

Sri panwa

HOSPITALITY REAL ESTATE INVESTMENT TRUST
ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา

INVITATION TO ANNUAL GENERAL MEETING OF TRUST UNITHOLDER 2022

TUESDAY 26 APRIL, 2022

AT 14.00HR

BY ELECTRONIC ANNUAL GENERAL MEETING ONLINE (E-AGM)



April 11, 2022

Subject: Invitation to the Annual General Meeting of Trust Unitholders for the year 2022
Sri Panwa Hotel Real Estate Investment Trust (SRIPANWA)

To Trust Unitholders of Sri Panwa Hotel Real Estate Investment Trust (SRIPANWA)

Enclosure

1. Report of the operating results in lieu of the Annual General Meeting of Trust Unitholders for the year 2021
2. Annual Report 2021 in QR Code format
3. Documents for attending the trust unitholders meeting via electronic media (E-AGM)
4. Registration methods and rules for attending the meeting of trust unitholders through the media Electronic (E-AGM)
5. Proxy Form A. and Proxy Form B.
6. Request form for the 2021 annual report (in book form)

According to the Board of Directors of Cham Issara REIT Management Company Limited (“the Company”) as the REIT Manager (“REIT Manager”) of Sri Panwa Hotel Real Estate Investment Trust (“SRIPANWA Trust”) determines that the 2022 Annual General Meeting of Trust Unitholders of SRIPANWA will be held on Tuesday, April 26, 2022 at 14.00hr by Electronic Meeting Method (E-AGM), details of the meeting agenda are as follows:

Agenda 1: The chairman of the meeting informed

This agenda is set for the chairman of the meeting to report the events or progress (if any) of the company to the trust unitholders meeting. No matter will be presented for approval and there was no voting or giving any opinion in this agenda.

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

According to the REIT Manager has submitted and disseminated the REIT information report instead of organizing the 2021 Annual General Meeting on May 21, 2021 on the website www.cireit.com, in its place of holding a meeting in accordance with the Notification of the Securities and Exchange Commission Announcement No. SorRor 7/2001 dated January 21, 202 on the operation of the annual general meeting and the waiver of the terms in the trust instrument of real estate investment trusts, the details appear in enclosure 1 which has been delivered to trust unitholders together with the invitation letter for this meeting. Therefore, it is proposed to the trust unitholders meeting to consider and acknowledge the operating results instead of convening the 2021 Annual General Meeting of Trust Unitholders.

REIT Manager's Opinion

The REIT Manager has considered the report on the operating results of SRIPANWA instead of the 2021 Annual General Meeting, which was delivered and published on May 21, 2021 on the website www.cireit.com, as it's an accurate performance report.

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

The REIT manager summarizes 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 trust unitholders' to consider and acknowledge.

REIT Manager's Opinion

The REIT Manager is of the opinion that the operation results of SRIPANWA according to the Annual Report for the year 2021 is accurated, proper and in accordance with the provisions specified in the Trust Deed.

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

The REIT manager presents 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), in the meeting of the trust unitholders to consider and acknowledge

REIT Manager's Opinion

The REIT Manager is of the opinion that the statement of financial position (balance sheet) and the annual income statement for the accounting 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 with accuracy and appropriateness. The key points are summarized as follows:

Operating results	January 1, 2021 Until December 31, 2021 (Baht)
1. Total Assets	4,246,325,252
2. Total Liabilities	983,042,668
3. Long-term Loans	979,650,977
4. Net Assets	3,263,282,584
5. Net Asset 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)

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

As the REIT has a policy to pay distributions to the trust unitholders at least once a year as stipulated in the prospectus. By requiring the REIT manager to pay compensation to trust unitholders 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 dividend to trust unitholders The REIT manager therefore considers that no distribution of dividend for the year 2021 to trust unitholders from the operating results from January 1, 2021 to December 31, 2021

REIT Manager's Opinion

The REIT Manager is of the opinion that no distribution of dividend for the year 2021 (from the operation commencing from 1 January 2021 until 31 December 2021) is accurate and proper and deemed it appropriate to report them to the trust unitholders.

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

The REIT manager presented to the meeting to consider and acknowledge the appointment of auditors and determine the 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. Remuneration. In the amount of 635,000 baht, one of the following auditors is required to audit and express an opinion on the REIT's financial statements.

- 1.) Khun Wonlop Vilaivaravit Certified Auditor No. 6797; or
- 2.) Khun Chavala Tienpasertkij Certified Auditor No. 4301; or
- 3.) Khun Nisakorn Songmanee Certified Auditor No. 5035; or
- 4.) Khun Nantawat Sumraunhant Certified Auditor No. 7731

REIT Manager's Opinion

The REIT Manager is of the opinion that the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. have properly performed the duties for the accounting period ending December 31, 2022, with a remuneration of 635,000 baht. Assigned as one of the following auditors to audit and express an opinion on the REIT's financial statements.

- 1.) Khun Wonlop Vilaivaravit Certified Auditor No. 6797; or
- 2.) Khun Chavala Tienpasertkij Certified Auditor No. 4301; or
- 3.) Khun Nisakorn Songmanee Certified Auditor No. 5035; or
- 4.) Khun Nantawat Sumraunhant Certified Auditor No. 7731

They have performed appropriately and no conflict of interest with the REIT by being independent to perform their duties.

Agenda: 7 Consider other matters (if any)

Trust Unitholders can view the meeting invitation letter and supporting documents on the Company's website, www.cireit.com since April 12, 2022 and can submit questions that require the company to clarify on the issues of each agenda presented this time. or other information of the Company in advance via e-mail address: sumana@cireit.com or by fax number 02-308-2033

For the convenience of the meeting, please kindly send the Proxy Form (with 20 baht stamp duty attached) to the company within April 20, 2022. Therefore, we would like to invite the trust unitholders to attend the meeting on the date, time and place mentioned above by in unison In this regard, the Company has determined the names of the trust unitholders who are entitled to the 2022 Annual General Meeting on March 10, 2022 (Record Date).

Best regards,

Mrs. Wilai Intagool

Managing Director

Chan Issara REIT Management Company Limited

Note: To request the Annual Report, please fill in the details in "Request Form for Annual Report 2021" as Enclosure 6

Copy: To Registrar Thailand Securities Depository Company Limited

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HOSPITALITY REAL ESTATE INVESTMENT TRUST
ทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพานพา

**THE REPORT OF INFORMATION OF SRIPANWA
FOR THE YEAR 2021 FOR THE TRUST UNITHOLDERS IN LIEU OF
HOLDING THE ANNUAL GENERAL MEETING OF THE TRUST
UNITHOLDERS FOR THE YEAR 2021**

AS PART OF MEASURES SET BY THE THAI GOVERNMENT AND A PRECAUTION AGAINST THE POSSIBLE SPREAD OF COVID-19,
THE COMPANY RECOGNIZED THE SAFETY AND WELL-BEING OF ITS STAKEHOLDERS; THEREFORE, THE COMPANY HEREBY CANCELS CONVENING OF THE 2021 AGM,
AND HEREBY DISTRIBUTES THE REPORT OF INFORMATION RELATED TO THE 2021 AGM AGENDAS IN LIEU OF HOLDING SUCH MEETING FOR THE TRUSTUNIT HOLDER'S ACKNOWLEDGEMENT.

(Translation)

1 April 2021

Subject Distribution of the Report of Information of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA) for the Year 2021 for the Trust Unitholders in lieu of holding the Annual General Meeting of Trust Unitholders for the Year 2021

Attention Trust Unitholders of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA)

Attachments 1. The Report of Information of SRIPANWA for the Year 2020
 2. The Form of Request to obtain the Annual Report (in form of booklet) and QR Code of the Annual Report

As the Board of Directors of Charn Issara REIT Management Company Limited (the “**Company**”), in the capacity of the REIT Manager (the “**REIT Manager**”) of Sri Panwa Hospitality Real Estate Investment Trust (“**SRIPANWA**”), scheduled the Annual General Meeting of Trust Unitholders for the year 2021 of SRIPANWA on 23 April 2021, but due to the current situation to prevent the spread of COVID-19 and its risks, the Company, with the concern of the trust unitholder’s safety and the determination to participate in the prevention of the spreading of the virus in the aforementioned situation, therefore approved the cancellation of convening of the Annual General Meeting of the Trust Unitholders for the year 2021 of SRIPANWA and would like to distribute the Report of Information of SRIPANWA for the year 2021 for the trust unitholders in lieu of holding the Annual General Meeting of Trust Unitholders for the year 2021 (the “**Report**”) in relation to the agendas of the Annual General Meeting of Trust Unitholders for the year 2021 of SRIPANWA via mail to the trust unitholders whose names appear in the list from the determination of the names of the trust unitholders (Record Date) of SRIPANWA on 9 March 2021, In this regard, it is in accordance with the Notification of the Securities and Exchange Commission No. SorRor. 7/2564 Re: Actions for Holding Annual General Meeting for Year 2021 of Trust Unit Holders of Real Estate Investment Trust due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19).

In this connection, the Company, therefore, would like to deliver the Report in order for the trust unitholders to acknowledge the following details.

Item No. 1 To acknowledgment of the report of information of SRIPANWA for the Year 2020

The REIT Manager held the Annual General Meeting of Trust Unitholders of SRIPANWA for the year 2020, the details of the resolution of each agenda are as follows:

- Agenda 1 To acknowledge the minutes of the Extraordinary General Meeting of Trust Unitholders Year 2019
- Agenda 2 To manage of Sri panwa Real Estate Investment Trust in important matters and guidelines for managing trust in the future
- Agenda 3 To acknowledge the statement of financial position (balance sheet) and the statement of income for the fiscal year for the period from 1 January 2019 until 31 December 2019
- Agenda 4 To acknowledge the dividend for the year 2019 for the operation commencing from 1 January 2019 until 31 December 2019
- Agenda 5 Annual compensation payment for the year 2019 for the operating period from 1 January 2019 to 31 December 2019
- Agenda 6 To acknowledge the appointment of the auditor and determination of their remunerations

In this regard, the minutes of the Annual General Meeting of Trust Unitholders of SRIPANWA for the year 2020 has been disclosed via channel of the Stock Exchange of Thailand on April 10, 2020 whereby the details are as appeared in Attachment 1 which is delivered to the trust unitholders together with this Report.

REIT Manager's Opinion

The REIT Manager has considered the report of information of SRIPANWA instead of the 2020 Annual General Meeting as proposed above and that the report of information of SRIPANWA has been properly prepared.

Item No. 2 The Management of SRIPANWA on Important Matters and Future Management Direction of SRIPANWA

Background and Rationale

The details of the management of SRIPANWA on important matters for the year 2020 and future management direction of SRIPANWA are as follows:

1.1 Important Changes and Development

During the year 2020, SRIPANWA did not invest in any additional assets and did not take on additional loan whereby SRIPANWA managed to procure benefits from all of its main assets in which SRIPANWA invested in.

In early 2020, there was a crisis, the coronavirus disease (COVID-19) epidemic has started spreading all over the world including Thailand since early 2020, forcing the government to introduce measures. To control and prevent the spread of COVID-19, which has greatly affected the tourism industry and the entire hotel industry in Thailand and the hotel occupancy rate of the main tenants. From mid-January to March 2020 decreased significantly. In addition, the governors of Phuket and Phetchaburi have ordered hotel operators to close their hotels and no service to tourists from April 4 and April 8, 2020 (respectively) onwards indefinitely for Phuket and until 31 May 2020 for Phetchaburi Province Causing the tenants to be unable to find income in order to pay the rent to the REIT the lessee then sends a letter to the REIT for the REIT to consider helping the lessee by The tenant has requested an extension of the rental payment period from February to July 2020 for another 6 months according to the news announcement dated 17 April 2020 published on the website of the Stock Exchange of Thailand. Later, the REIT receives a letter from the tenant requesting a waiver (refraining from) the rent for April and May 2020, as tenants are unable to utilize the leased property for the purpose of the lease and have no opportunity to earn income. According to the news notification dated May 15, 2020 and on July 17, 2020, the REIT Manager and the Trustee approved an extension of the rental payment period for February, March, June and July 2020 due to the epidemic situation. There is no trend of the coronavirus infection and the number of infected people is likely to decline, forcing the government to introduce measures such as extending the period of emergency declaration in all regions of the Kingdom until 31 October 2020. As a result, the tourism and hotel industries are continually affected, so the tenants send a letter for the REIT to consider providing assistance. By requesting an extension of the rental payment period for the period from August to December 2020, each installment for another 6 months and requesting a waiver (no waiver) the rent in June 2020 as notified on October 19, 2020.

The REIT manager and trustee are considering details for the extension of the rental payment period from August to December 2020 and the waiver (waived) for the rental payment in April, May and June.

1.2 Future Management Direction of SRIPANWA

In the future, SRIPANWA will try to find assets with the potential to procure benefits and invest in such asset in order to promote SRIPANWA's growth and stability for the trust unitholders.

In this connection, the trust unitholders can consider additional details regarding the management of SRIPANWA on important matters for the year 2020 and the future management direction of SRIPANWA in the Annual Report for the year 2020 of SRIPANWA (Part 1 and Part 3), for which the trust unitholders may fill out the Form of Request to obtain the Annual Report for the Year 2020 (in form of booklet) or access through the QR Code as provided in Attachment 2.

REIT Manager's Opinion

The REIT Manager deemed it appropriate to report to the trust unitholders to acknowledge the details regarding the management of SRIPANWA on the important matters as well as the future management direction of SRIPANWA. In this regard, such management and future management direction are in accordance with the notifications and regulations of the Capital Market Supervisory Board, the Office of the Security and Exchange Commission and any other relevant authorities as well as the provisions specified in the Trust Deed and relevant laws.

Item No. 3 The Annual Operation Results for the Year 2020 for the period from 1 January 2020 until 31 December 2020

Background and Rationale

The REIT Manager has concluded the annual operation results for the year 2020 for the period from 1 January 2020 until 31 December 2020. The details are as provided in the Annual Report for the year 2020 of SRIPANWA (Part 15), for which the trust unitholders may fill out the Form of Request to obtain the Annual Report for the Year 2020 (in form of booklet) or access through the QR Code as provided in Attachment 2. The operation results and the financial status of SRIPANWA for the year 2020 can be concluded as follows:

1.1 Operation Results

Investment Income

Items	For the Year Ended on 31 December 2020	For the Year Ended on 31 December 2019	Increase (Decrease)	Changes in percentage
Investment Income				
Rental Income	315,216,073	314,354,827	816,246	0.27
Interest Income	197,008	227,002	(29,994)	(13.21)
Other Income	-	280,380	(280,380)	(100)
Total Income	315,413,081	314,862,209	550,872	0.17

Expenses of SRIPANWA

Items	For the Year Ended on 31 December 2020	For the Year Ended on 31 December 2019	Increase (Decrease)	Changes in percentage
Expenses				
Trust management fee	10,596,638	11,556,359	(959,721)	(8.30)
Trustee and custodian fee	10,841,833	11,556,359	(714,526)	(6.18)
Registrar fee	1,022,212	1,257,639	(235,427)	(18.72)
Professional fee	869,512	761,412	108,100	14.20
Interest expenses	36,776,722	43,279,200	(6,502,478)	(15.02)
Other expenses	2,977,834	2,988,369	(10,535)	(0.35)
Total Expenses	63,084,796	71,399,338	(8,314,542)	(11.65)

Net Investment Income

Items	For the Year Ended on 31 December 2020	For the Year Ended on 31 December 2019	Increase (Decrease)	Changes in percentage
Investment Income	315,413,081	314,862,209	550,872	0.17
Expenses	63,084,796	71,399,338	(8,314,542)	(11.65)
Net Investment Income	252,328,285	243,462,871	8,865,414	3.64
Net gain on investment				
Net unrealized (loss)	(104,080,000)	(123,660,000)	19,580,000	(15.83)
gain on investments in properties				
Net unrealized gain on revaluation of an investment	(14,830)	87,364	(102,194)	(116.97)
Total net (loss) gain on investments	(104,094,830)	(123,572,636)	19,477,806	(15.76)
Increase in net assets resulting from operations	148,233,455	119,890,235	28,343,220	23.64

1.2 Financial Status of SRIPANWA

Assets

Items	As at 31 December 2020	As at 31 December 2019	Increase (Decrease)	Changes in percentage
Assets				
Investments in properties at fair value	3,874,000,000	3,978,080,000	(104,080,000)	(2.62)
Investment in securities at fair value	-	30,015,669	(30,015,669)	(100)
Cash and deposits at banks	66,697,301	10,125,740	56,571,561	558.69
Receivable from rental and unbilled revenue	404,191,600	207,897,839	196,293,761	94.42
Other receivable	153,214	-	153,214	100
Deferred registration fee for rental	9,726,877	11,013,948	(1,287,071)	(11.69)
Deferred other expenses	644,588	769,723	(125,135)	(16.26)
Other Assets	19,409	2,898	16,511	569.74
Total Assets	4,355,432,989	4,237,905,817	117,527,172	2.77

Liabilities

Items	As at 31 December 2020	As at 31 December 2019	Increase (Decrease)	Changes in percentage
Liabilities				
Accrued expenses	9,495,681	9,335,751	159,930	1.71
Current portion of long-term borrowings from a financial institution	449,181,591	-	449,181,591	100
Long-term loans	530,000,000	978,485,745	(448,485,745)	(45.83)
Total Liabilities	988,677,272	987,821,496	855,776	0.09

Net Assets

Items	As at 31 December 2020	As at 31 December 2019	Increase (Decrease)	Changes in percentage
Net Assets				
Capital received from the trust unitholders	3,097,722,025	3,097,722,025	-	-
Retained earnings	279,087,312	162,415,916	116,671,396	71.83
Trust unit discount	(10,053,620)	(10,053,620)	-	-
Net Assets	3,366,755,717	3,250,084,321	116,671,396	3.59
Net Assets Value Per Unit (Baht)	12.0644	11.6463	0.4181	3.59

REIT Manager's Opinion

The REIT Manager is of the opinion that the operation results of SRIPANWA according to the Annual Report for the year 2020 are accurate, proper and in accordance with the provisions specified in the Trust Deed.

Item No. 4 The Statement of Financial Position (Balance Sheet) and the Statement of Income for the Fiscal Year for the period from 1 January 2020 until 31 December 2020

Background and Rationale

The statement of financial position (balance sheet) and the statement of income for the fiscal year for the period from 1 January 2020 until 31 December 2020 of SRIPANWA has been considered by the Board of Directors of the Company and audited by the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd., the details of which are as appeared in the Annual Report for the year 2020 of SRIPANWA (Part 14), for which the trust unitholders may fill out the Form of Request to obtain the Annual Report for the Year 2020 (in form of booklet) or access through the QR Code as provided in Attachment 2.

REIT Manager's Opinion

The REIT Manager is of the opinion that the statement of financial position (balance sheet) and the statement of income for the fiscal year for the period from 1 January 2020 until 31 December 2020 of SRIPANWA which has been audited by Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd., the details of which are as appeared in the Annual Report for the year 2020, has been made in accordance with the accounting standards and is proper and accurate. The summary are as follows:

Operation Results	1 January 2020 until 31 December 2020 (Baht)
1. Total Assets	4,355,432,989
2. Total Liabilities	988,677,272
3. Long-term Loans	979,181,591
4. Net Assets	3,366,755,717
5. Net Assets Value Per Unit	12.0644
6. Total Income	315,413,081
7. Net Investment Income	252,328,285
8. Increase in Net Assets resulting from the Operation	148,233,455

Item No. 5 No Distribution of Dividend for the year 2020 from the Operation commencing from 1 January 2020 until 31 December 2020

Background and Rationale

Reference is made to SRIPANWA's policy to distribute dividend to the trust unitholders for at least 1 time per year as specified in the Trust Deed in which the REIT Manager shall distribute dividend to the trust unitholders in the amount of not less than 90 percent of the adjusted net profit for the fiscal year.

In the year 2020, SRIPANWA have the total net profit of Baht 148,233,455 if the adjusted net profit is calculated (adjusted net profit deducted by an additional item which is the difference between rental income received in the previous fiscal year and the current fiscal year), the REIT will incur a loss of 45,446,217 baht. the REIT Manager therefore considered to No distribute total dividend for the year 2020 from the Operation commencing from 1 January 2020 until 31 December 2020. The summary of details of the distribution of dividend are as follows:

Operation Results	1 January 2020 - 31 December 2020	1 January 2019 - 31 December 2019
1. Adjusted Net Profit (Baht)	(45,446,217)	97,482,827
2. Total Number of Trust Units Sold	279,064,000	279,064,000
3. Dividend Payment Per Unit (Baht/Per Unit)	-	0.5000
4. Approximate Total Dividend Payment (Baht)	-	139,532,000
5. Proportion of Dividend Payment compared to Adjusted Net Profit	-	100%
6. Proportion of Dividend Payment compared to Retained Earnings and Non-cash Adjustment	-	43%

REIT Manager's Opinion

The REIT Manager is of the opinion that the No distribution of dividend for the year 2020 (from the operation commencing from 1 January 2020 until 31 December 2020) is accurate and proper and deemed it appropriate to report them to the trust unitholders.

Item No. 6 The Appointment of the Auditors and the Determination of Their Remunerations

Background and Rationale

As Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. has proper and acceptable qualifications and experiences with high standard of work, as well as has been approved by the Office of the Securities and Exchange Commission, and has experiences in auditing the accounts of Real Estate Investment Trusts, whereby its proposed remuneration is suitable to the scope of auditing, the REIT Manager therefore appoints Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the auditor of SRIPANWA for the fiscal year ending 31 December 2021 and determines the remuneration (Audit Fee) at the amount of Baht 635,000, which unchanged from previous year, excluding other service fees (Non-audit Fee). In this regard, any one of the following auditors shall be the person who audits and provides opinion to the financial statement of SRIPANWA,

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|--------------------------------|--------------------------------|
| 1.) Khun Wonlop Vilaivaravit | Certified Auditor No. 6797; or |
| 2.) Khun Chavala Tienpasertkij | Certified Auditor No. 4301; or |
| 3.) Khun Nisakorn Songmanee | Certified Auditor No. 5035; or |
| 4.) Khun Nantawat Sumraunhant | Certified Auditor No. 7731. |

In this regard, the REIT Manager has prepared a summary of the remuneration of the auditors (Audit Fee) and other service fees (Non-audit fee) for the year 2021 comparing to the remuneration of the auditors in the year 2020. The details are as follows:

	Year 2021	Year 2020	Changes
Audit Fee	635,000	635,000	0%
Non-audit fee	0	0	0%

Remarks *The Audit Fee actually incurred for the fiscal year ended on 31 December 2020 is at the amount of Baht 635,000 excluding other expenses relating to the auditing for example, photocopy expenses, travel expenses and other expenses in which the Company paid to the auditors in accordance to the expenses which actually incurred.

REIT Manager's Opinion

The REIT Manager is of the opinion that the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. have properly performed the duties and have no relationship or interest or transaction which may result in a conflict of interest with the REIT Manager or Trustee or any persons relating to the REIT Manager or Trustee whereby they can independently perform the duties, the REIT Manager therefore deemed it appropriate to consider to appoint the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the auditor of SRIPANWA for the fiscal year ended on 31 December 2021 and determine the remuneration (Audit Fee) at the amount of Baht 635,000 excluding other service fees (Non-audit fee) and determine that any of the following auditors shall be the person who audits and provide opinions to the financial statement of SRIPANWA as well as deemed it appropriate to report to the trust unitholders the appointment of the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the approved auditors of SRIPANWA and the expenses for the auditing of the year 2021 as presented by the REIT Manager above,

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|--------------------------------|--------------------------------|
| 1.) Khun Wonlop Vilaivaravit | Certified Auditor No. 6797; or |
| 2.) Khun Chavala Tienpasertkij | Certified Auditor No. 4301; or |
| 3.) Khun Nisakorn Songmanee | Certified Auditor No. 5035; or |
| 4.) Khun Nantawat Sumraunhant | Certified Auditor No. 7731. |

Trust Unitholders may have access to the details of the Report and the relevant supporting documents from another channel through the SRIPANWA's website (www.cireit.com) from 9 April 2021 onwards and may submit questions or inquiries in relation to the Report that requires clarification from the Company on each matter presented above or other information by submitting them via electronic mail (e-mail) at the e-mail address: sumana@cireit.com or via facsimile number 02-308-2033 between 16 April 2021 until 7 May 2021 (totaling 21 days from the date that the Company delivered the Report to the trust unitholders). The details of the guidelines for trust unitholders to send questions or inquiries as aforementioned are provided below. The REIT Manager will

proceed to prepare a summary of important issues in the form of questions and answers (Q&A) for trust unitholders' acknowledgement and disseminate them via channel of the Stock Exchange of Thailand within 14 days from the last day of the said inquiry submission period.

Guidelines for Trust Unitholders to Send Questions or Inquiries in relation to SRIPANWA and the Report of Information of SRIPANWA for the Year 2021 for the Trust Unitholders in lieu of holding Annual General Meeting of Trust Unitholders for the Year 2021

1. The trust unitholder entitled to submit questions and inquiries in relation to SRIPANWA and the Report must be a trust unitholder of SRIPANWA entitled to receive the Report according to the name list from the determination of the list of trust unitholders entitled to attend the Annual General Meeting of Trust Unitholders for the year 2021 of SRIPANWA on 9 March 2021 (Record Date).
2. The content of the questions and inquiries must be relevant to the information provided in the Report or are other significant information in relation to SRIPANWA.
3. In submitting the questions and inquiries, the trust unitholders must specify name, surname, nationality, identification number or passport number or juristic identification number (as the case may be), address, telephone number, and email (if any) including the total amount of trust units holding in SRIPANWA.

In this regard, in the event that the submission of questions and inquiries is not in accordance with the criteria as specified in Item 2. or the questions and inquiries are not submitted to the Company within the designated period as specified above, the Company shall consider that the trust unitholders waive their right to submit such questions and inquiries.

Your faithfully



Ms. Walai Intagool
Managing Director

Charn Issara REIT Management Company Limited

Copy Attention The Registrar of Thailand Securities Depository Co., Ltd.

(Translation)

17 April 2020

Subject Distribution of the Report of Information of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA) for the Year 2020 for the Trust Unitholders in lieu of holding the Annual General Meeting of Trust Unitholders for the Year 2020

Attention Trust Unitholders of Sri Panwa Hospitality Real Estate Investment Trust (SRIPANWA)

Attachments 1. Minutes of the Annual General Meeting of Trust Unitholders No. 1/2019
 2. The Form of Request to obtain the Annual Report for the Year 2019 (in form of booklet) and QR Code of the Annual Report for the Year 2019

As the Board of Directors of Charn Issara REIT Management Company Limited (the “**Company**”), in the capacity of the REIT Manager (the “**REIT Manager**”) of Sri Panwa Hospitality Real Estate Investment Trust (“**SRIPANWA**”), scheduled the Annual General Meeting of Trust Unitholders for the year 2020 of SRIPANWA on 24 April 2020, but due to the current situation where the Novel Coronavirus (COVID-19) epidemic tends to increase as well as such epidemic is rapidly changing which makes it impossible to predict what will happen next, the Company, with the concern of the trust unitholder’s safety and the determination to participate in the prevention of the spreading of the virus in the aforementioned situation, therefore approved the cancellation of convening of the Annual General Meeting of the Trust Unitholders for the year 2020 of SRIPANWA and would like to distribute the Report of Information of SRIPANWA for the year 2020 for the trust unitholders in lieu of holding the Annual General Meeting of Trust Unitholders for the year 2020 (the “**Report**”) in relation to the agendas of the Annual General Meeting of Trust Unitholders for the year 2020 of SRIPANWA via mail to the trust unitholders whose names appear in the list from the determination of the names of the trust unitholders (Record Date) of SRIPANWA on 10 March 2020, In this regard, it is in accordance with the Notification of the Securities and Exchange Commission No. SorRor. 27/2563 Re: Actions for Holding Annual General Meeting for Year 2020 of Trust Unit Holders of Real Estate Investment Trust due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19) (“**Notification of the SEC SorRor. 27/2563**”) in conjunction with the Circular of the Office of Securities and Exchange Commission No. GorLorTor. JorTor-3 (Wor) 11/2563 Re: Distribution of Notification and the Clarification for Understanding on the Extension of the Period to Convene the Annual General Meeting of the Unitholders of the Property Funds, Infrastructure Funds, and Real Estate Investment Trusts under the Situation of Outbreak of Coronavirus Disease 2019 (COVID-19). In this connection, the Company have already informed the aforementioned information via channel of the Stock Exchange of Thailand on 10 April 2020 Re: Distribution and

Dissemination of the Report of Information in lieu of holding the Annual General Report for the Year 2020 of the Trust Unitholders of Sri Panwa Hospitality Real Estate Investment Trust Letter No. CIRM-012/2020.

In this regard, for the cancellation of convening of the Annual General Meeting for the year of 2020 of SRIPANWA and the distribution and dissemination of the Report in lieu of holding the Annual General Meeting for the year of 2020 of SRIPANWA due to the outbreak of the Coronavirus Disease (COVID-19) pursuant to Notification of the SEC SorRor. 27/2563, SRIPANWA must amend the provision in the Trust Deed for the part relating to the Annual General Meeting for the year of 2020 to be aligned with terms of the said notification. The Trustee will proceed to amend the provisions in the Trust Deed for the part relating to the Annual General Meeting for the year of 2020, by the virtue of The Trust for Transactions in Capital Market Act, B.E. 2550 (2007) in conjunction with Notification of the SEC SorRor. 27/2563 as aforementioned, within the first opportunity that it can be made, without obtaining a resolution from the trust unitholders, and such amendment of the Trust Deed shall be effective on 1 April 2020 onwards.

In this connection, the Company, therefore, would like to deliver the Report in order for the trust unitholders to acknowledge the following details.

Item No. 1 The Minutes of the Annual General Meeting of Trust Unitholders of SRIPANWA for the Year 2019

Background and Rationale

The REIT Manager held the Annual General Meeting of Trust Unitholders of SRIPANWA for the year 2019 on 24 April 2019. The details of the resolution of each agenda are as follows:

- Agenda 1 To acknowledge the minutes of the Extraordinary General Meeting of Trust Unitholders No. 1/2018
- Agenda 2 To acknowledge the annual operation results for the year 2018 for the period from 1 January 2018 until 31 December 2018
- Agenda 3 To acknowledge the statement of financial position (balance sheet) and the statement of income for the fiscal year for the period from 1 January 2018 until 31 December 2018
- Agenda 4 To acknowledge the distribution of dividend for the year 2018 for the operation commencing from 1 January 2018 until 31 December 2018
- Agenda 5 To acknowledge the appointment of the auditor and determination of their remunerations
- Agenda 6 Other matters (if any)

In this regard, the minutes of the Annual General Meeting of Trust Unitholders of SRIPANWA for the year 2019 has been disclosed via channel of the Stock Exchange of Thailand on 7 May 2019 whereby the details are as appeared in Attachment 1 which is delivered to the trust unitholders together with this Report.

REIT Manager's Opinion

The REIT Manager has considered the minutes of the Annual General Meeting of Trust Unitholders of SRIPANWA for the year 2019, held on 24 April 2019 as presented above, and is of the opinion that such minutes are recorded accurately and are in accordance with the resolutions of the Annual General Meeting of Trust Unitholders for the year 2019.

Item No. 2 The Management of SRIPANWA on Important Matters and Future Management Direction of SRIPANWA

Background and Rationale

The details of the management of SRIPANWA on important matters for the year 2019 and future management direction of SRIPANWA are as follows:

1.1 Important Changes and Development

During the year 2019, SRIPANWA did not invest in any additional assets and did not take on additional loan whereby SRIPANWA managed to procure benefits from all of its main assets in which SRIPANWA invested in.

1.2 Future Management Direction of SRIPANWA

In the future, SRIPANWA will try to find assets with the potential to procure benefits and invest in such asset in order to promote SRIPANWA's growth and stability for the trust unitholders.

In this connection, the trust unitholders can consider additional details regarding the management of SRIPANWA on important matters for the year 2019 and the future management direction of SRIPANWA in the Annual Report for the year 2019 of SRIPANWA (Part 1 and Part 3), for which the trust unitholders may fill out the Form of Request to obtain the Annual Report for the Year 2019 (in form of booklet) or access through the QR Code as provided in Attachment 2.

REIT Manager's Opinion

The REIT Manager deemed it appropriate to report to the trust unitholders to acknowledge the details regarding the management of SRIPANWA on the important matters as well as the future management direction of SRIPANWA. In this regard, such management and future management direction are in accordance with the notifications and regulations of the Capital Market Supervisory Board, the Office of the Security and Exchange Commission and any other relevant authorities as well as the provisions specified in the Trust Deed and relevant laws.

Item No. 3 The Annual Operation Results for the Year 2019 for the period from 1 January 2019 until 31 December 2019

Background and Rationale

The REIT Manager has concluded the annual operation results for the year 2019 for the period from 1 January 2019 until 31 December 2019. The details are as provided in the Annual Report for the year 2019 of SRIPANWA (Part 14), for which the trust unitholders may fill out the Form of Request to obtain the Annual Report for the Year 2019 (in form of booklet) or access through the QR Code as provided in Attachment 2. The operation results and the financial status of SRIPANWA for the year 2019 can be concluded as follows:

1.1 Operation Results

Investment Income

Items	For the Year Ended on 31 December 2019	For the Year Ended on 31 December 2018	Changes in percentage
Investment Income			
Rental Income	314,354,827	278,465,420	12.89
Interest Income	227,002	214,298	5.93
Other Income	280,380	-	-
Total Income	314,862,209	278,679,718	12.98

Expenses of SRIPANWA

Items	For the Year Ended on 31 December 2019	For the Year Ended on 31 December 2018	Changes in percentage
Expenses			
Trust management fee	11,556,359	9,007,645	28.30
Trustee and custodian fee	11,556,359	9,007,645	28.30
Registrar fee	1,257,639	1,257,639	-
Professional fee	761,412	783,848	(2.86)
Interest expenses	43,279,200	20,441,685	111.72
Other expenses	2,988,369	3,380,905	(11.61)
Total Expenses	71,399,338	43,879,367	62.72

Net Investment Income

Items	For the Year Ended on 31 December 2019	For the Year Ended on 31 December 2018	Changes in percentage
Investment Income	314,862,209	278,679,718	12.98
Expenses	71,399,338	43,879,367	62.72
Net Investment Income	243,462,871	234,800,351	3.69
Net gain on investment			
Net unrealized (loss) gain on investments in properties	(123,660,000)	89,740,000	(237.80)
Net unrealized gain on revaluation of an investment	87,364	-	-
Total net (loss) gain on investments	(123,572,636)	89,740,000	(237.80)
Increase in net assets resulting from operations	119,890,235	324,540,351	(63.06)

1.2 Financial Status of SRIPANWA

Assets

Items	As at 31 December 2019	As at 31 December 2018	Changes in percentage
Assets			
Investments in properties at fair value	3,978,080,000	4,101,740,000	(3.01)
Investment in securities at fair value	30,015,669	-	-
Cash and deposits at banks	10,125,740	34,969,546	(71.04)
Accounts receivable and other debtors	207,897,839	174,201,852	19.34
Deferred registration fee for rental	11,013,948	12,297,504	(10.44)
Deferred other expenses	769,723	892,061	(13.71)
Other Assets	2,898	202,865	(98.57)

Total Assets	4,237,905,817	4,324,303,828	(2.00)
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Liabilities

Items	As at 31 December 2019	As at 31 December 2018	Changes in percentage
Liabilities			
Accrued expenses	9,335,751	12,209,026	(23.53)
Long-term loans	978,485,745	977,766,014	0.07
Total Liabilities	987,821,496	989,975,040	(0.22)

Net Assets

Items	As at 31 December 2019	As at 31 December 2018	Changes in percentage
Net Assets			
Capital received from the trust unitholders	3,097,722,025	3,097,722,025	-
Retained earnings	162,415,916	246,660,383	(34.15)
Trust unit discount	(10,053,620)	(10,053,620)	-
Net Assets	3,250,084,321	3,334,328,788	(2.53)
Net Assets Value Per Unit (Baht)	11.6463	11.9482	(2.52)

REIT Manager's Opinion

The REIT Manager is of the opinion that the operation results of SRIPANWA according to the Annual Report for the year 2019 are accurate, proper and in accordance with the provisions specified in the Trust Deed.

Item No. 4 The Statement of Financial Position (Balance Sheet) and the Statement of Income for the Fiscal Year for the period from 1 January 2019 until 31 December 2019

Background and Rationale

The statement of financial position (balance sheet) and the statement of income for the fiscal year for the period from 1 January 2019 until 31 December 2019 of SRIPANWA has been considered by the Board of Directors of the Company and audited by the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd., the details of which are as appeared in the Annual Report for the year 2019 of SRIPANWA (Part 17), for which the trust

unitholders may fill out the Form of Request to obtain the Annual Report for the Year 2019 (in form of booklet) or access through the QR Code as provided in Attachment 2.

REIT Manager's Opinion

The REIT Manager is of the opinion that the statement of financial position (balance sheet) and the statement of income for the fiscal year for the period from 1 January 2019 until 31 December 2019 of SRIPANWA which has been audited by Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd., the details of which are as appeared in the Annual Report for the year 2019, has been made in accordance with the accounting standards and is proper and accurate. The summary are as follows:

Operation Results	1 January 2019 until 31 December 2019 (Baht)
1. Total Assets	4,237,905,817
2. Total Liabilities	987,821,496
3. Long-term Loans	978,485,745
4. Net Assets	3,250,084,321
5. Net Assets Value Per Unit	11.6463
6. Total Income	314,862,209
7. Net Investment Income	243,462,871
8. Increase in Net Assets resulting from the Operation	119,890,235

Item No. 5 The Distribution of Dividend for the year 2019 from the Operation commencing from 1 January 2019 until 31 December 2019

Background and Rationale

Reference is made to SRIPANWA's policy to distribute dividend to the trust unitholders for at least 1 time per year as specified in the Trust Deed in which the REIT Manager shall distribute dividend to the trust unitholders in the amount of not less than 90 percent of the adjusted net profit for the fiscal year.

In the year 2019, SRIPANWA have the total net profit of Baht 119,890,235, the REIT Manager therefore considered to distribute total dividend for the year 2019 from the net profit and retained earnings to the trust unitholders at the rate of Baht 0.5000 from the operation commencing from 1 January 2019 until 31 December 2019. The summary of details of the distribution of dividend are as follows:

Operation Results	1 January 2019 - 31 December 2019	1 January 2018 - 31 December 2018
1. Adjusted Net Profit (Baht)	97,482,827	211,487,550
2. Total Number of Trust Units Sold	279,064,000	279,064,000
3. Dividend Payment Per Unit (Baht/Per Unit)	0.5000	0.7200
4. Approximate Total Dividend Payment (Baht)	139,532,000	200,926,080
5. Proportion of Dividend Payment compared to Adjusted Net Profit	100%	95%
6. Proportion of Dividend Payment compared to Retained Earnings and Non-cash Adjustment	43%	-

REIT Manager's Opinion

The REIT Manager is of the opinion that the distribution of dividend for the year 2019 (from the operation commencing from 1 January 2019 until 31 December 2019) is accurate and proper and deemed it appropriate to report them to the trust unitholders.

Item No. 6 The Appointment of the Auditors and the Determination of Their Remunerations

Background and Rationale

As Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. has proper and acceptable qualifications and experiences with high standard of work, as well as has been approved by the Office of the Securities and Exchange Commission, and has experiences in auditing the accounts of Real Estate Investment Trusts, whereby its proposed remuneration is suitable to the scope of auditing, the REIT Manager therefore appoints Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the auditor of SRIPANWA for the fiscal year ending 31 December 2020 and determines the remuneration (Audit Fee) at the amount of Baht 635,000, which increased in the amount of 0.79 percent from previous year, excluding other service fees (Non-audit Fee). In this regard, any one of the following auditors shall be the person who audits and provides opinion to the financial statement of SRIPANWA,

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|--------------------------------|--------------------------------|
| 1.) Khun Wonlop Vilaivaravit | Certified Auditor No. 6797; or |
| 2.) Khun Chavala Tienpasertkij | Certified Auditor No. 4301; or |
| 3.) Khun Nisakorn Songmanee | Certified Auditor No. 5035; or |
| 4.) Khun Nantawat Sumraunhant | Certified Auditor No. 7731. |

In this regard, the REIT Manager has prepared a summary of the remuneration of the auditors (Audit Fee) and other service fees (Non-audit fee) for the year 2020 comparing to the remuneration of the auditors in the year 2019. The details are as follows:

	Year 2020	Year 2019	Changes
Audit Fee	635,000	630,000	0.79%
Non-audit fee	0	0	0%

Remarks *The Audit Fee actually incurred for the fiscal year ended on 31 December 2019 is at the amount of Baht 630,000 excluding other expenses relating to the auditing for example, photocopy expenses, travel expenses and other expenses in which the Company paid to the auditors in accordance to the expenses which actually incurred.

REIT Manager's Opinion

The REIT Manager is of the opinion that the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. have properly performed the duties and have no relationship or interest or transaction which may result in a conflict of interest with the REIT Manager or Trustee or any persons relating to the REIT Manager or Trustee whereby they can independently perform the duties, the REIT Manager therefore deemed it appropriate to consider to appoint the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the auditor of SRIPANWA for the fiscal year ended on 31 December 2020 and determine the remuneration (Audit Fee) at the amount of Baht 635,000 excluding other service fees (Non-audit fee) and determine that any of the following auditors shall be the person who audits and provide opinions to the financial statement of SRIPANWA as well as deemed it appropriate to report to the trust unitholders the appointment of the auditors from Deloitte Touche Tohmatsu Jaiyos Audit Co., Ltd. as the approved auditors of SRIPANWA and the expenses for the auditing of the year 2020 as presented by the REIT Manager above,

- | | |
|--------------------------------|--------------------------------|
| 1.) Khun Wonlop Vilaivaravit | Certified Auditor No. 6797; or |
| 2.) Khun Chavala Tienpasertkij | Certified Auditor No. 4301; or |
| 3.) Khun Nisakorn Songmanee | Certified Auditor No. 5035; or |
| 4.) Khun Nantawat Sumraunhant | Certified Auditor No. 7731. |

Trust Unitholders may have access to the details of the Report and the relevant supporting documents from another channel through the SRIPANWA's website (www.cireit.com) from 10 April 2020 onwards and may submit questions or inquiries in relation to the Report that requires clarification from the Company on each matter presented above or other information by submitting them via electronic mail (e-mail) at the e-mail address: sumana@cireit.com or via facsimile number 02-308-2033 between 17 April 2020 until 8 May 2020 (totaling 21 days from the date that the Company delivered the Report to the trust unitholders). The details of the guidelines for trust unitholders to send questions or inquiries as aforementioned are provided below. The REIT Manager will

proceed to prepare a summary of important issues in the form of questions and answers (Q&A) for trust unitholders' acknowledgement and disseminate them via channel of the Stock Exchange of Thailand within 14 days from the last day of the said inquiry submission period.

Guidelines for Trust Unitholders to Send Questions or Inquiries in relation to SRIPANWA and the Report of Information of SRIPANWA for the Year 2020 for the Trust Unitholders in lieu of holding Annual General Meeting of Trust Unitholders for the Year 2020

1. The trust unitholder entitled to submit questions and inquiries in relation to SRIPANWA and the Report must be a trust unitholder of SRIPANWA entitled to receive the Report according to the name list from the determination of the list of trust unitholders entitled to attend the Annual General Meeting of Trust Unitholders for the year 2020 of SRIPANWA on 10 March 2020 (Record Date).
2. The content of the questions and inquiries must be relevant to the information provided in the Report or are other significant information in relation to SRIPANWA.
3. In submitting the questions and inquiries, the trust unitholders must specify name, surname, nationality, identification number or passport number or juristic identification number (as the case may be), address, telephone number, and email (if any) including the total amount of trust units holding in SRIPANWA.

In this regard, in the event that the submission of questions and inquiries is not in accordance with the criteria as specified in Item 2. or the questions and inquiries are not submitted to the Company within the designated period as specified above, the Company shall consider that the trust unitholders waive their right to submit such questions and inquiries.

Your faithfully



Ms. Walai Intagool
Managing Director

Charn Issara REIT Management Company Limited

Copy Attention The Registrar of Thailand Securities Depository Co., Ltd.

The Form of Request to obtain the Annual Report for the Year 2020

(in form of booklet)

To: Trust Unitholders,

In case that any Trust Unitholder require the complete printed of Annual Report 2020 (hard copy), Please fill and return this requisition from to the Company by send to the E-mail Address: sumana@cireit.com or send this request to the fax number 02-308-2033. The Company will send to you upon your request.

Name

Surname

Address.....

.....

.....

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

Or Trust Unitholders can download the 2020 Annual Report by scanning via QR Code below.





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

QR CODE ANNUAL REPORT 2021



Document for attending Annual General Meeting of Trust unitholders No.1/2022 by Electronic Method (E-AGM)

Ordinary Person

1. In case the Trust Unitholders attend the meeting by themselves.

Valid evidence that issue by government authorities, e.g., the identification card, government officer identification card, driver license or passport, including the evidence of name or last name's change (if any).

2. In case of granting proxy holder.

2.1 One of the proxy forms as attached to the notice to Trust Unitholders, completely filled in and signed by trust unitholders and proxy.

2.2 Certified true copy of valid evidence of the trust unitholders as specified in item 1.

2.3 Certified true copy of valid evidence of the proxy as specified in item 1.

Juristic Person

1. In case of trust unitholders representative (director) attend the meeting by themselves.

1.1 The identification document of such authorized representative similar to those of ordinary person as specified in item 1.

1.2 Copy of Company Affidavit not over three months, and certify by the authorized director showing that the authorized director has the authority to act on behalf of the trust unitholders.

2. In case of trust unitholders appoint proxy holder

2.1 One of the proxy forms as attached to the notice to trust unitholders, completely filled in and signed by the authorized director of trust unitholders and proxy.

2.2 Copy of Company Affidavit not over three months, and certify by the authorized director showing that such authorized director signing the proxy form has the authority to act on behalf of the Company.

2.3 Certified true copy of valid evidence issued by government authorities of the authorized director signing the proxy form.

2.4 Certified true copy of valid evidence of the proxy issued by government authorities similar to those of individual trust unitholders specified in item1.

3. In case of Foreign Trust unitholders appointing a Custodian in Thailand

3.1 All evidence similar to those of the Juristic Person as specified in items 1 or 2.

3.2 In case the foreign trust unitholders authorizes the custodian to sign the proxy form on its behalf, the following documents are required:

- 1) Power of Attorney by foreign trust unitholders authorizing custodian to sign the proxy form on its behalf.

- 2) Letter certifying that such custodian signing the proxy form has the permission to engage in the custodian business. In case the original documents are not in English, it shall be translated to the English language and certified true and correct translation by the trust unitholders (in case of ordinary person) or the authorized representative of trust unitholders (in case of juristic person).

** By the Company will not make a request for additional document or creating an undue burden to the trust unitholders (ex. undefined to use the trust unitholders's the ID card of proxy, specify in addition to the documents or the circular letter formal related) **

Guideline for Proxy Preparation

The Company has provided 2 proxy forms: Form A/ Form B prescribed by the Department of Business Development, Ministry of Commerce to be used in the following cases:

Form A: simple and general proxy form

Form B: proxy form for foreign trust unitholders appointing the custodian in Thailand

The trust unitholders who is not able to attend the Meeting may appoint the proxy as follows:

1. Select only one of the forms provided above as follows:
 - 1.1 General trust unitholders shall select only Form A.
 - 1.2 Trust unitholders listed in the share register book as foreign trust unitholders appointing the custodian in Thailand can select only Form B.
2. Authorize a person or Trustee to attend and vote at the Meeting on your behalf by specifying the name with details of a person to be your proxy.
3. Affix the 20 Baht stamp duty and specify the date on the proxy form.
4. The trust unitholders may send the completed proxy form together with the above documentation to the Head Office of the Company at:

1) Email: sumana@cireit.com and

2) Original document, Postal delivery: Attention to: "Investor Relations" 2922/198 Floor 10th, Charn Issara Tower 2, New Petchaburi Road, Bangkok 10310

No later than 5.00 p.m. (Thailand time) 20th April, 2022 so that officers of the Company are given enough time to check the documentation. Spilt of shares to several proxies to vote in the meeting is not allowed. Trust unitholders shall authorize the proxy holder to cast the votes equal to the total number of shares held by trust unitholders. Authorizing less than the total number of shares is not allowed except for the custodian appointed by foreign trust unitholders in accordance with proxy form B.

Meeting Online Registration

The system for registrations for attending the meeting will be opened at 13:00 hours on Tuesday, 26th April, 2022 via Teleconference of Electronic Device (Only) by broadcasting live at the Surasak Meeting Room 2-3, Eastin Grand Hotel, Sathorn, Bangkok.

Vote

Voting Process

1. The chairman of the meeting shall propose the trust unitholders to cast their votes for each agenda.
2. Only trust unitholders desiring to cast their votes as disapproval or abstention are required to mark in a box as disapproval or abstention, for counting with the system.
3. Trust unitholders, who cast votes as approval or do not indicate any mark on the box, will be assumed to have approved the agenda as proposed by the Chairman. They do not have to check any box.

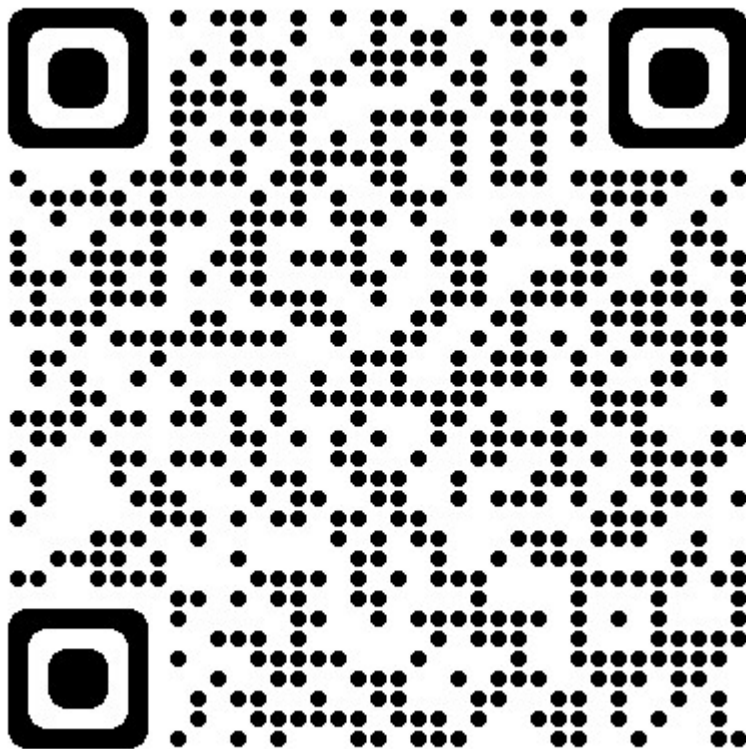
Vote Counting Procedures

1. One share shall be counted as one vote and the majority of the votes shall be deemed a resolution, except as specified otherwise by law. In case of a tie of votes, the Chairman shall have cast a deciding vote.
2. In order to count the vote results for each agenda, the Company will count only the votes as disapproval and abstentions and deduct from the total votes of trust unitholders and proxies recorded in advance.
3. The voting results for each agenda will be announced for votes as approval, disapproval, and abstention based on the latest number of shares held by attendants in the meeting.

Guidelines for attending Annual General Meeting of Trust Unitholders No.1/2022 by Electronic Method (E-AGM)

The Trust Unitholders or proxies who would like to attend the E-AGM must submit an application to attend the meeting by Electronic Method via the Link at

<https://sripanwa.foqus.vc/registration/> or scan this QR Code.



The system will be available to access from 12-24 April, 2022

1. After logging into the system, the trust unitholders or proxies must prepare the following information (which should be in line with the trust unitholders information determined as at the Record Date from the Thailand Securities Depository Co., Ltd.) to fill in through the system:

- Securities holder registration number
- Identification Card Number/Passport Number/ Registration Number for juristic person
- E-Mail address for receiving the Web Link, Username and Password for attending the Meeting
- Mobile Phone Number

- Additional documents as follows:

Attending in person	Proxy to any person who is not the Company's Independent Director / Juristic person
Details as shown in Enclosure 4 And original documents to send by post.	Details as shown in Enclosure 5. And original documents to send by post.

2. When the Company receives the documents according to item 1 from trust unitholders or proxies. The Company will check the documents to confirm the right to attend the meeting. After that trust unitholders or proxies will receive an email with the following details.
 - Username and Password
 - Weblink for attending E-AGM system
 - User manual

In case the request is rejected, the Trust unitholders will receive an e-mail to notify on the details and reason for rejection, then the Trust unitholders can resubmit through the system.

3. Please keep your username and password confidential. Do not disclose it to others and in case your username and password are lost or not received by 24 April, 2022, please contact the Company immediately.
4. Please study the manual on how to use the E-AGM meeting system that the Company has sent to you by e-mail carefully. The system will allow you to register for the meeting 1 hours before the start of the meeting. However, the live broadcast of the conference will only start at 2:00 PM
5. For the voting method during the E-AGM meeting, you can vote on each agenda by voting "Agree" or "Disagree" or "Abstain". In case you do not vote for any agenda, your vote will be counted as "Agree" automatically.
6. In case you encounter technical problems while using the E-AGM meeting system before the meeting or during the meeting, please contact Quidlab, the E-AGM conference system provider of the Company. The channel to contact Quidlab can be found in the email that has sent username and password to you.

หนังสือมอบฉันทะ

PROXY

เขียนที่

Written at

วันที่

Date

เดือน

Month

พ.ศ.

Year

(1) ข้าพเจ้า

I/We

สัญชาติ

Nationality

อยู่บ้านเลขที่

Reside at

ถนน

Road

ตำบล/แขวง

Tambol/Khwaeng

อำเภอ/เขต

Amphur/Khet

จังหวัด

Province

รหัสไปรษณีย์

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

Hereby appoint

อายุ

age

ปี อยู่บ้านเลขที่

years, reside at

ถนน

Road

ตำบล/แขวง

Tambol/Khwaeng

อำเภอ/เขต

Amphur/Khet

จังหวัด

Province

รหัสไปรษณีย์

Postal Code

 หรือทรัสต์

or the Trustee, namely

(3.1) 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

Road

ลาดพร้าว

Lad Prao

ตำบล/แขวง

Tambol/Khwaeng

จันทระเกษม

Chandrakasem

อำเภอ/เขต

Amphur/Khet

จตุจักร

Chatuchak

จังหวัด

Province

กรุงเทพมหานคร

Bangkok

รหัสไปรษณีย์

Postal Code

10900

10900

หรือ

Or

(3.2) นางสาวรัศมี พลสุขเจริญ อายุ 46 ปี อยู่บ้านเลขที่ 250/622

Miss Rassamee Ponsukcharoen

age

46

years, reside at

250/622

ถนน

Road

รัชดาภิเษก

Ratchadapisek

ตำบล/แขวง

Tambol/Khwaeng

ลาดยาว

Ladyao

อำเภอ/เขต

Amphur/Khet

จตุจักร

Chatuchak

จังหวัด

Province

กรุงเทพมหานคร รหัสไปรษณีย์

Bangkok

รหัสไปรษณีย์

Postal Code

10900

10900

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมผู้ถือหุ้นทรัสต์ ครั้งที่ 1/2565 ในวันที่ 26 เมษายน 2565 ตั้งแต่เวลา 14.00 น. (เริ่มลงทะเบียนเวลา 13.00 น.) เป็นต้นไป โดยประชุมผ่านทางอิเล็กทรอนิกส์ (E-AGM) 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 unit-holder No.1/2021 on 26 April 2021 from 14.00 hrs. onwards (registration starts at 13.00 hrs.) by Electronic Annual General Meeting Online (E-AGM) 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 ที่ประธานแจ้งให้ที่ประชุมทราบ**
Agenda No.1 Re: Matters that the Chairman will inform the meeting.
- 2) **วาระที่ 2 เรื่อง พิจารณาและรับทราบรายงานผลการดำเนินงานแทนการจัดประชุมสามัญผู้ถือหุ้นประจำปี 2564**
Agenda No.2 Re: To consider and acknowledge the minutes of the operating result report instead of organizing the 2021 Annual General Meeting of Trust Unitholders.
- 3) **วาระที่ 3 เรื่อง พิจารณาและรับทราบผลการดำเนินงานประจำปี 2564 ตั้งแต่วันที่ 1 มกราคม 2564 ถึงวันที่ 31 ธันวาคม 2564**
Agenda No.3 Re: To consider acknowledging the company's performance for the year 2021 from January 1, 2021 to December 31, 2021.
- 4) **วาระที่ 4 เรื่อง พิจารณาและรับทราบงบแสดงฐานะทางการเงิน (งบดุล) และงบบัญชีกำไรขาดทุนประจำปีสำหรับรอบปีบัญชี ตั้งแต่วันที่ 1 มกราคม 2564 ถึงวันที่ 31 ธันวาคม 2564**
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, 2021 to December 31, 2021.
- 5) **วาระที่ 5 เรื่อง พิจารณาและรับทราบเรื่องการงดจ่ายประโยชน์ตอบแทนประจำปี 2564 สำหรับงวดผลการดำเนินงานวันที่ 1 มกราคม 2564 ถึงวันที่ 31 ธันวาคม 2564**
Agenda No.5 Re: To consider and acknowledge the omission of disbursement for the year 2021 for the operating results of 1 January 2021 – December 31, 2021
- 6) **วาระที่ 6 เรื่อง พิจารณาและรับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนของผู้สอบบัญชี**
Agenda No.6 Re: The appointment of the auditor and the remuneration of the auditor.
- 7) **วาระที่ 7 เรื่อง พิจารณาเรื่องอื่นๆ (ถ้ามี)**
Agenda No.7 Re: To consider other matters (if any).

(ก) ให้ผู้รับมอบอำนาจมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

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

(ข) ให้ผู้รับมอบอำนาจออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

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

เห็นด้วย

ไม่เห็นด้วย

งดออกเสียง

Approve

Disapprove

Abstain

(5) การลงคะแนนเสียงของผู้รับมอบอำนาจในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบอำนาจนี้ให้ถือว่ากรลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้นทรัสต์

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) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นซึ่งมิใช่ทรัสต์ให้เป็นผู้รับมอบอำนาจของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่เราได้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบอำนาจมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

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) ในกรณีที่ข้าพเจ้าแต่งตั้งให้ทรัสต์เป็นผู้รับมอบอำนาจของข้าพเจ้า โดยให้มีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร หรือกรณีที่ข้าพเจ้าแต่งตั้งให้ผู้จัดการกองทรัสต์เป็นผู้รับมอบอำนาจแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจนนั้น ให้ถือว่าข้าพเจ้ากำหนดให้ทรัสต์ หรือ ผู้จัดการกองทรัสต์ในฐานะผู้รับมอบอำนาจของข้าพเจ้า 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 Trust 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 Trust manager to vote "Approve" in all agendas of the meeting.

กิจการใดที่ผู้รับมอบอำนาจได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบอำนาจไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบอำนาจ 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.

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

ซึ่งเป็นผู้ถือหน่วยทรัสต์ของทรัสต์เพื่อการลงทุนในอสังหาริมทรัพย์โรงแรมศรีพันวา (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 ภัทรวีกิรม

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) นางสาวรัศมี พลุสุขเจริญ

อายุ

46

ปี อยู่บ้านเลขที่

250/622

Miss Rassamee Ponsukcharoen

age

46

years, reside at

250/622

ถนน

รัชดาภิเษก

ตำบล/แขวง

ลาดยาว

อำเภอ/เขต

จตุจักร

Road

Ratchadapisek

Tambol/Khwaeng

Ladyao

Amphur/Khet

Chatuchak

จังหวัด

กรุงเทพมหานคร

รหัสไปรษณีย์

10900

Province

Bangkok

Postal Code

10900

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมข้าพเจ้าในการประชุมผู้ถือหน่วยทรัสต์ ครั้งที่ 1/2565 ในวันที่ 26 เมษายน 2565 ตั้งแต่เวลา 14.00 น. (เริ่มลงทะเบียนเวลา 13.00 น.) เป็นต้นไป โดยประชุมผ่านทางอิเล็กทรอนิกส์ (E-AGM) หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

any one of them to be my/our proxy to attend and vote on my/our behalf at the meeting of trustholder No.1/2021 on 26 April 2021 from 14.00 hrs. onwards (registration starts at 13.00 hrs.) by Electronic Annual General Meeting Online (E-AGM) 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 ที่ประธานแจ้งให้ที่ประชุมทราบ

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

- 2) วาระที่ 2 เรื่อง พิจารณาและรับทราบรายงานผลการดำเนินงานแทนการจัดประชุมสามัญผู้ถือหุ้นหน่วยทรัสต์ประจำปี 2564

Agenda No.2 Re: To consider and acknowledge the minutes of the operating result report instead of organizing the 2021 Annual General Meeting of Trust Unitholders.

- 3) วาระที่ 3 เรื่อง พิจารณาและรับทราบผลการดำเนินงานประจำปี 2564 ตั้งแต่วันที่ 1 มกราคม 2564 ถึงวันที่ 31 ธันวาคม 2564

Agenda No.3 Re: To consider acknowledging the company's performance for the year 2021 from January 1, 2021 to December 31, 2021.

- 4) วาระที่ 4 เรื่อง พิจารณาและรับทราบงบแสดงฐานะทางการเงิน (งบดุล) และงบบัญชีกำไรขาดทุนประจำปีสำหรับรอบปีบัญชี ตั้งแต่วันที่ 1 มกราคม 2564 ถึงวันที่ 31 ธันวาคม 2564

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, 2021 to December 31, 2021.

- 5) วาระที่ 5 เรื่อง พิจารณาและรับทราบเรื่องการงดจ่ายประโยชน์ตอบแทนประจำปี 2564 สำหรับงวดผลการดำเนินงานวันที่ 1 มกราคม 2564 ถึงวันที่ 31 ธันวาคม 2564

Agenda No.5 Re: To consider and acknowledge the omission of disbursement for the year 2021 for the operating results of 1 January 2021 – December 31, 2021

- 6) วาระที่ 6 เรื่อง พิจารณาและรับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนของผู้สอบบัญชี

Agenda No.6 Re: The appointment of the auditor and the remuneration of the auditor.

- 7) วาระที่ 7 เรื่อง พิจารณาเรื่องอื่นๆ (ถ้ามี)

Agenda No.7 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) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่ากรลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้นหน่วยทรัสต์

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 หรือในกรณีที่ที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่เราได้ชี้แจงไว้ข้างต้น 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 ให้ถือว่า

ข้าพเจ้ากำหนดให้ทรัสต์ 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. หนังสือมอบฉันทะแบบ ข. นี้ ใช้เฉพาะกรณีกับผู้ถือหน่วยทรัสต์ที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียน (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 สามารถกระทำได้โดยแจ้งเป็นหนังสือถึงประธานกรรมการ หรือ ผ่านทางอีเมลล์ Sumana@cireit.com ก่อนเริ่มการประชุม 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 2021 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 2021 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.....



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