To grant the total amount of units holding and having the right to vote

-
- มอบฉันทะบางส่วน คือ

To grant the partial units as follows:

-
- หน่วยทรัสต์..... หน่วย และมีสิทธิออกเสียงลงคะแนนได้..... เสียง

Number of

investment unit and having the right to vote

votes

- (4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

- 1) วาระที่ 1 เรื่อง ประธานที่ประชุมแจ้งให้ทราบ

Agenda No.1 Re: Matters that the Chairman will inform the meeting.

- 2) วาระที่ 2 เรื่อง พิจารณาและรับทราบรายงานการประชุมสามัญผู้ถือหุ้นประจำปี 2565

Agenda No.2 Re: To consider and acknowledge the minutes of 2022 Annual General Meeting of Trust Unitholders.

- 3) วาระที่ 3 เรื่อง พิจารณาและรับทราบผลการดำเนินงานประจำปี 2565 ตั้งแต่วันที่ 1 มกราคม 2565 ถึงวันที่ 31 ธันวาคม 2565

Agenda No.3 Re: To consider acknowledging the company's performance for the year 2022 from January 1, 2022 to December 31, 2022.

- 4) วาระที่ 4 เรื่อง พิจารณาและรับทราบงบแสดงฐานะทางการเงิน (งบดุล) และงบบัญชีกำไรขาดทุนประจำปีสำหรับรอบปีบัญชี ตั้งแต่วันที่ 1 มกราคม 2565 ถึงวันที่ 31 ธันวาคม 2565

Agenda No.4 Re: To consider acknowledging the statement of financial position (balance sheet) and the statement of income for the fiscal year. From January 1, 2022 to December 31, 2022.

- 5) วาระที่ 5 เรื่อง พิจารณาและรับทราบเรื่องการงดจ่ายประโยชน์ตอบแทนประจำปี 2565 สำหรับงวดผลการดำเนินงานวันที่ 1 มกราคม 2565 ถึงวันที่ 31 ธันวาคม 2565

Agenda No.5 Re: To consider and acknowledge the omission of distribution payment from the operating results of 1 January 2022 - December 31, 2022

- 6) วาระที่ 6 เรื่อง พิจารณาและรับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนของผู้สอบบัญชีประจำปี 2566

Agenda No.6 Re: To consider and acknowledge the appointment of auditor and determination of remuneration for the fiscal year 2023

- 7) วาระที่ 7 เรื่อง พิจารณานุมัติการออกและเสนอขายหุ้นกู้ของกองทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา (SRIPANWA)

Agenda No.7 Re: To consider and approve the issuance and offering of debentures of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA)

- 8) วาระที่ 8 เรื่อง พิจารณาเรื่องอื่น ๆ (ถ้ามี)

Agenda No.8 Re: To consider other matters (if any).

-
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

-
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote as per my/our intention as follows:

-
- เห็นด้วย

Approve

-
- ไม่เห็นด้วย

Disapprove

-
- งดออกเสียง

Abstain

- (5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่ากรลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้น

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a trustholder.

- (6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นซึ่งมิใช่ทรัสต์ให้เป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have appointed a person, who is not the Trustee, as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition to any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

(7) ในกรณีที่ข้าพเจ้าแต่งตั้งให้ทรัสต์เป็นผู้รับมอบฉันทะของข้าพเจ้า โดยให้มีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร หรือกรณีที่ข้าพเจ้าแต่งตั้งให้ผู้จัดการกองทรัสต์เป็นผู้รับมอบฉันทะแต่มิได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนนั้น ให้ถือว่าข้าพเจ้ากำหนดให้ทรัสต์ หรือ ผู้จัดการกองทรัสต์ในฐานะผู้รับมอบฉันทะของข้าพเจ้า ใช้สิทธิออกเสียงเห็นด้วยในมติดังกล่าวในทุกวาระของการประชุมดังกล่าวข้างต้น

In case that I/we appoint the Trustee as my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate or in case that I/we appoint the Reit manager as my/our proxy but I/we do not specify my/our voting instruction in any agenda or such instruction is not clearly specified, it shall be deemed that I/we instruct the Trustee or Reit manager to vote "Approve" in all agendas of the meeting.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำให้ในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำให้เองทุกประการ

Any business carried out by the proxy at the said meeting, except in case that the proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed.....ผู้มอบฉันทะ/Grantor
(.....)

ลงชื่อ/Signed.....ผู้รับมอบฉันทะ/Proxy
(.....)

หมายเหตุ

1. หนังสือมอบฉันทะแบบ ข. นี้ ใช้เฉพาะกรณีที่ผู้ถือหน่วยทรัสต์ที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยทรัสต์ให้เท่านั้น

Only foreign trustholder whose name appears in the registration book who have a Custodian in Thailand can use the Proxy Form B.

2. หลักฐานที่ต้องแนบพร้อมกับหนังสือมอบฉันทะแบบ ข. คือ

Evidence to be attached with this Proxy Form B. are:

(1) หนังสือมอบอำนาจจากผู้ถือหน่วยทรัสต์ให้คัสโตเดียน (Custodian) เป็นผู้ดำเนินการลงนามในหนังสือมอบฉันทะแทน

Power of Attorney from the trustholder authorizing a Custodian to sign the Proxy Form on his/her behalf.

(2) หนังสือยืนยันว่าผู้ลงนามในหนังสือมอบฉันทะแทนได้รับอนุญาตประกอบธุรกิจคัสโตเดียน (Custodian)

Letter of certification to certify that a person executing in the Proxy Form has obtained a permit to act as a Custodian.

3. ผู้ถือหน่วยทรัสต์ที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยทรัสต์ให้ผู้รับมอบฉันทะหลายคน เพื่อแยกการลงคะแนนเสียงได้

The trustholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units to several proxies for splitting votes.

4. กรุณาติดอากรแสตมป์ 20 บาท

Please affix duty stamp of Baht 20.

5. กรณีที่ผู้ถือหน่วยทรัสต์จะยกเลิกการมอบฉันทะ สามารถทำได้โดยแจ้งเป็นหนังสือถึงประธานกรรมการ หรือ ผ่านทางอีเมลล์ sumana@cireit.com เริ่มก่อนการประชุม หรืออย่างช้าที่สุดก่อนเริ่มการออกเสียงลงคะแนนในแต่ละวาระการประชุม

In the event that the Trust Unitholders cancel the proxy, this can be done by notifying in writing to the Chairman or via email sumana@cireit.com before starting meeting, or at the latest before the start of voting on each agenda.

6. ผู้ถือหน่วยทรัสต์ควรศึกษารายละเอียดของวาระการประชุมก่อนตัดสินใจมอบฉันทะ

Trust unitholders should study the details of the meeting agenda before making a decision to appoint a proxy.



The Annual Report Requisition Form
(In Hard Copy)

To: Trust Unitholders,

The company has prepared an annual report. (as presents the financial statements) for the year 2022 in the form of QR CODE and has been sent to the unitholders together with this meeting invitation letter.

If the unitholders wish to request the 2023 Annual Report in hard copy format with the same contents as the QR CODE, please fill out the form. and send it back to the company via e-mail address: sumana@cireit.com or via fax number 02-308-2033 for further delivery.

Name Surname.....

Address.....

.....

.....

Tel. No.....E-mail.....



กองทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา

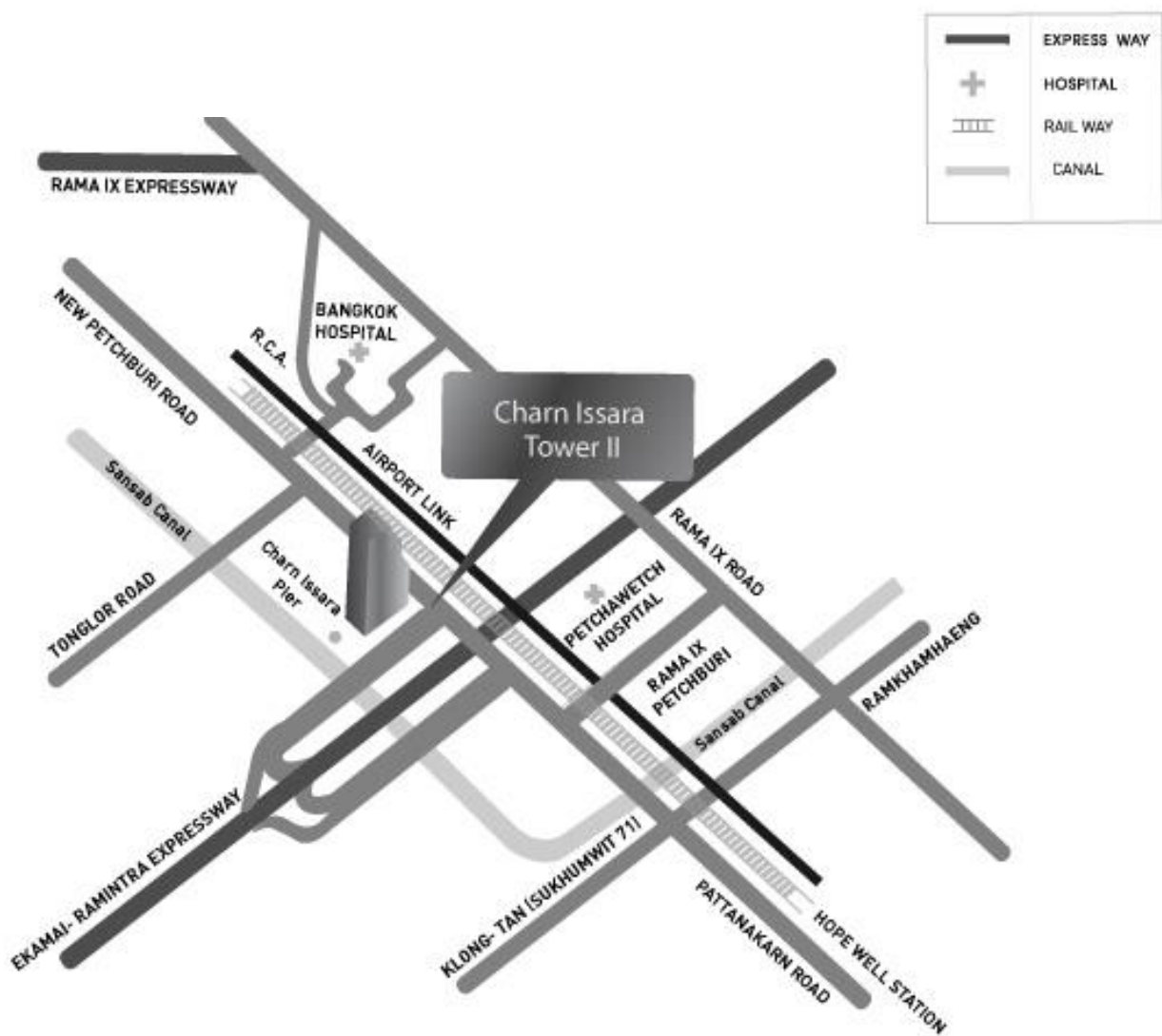
Sri Panwa Hospitality Real Estate Investment Trust

Location: 21st Meeting Room, Charn Issara Tower 2

No. 2922/264, New Petchburi Road, Bang kapi Subdistrict, Huai Khwang

District, Bangkok 10310

Tel. 02-308-2022





บริษัท ชาญอิสสระ รีท แมเนจเม้นท์ จำกัด
ที่อยู่ : 2922/198 ชั้น 10 อาคารชาญอิสสระทาวเวอร์ 2
ถนนเพชรบุรีตัดใหม่ แขวงบางกะปิ เขตห้วยขวาง กรุงเทพฯ 10310

ติดต่อ 02-308-2022 หรือ WWW.CIREIT.COM