Details of Subscription Methods and Subscription Payment for the third capital increase of Prospect Logistics and Industrial Freehold and Leasehold Real Estate Investment Trust (“PROSPECT”) for the Existing Unitholders who are entitled to Subscribe for the Additional Trust Units in Accordance with the Trust Unitholding Percentage

1. Details and procedures of the allocation of additional trust units

(1) To allocate not less than 360,000,000 trust units to be issued and offered for sale in this capital increase to the existing trust unitholders whose names appear in the register book of the trust unitholders as at the date set to determine the list of trust unitholders who are entitled to subscribe to the trust units (Record Date) on 6 August 2026 in proportion to their unit holdings. However, the additional trust units will not be allocated to trust unitholders which may result in action that are contrary to any foreign laws, rules or regulations or may cause PROSPECT to be obligated to take any actions in addition to the compliance under Thai law. In this regard, the Lead Underwriter/Underwriters may consider waiving such restriction and allotting the trust units to the unitholders if it does not violate the aforementioned foreign laws, on a case-by-case basis. In such a case, the Lead Underwriter/Underwriters may request additional documentary evidence or alter the subscription documents as deemed appropriate.

(2) The allocation ratio of additional trust units issued and offered for sale to the existing trust unitholders entitled to the allocation of additional trust units based on their respective trust unitholding percentage is 1 existing trust unit to 0.3822 additional trust unit to be issued and offered for sale. A fraction of a trust unit resulted from the calculation shall be rounded down to the closest whole number.

(3) The existing trust unitholders may declare their intention to subscribe to the additional trust units offered for sale at this time according to their right, in excess of their right, less than their right, or they may waive their right to subscribe to the additional trust units offered for sale at this time.

(4) Details of the nationalities of existing trust unitholders that are not Thai, which the REIT Manager will take into consideration whether to not offer trust units pursuant to the abovementioned eligibility are as indicated in Enclosure 13

(5) After the allocation of trust units to the existing unitholders based on their allocation entitlement, the REIT Manager shall allocate the remaining trust units to the existing unitholders who have declared their intention to subscribe to trust units in excess of the amount they are entitled to, as it deems appropriate. In the event the allocation according to the prescribed ratio results in any existing unitholders having the right to subscribe for a fraction of a trust unit that cannot be allocated as a full trust unit, such a fraction of a trust unit shall be rounded down to the nearest whole number.

2. Subscription period for the additional trust units

The subscribers may subscribe through the trust unit underwriters specified for each type of investor, according to the channels, dates, and times specified below.

(1) Individual and Juristic person

Subscription by means of filling out details in the subscription form (Hard Copy)

- Subscribe at The Siam Commercial Bank Public Company Limited ("Siam Commercial Bank") at all branches. From 9 – 11 September 2026 and 14 – 16 September 2026 during business hours, and on 17 September 2026 from opening hour until 15.30 hrs.

Subscription via online platform (Only for individuals of Thai nationality)

- Subscribe via the SCB EASY application ("SCB EASY App") of Siam Commercial Bank. From 9 September 2026 from 8.30 hrs. to 17 September 2026 until 15.30 hrs.

(2) Institutional investors who have not submitted Bookbuilding form

Subscription by means of filling out details in the subscription form (Hard Copy)

- Subscribe at Krungthai XSpring Securities Company Limited ("KTX") at operation Department 15th Floor, Liberty Square Building, No. 287, Silom, Bangrak, Bangkok 10500. From 9 – 11 September 2026 and 14 – 16 September 2026 from 8.30 – 16.00 hrs., and on 17 September 2026 from 8.30 – 15.30 hrs.
- Subscribe at The Siam Commercial Bank Public Company Limited ("Siam Commercial Bank") at the Investment and Settlement Operations, No. 9, SCB (head office), 17th Floor, Ratchadapisek Road, Jatujak Sub-district, Jatujak District, Bangkok 10900. From 9 – 11 September 2026 and 14 – 16 September 2026 during business hours, and on 17 September 2026 from opening hour until 15.30 hrs.

(3) Institutional investors who have submitted Bookbuilding form

Subscription by means of filling out details in the subscription form (Hard Copy)

- Subscribe at Krungthai XSpring Securities Company Limited ("KTX") at operation Department 15th Floor, Liberty Square Building, No. 287, Silom, Bangrak, Bangkok 10500. From 21 – 22 September 2026 from 8.30 – 16.00 hrs., and on 23 September 2026 from 8.30 – 15.30 hrs.
- Subscribe at The Siam Commercial Bank Public Company Limited ("Siam Commercial Bank") at the Investment and Settlement Operations, No. 9, SCB (head office), 17th Floor, Ratchadapisek Road, Jatujak Sub-district, Jatujak District, Bangkok 10900. From 21 – 22 September 2026, and on 23 September 2026 from opening hour until 15.30 hrs.

3. Subscription method and payment for additional trust units

3.1 Individual and Juristic person <u>(Subscribe at Siam Commercial Bank only)</u>

3.1.1 Subscription Method

(a) Subscription by means of filling out details in the subscription form (Hard Copy)

(1) <u>Subscription Procedure</u>

The subscribers must submit the subscription documents at the Head office of the Lead Underwriter specified in 2(1) within subscription period which is from 9 – 11 September 2026 and 14 – 16 September 2026 during business hours, and on 17 September 2026 from opening hour until 15.30 hrs.

And in the event that a copy of a national identity card is submitted to support the subscription of trust units, the owner of the ID card copy, the legal representative, or the curator (as the case may be) must cross out or black out sensitive personal data so that such information cannot be read, and sign to certify the true copy prior to submitting such ID card copy for the trust unit subscription

(2) <u>Subscription Documents</u>

(2.1) Subscription form (Enclosure 4) on which details are correct, complete, and the signature is affixed. In case the subscriber is a juristic person, the form must be signed by the authorized person and affixed with the company's seal (if any).

(2.2) Subscription Notification (issued by Thailand Securities Depository Co., Ltd. ("TSD")) (if any)

(2.3) Subscription payment evidence according to each payment channel (as the case may be)

(2.4) Identification document as follows:

<u>In the case of Thai Individual</u>

A valid (non-expired) copy of the national ID card with a certified true copy signature. The signature must match the signature on all subscription-related documents. In addition, a copy of the name or surname change certificate/evidence (if any) must also be provided with a certified true copy signature.

<u>Note:</u> Siam Commercial Bank reserves the right to reject any subscription if the subscriber is or has been bankrupt, an incompetent or quasi-incompetent person, a minor, or a non-Thai national.

<u>In the case of juristic person incorporated in Thailand</u>

A copy of the corporate affidavit or certificate of juristic person issued by the Ministry of Commerce not more than 6 months prior to the subscription date, certified as true copy by the authorized signatory/signatories with the company seal affixed (if any), together with a certified true copy of the unexpired ID card, alien registration, or passport (as the case may be) of such authorized person, whose signature must match all subscription-related documents.

<u>In case of delegation of authorization to other person(s)</u>

In the case that the subscribers do not wish to proceed with the subscription by themselves, the subscribers may authorize proxy to proceed with the subscription, with the authority to sign, amend the subscription form, pay the subscription payment, and take other necessary and appropriate actions for the subscription or to complete the subscription on the subscribers' behalf. The subscribers are required to submit the original of the power of attorney with a certified true copy of valid national identification card or alien identification card or passport (as the case may be) of the subscribers and the proxy and subscription documents certified a true copy by the proxy with the THB 30 stamp duty affixed.

However, such delegation of authority can only be carried out by trust unit subscribers who have already undergone the Know Your Customer & Customer Due Diligence (KYC/CDD) and customer due diligence process with the trust unit underwriter

(2.5) In the case that the subscriber has trading account or other account with the Lead Underwriter and has completed the Know Your Customer & Customer Due Diligence: KYC/ CDD process and Suitability Test with the Lead Underwriter no more than 2 years prior to the subscription, the subscriber does not have to attached KYC/CDD and Suitability Test for the subscription. In this regard, if the aforementioned conditions are not met, the subscriber must complete the KYC/CDD process and attach a properly, fully, and clearly filled-out Suitability Test with their signature as supporting documents for the trust unit subscription form to the underwriters.

(2.6) In the case that the subscribers wishe to deposit the additional trust units under the issuer's account No. 600 (Issuer Account), the subscribers who are individual must provide additional documents in "FATCA/CRS Self-Certification Form for Individual Customer" and the subscribers who are juristic person must provide additional documents "FATCA/CRS Self-Certification Form for Entity/Juristic Person" which shall be certified a true copy for the subscription documents. In case the subscriber does not fill in such documents, the Lead Underwriter reserves the right to issue Trust Unit Certificate in the subscriber's name.

(**2.7**) In the case that there is the refund of subscription payment , If the subscriber wish to receive the refund by transferring the refund to bank account, the subscriber must attach a certified true copy of bank account passbook that has the subscriber's name, account number, account type, name of the bank branch and bank branch number and the account holder name must be the same as the subscriber (Please see Clause **"**Refund of subscription payment")

In the case that the subscribers receive Subscription Notification issued by TSD for more than one unitholder registration number, the subscriber must complete the subscription transaction according to the number of unitholder registration number specified in the Subscription Notification, meaning that the subscribers must complete one set of subscription documents per one unit holder registration number

(**3**) Payment Procedures

The subscribers must pay for the subscribed trust units at the maximum offering price, which will be announced via the Stock Exchange of Thailand (SET) website on 4 September 2026. The maximum offering price shall not exceed 10.5 baht per unit. The subscription payment methods are as follows:

If the subscription is made between 9-11 September 2026, and 14 September 2026 until 12:00 hrs. of 16 September 2026, subscriber may make subscription payment by:

(1) Cash, wire transfer or transfer through BAHTNET system (BAHTNET)

(2) Cheque, cashier's cheque (namely "bank's cheque") or draft which shall be dated within 16 September 2026 and shall be collectible from clearing house in Bangkok area within 1 business day. In this regard, for the subscription payment that is made by cheque, cashier's cheque or draft, such instrument shall be

crossed and made A/C payee only, with the subscriber's full name and a contact telephone number written on the reverse side.

If subscribe at The Siam Commercial Bank Public Company Limited, make payment through "Subscription Account for PROSPECT"

If the subscription is made after 12.00 hrs. of 16 September 2026, the subscriber shall make payment by cash, wire transfer or transfer through BAHTNET system (BAHTNET) only. In any case, the subscriber shall be responsible for all transfer fees or cheque collection fees (if any)

Note: The name of the payer across all payment channels must match the subscriber's name exactly. If a subscriber holds more than one unitholder registration number, they must make a separate subscription payment for each specific registration number.

(b) Subscribe via the SCB EASY application of Siam Commercial Bank Public Company Limited ("Siam Commercial Bank")

(1) Subscription and Payment Procedure

The subscriber who wishes to complete the subscription via the SCB EASY application of Siam Commercial Bank shall complete the Know Your Customer & Customer Due Diligence: KYC/CDD process and Suitability Test with the method as indicated by Siam Commercial Bank within a period not exceeding 2 years prior to the subscription, or as indicated by the Underwriter, provided that Siam Commercial Bank maintains adequate controls and oversight over online subscription processes. In addition, the subscriber is required to confirm that the subscriber has reviewed the information relating to the offering of the trust units as set forth in the Prospectus and/or the Executive Summary of the Prospectus, agrees to be bound by such Prospectus and/or the Executive Summary of the Prospectus, and represents that the subscriber understands and accepts the investment risks. The subscriber is not required to complete or sign a hard copy subscription form or to submit any supporting documents. In this regard, Siam Commercial Bank shall make the Prospectus and the Executive Summary of the Prospectus available on its website (to the extent practicable). However, the subscriber may review the Prospectus and/or the Executive Summary of the Prospectus for this offering of the trust units on the website of the Office of the Securities and Exchange Commission at www.sec.or.th.

In this regard, the subscription method shall be made in accordance with the details or procedures as may be further prescribed by Siam Commercial Bank for its customers from time to time.

The subscribers wish to subscribe for trust units via the SCB EASY application ("**SCB EASY App**") shall comply with the terms, conditions, and subscription procedures prescribed by Siam Commercial Bank, at its discretion.

The individual subscribers wish to subscribe for trust units via SCB EASY App of Siam Commercial Bank must meet the following eligibility criteria: (a) be a Thai national; (b) be at least 20 years of age; (c) maintain a savings or current account in the subscriber's name (not a joint account), which is linked to and designated for use with the SCB EASY App; (d) have a verified email address registered with Siam Commercial Bank; (e) have a mobile telephone number registered with Siam Commercial Bank for receipt of one-time passwords (OTP); (f) not be classified as a person under online transaction monitoring or suspicion; (g) not be, and have not been, bankrupt, legally incompetent, or quasi-incompetent; and (h) have successfully completed Know

Your Customer and Customer Due Diligence (KYC/CDD) procedures with Siam Commercial Bank, in accordance with the details, terms, conditions, and procedures prescribed by Siam Commercial Bank.

In this regard, prior to subscribing for trust units, the subscriber must register through the SCB EASY App to prepare for subscriptions via the SCB EASY App. Such registration may be completed in advance of the subscription date between 8:30 hrs. and 22:00 hrs.; however, such registration shall not constitute a subscription for trust units. Subscriptions may be made only during the trust unit offering period. In addition, the subscriber must complete a Suitability Test in accordance with the procedures prescribed by Siam Commercial Bank prior to subscribing for trust units. In the event that the results of Suitability Test indicate that the subscription is not suitable, nevertheless wishes to proceed, the subscriber must confirm the subscriber's intention to subscribe and acknowledge that the trust unit issuer and/or Siam Commercial Bank shall have no liability for any losses arising from such investment. Furthermore, subscribers wish to subscribe for trust units through the SCB EASY App must represent and confirm that

1) The subscriber has completely studied and acknowledged the details regarding the offering of trust units set out in the Executive Summary (or Fact Sheet) and the Prospectus and;

2) The subscriber completely understands and accepts the investment risks and agrees to be bound by the Executive Summary (or Fact Sheet) or the Prospectus.

For subscriptions and payment of subscription proceeds via the SCB EASY App, the subscriber wishes to subscribe for trust units via the SCB EASY App shall

1) complete all required personal information during the registration process to prepare for subscriptions via the SCB EASY App, fully complete the subscription information, verify the accuracy and completeness of such information, and personally confirm the subscription through the SCB EASY App. The subscriber is not required to complete or sign a hard copy of trust unit subscription form, nor to submit any supporting documents, including a copy of the passbook page for the subscriber's deposit account maintained with Siam Commercial Bank for purposes of payment or refund of the subscription amount (as applicable). For subscriptions made through the SCB EASY App, Siam Commercial Bank shall specify the final offering price of the trust units, the minimum subscription amount, and the applicable subscription multiples. In this regard, the number of trust units subscribed for via the SCB EASY App shall be subject to the terms and conditions prescribed by Siam Commercial Bank.

2) The subscriber shall pay the subscription amount by direct debit from the subscriber's deposit account linked to the SCB EASY App, in accordance with the payment terms prescribed by Siam Commercial Bank. Any subscription transaction submitted after 15:30 hrs. shall be deemed a transaction for the next business day. Upon receipt of the full subscription amount by Siam Commercial Bank, the subscriber shall receive a subscription confirmation via the email address provided to Siam Commercial Bank at the time of subscription. In this regard, any costs or bank fees arising from the subscription, (if any), shall be borne separately by the subscriber and shall not be deducted from the subscription amount. The full subscription amount received by the Underwriter must equal the full subscription amount.

3) The subscriber wishes to receive allocated trust units by deposit into a Scripless account must verify the accuracy of all information prior to confirming the subscription. Siam Commercial Bank shall not be liable for any losses arising from the subscriber's provision of incorrect Scripless account details or other

information. In this regard, the method of receiving distributions and any other amounts payable in respect of the trust units (if any), shall be in accordance with the arrangements agreed between the subscriber and the securities company with which the trust units are deposited.

4) The individual subscriber wishes to deposit allocated trust units to Issuer Account No. 600 must complete a FATCA and CRS status questionnaire. In the event that a subscriber is identified as a potential U.S. person under FATCA and/or as having tax residency in a CRS participating jurisdiction, TSD reserves the right not to accept the deposit of such trust units into the issuer account. In such case, the subscriber must select an alternative method for receiving the trust units.

5) Siam Commercial Bank reserves the right to decline subscriptions via the SCB EASY App from subscribers who have limitations in communication or independent decision-making, or who have health-related impairments, including hearing impairments, visual impairments, or other health conditions. Notwithstanding the foregoing, such subscribers may subscribe to the trust units at Siam Commercial Bank branches where investment advisors are available.

6) The subscriber who subscribes for trust units via the SCB EASY App may not amend or cancel their subscriptions.

7) Siam Commercial Bank reserves the right to prescribe additional criteria and conditions for subscribers who subscribe to the trust units via the SCB EASY App, in accordance with applicable notifications of the Securities and Exchange Commission and the related notification of the Capital Market Supervisory Board.

8) In the event of any malfunction of the SCB EASY App, computer systems, information systems, power supply, or communication systems of Siam Commercial Bank, or any other event beyond the control of Siam Commercial Bank, which results in the Siam Commercial Bank being unable to provide services at any time, or causes a subscriber to be unable to subscribe for trust units or to receive an allocation of trust units, the subscriber agrees not to assert any claim or hold Siam Commercial Bank liable in any respect.

3.1.2 Channels to Check Allotment Results

PROSPECT trust unitholders who subscribed through Siam Commercial Bank (SCB) can check their allotment results starting from 25 September 2026, at 9:00 hrs. onwards at the following channel:

- Branch Subscribers: Check directly at the SCB branch where you submitted your subscription.
- SCB EASY App Subscribers: Inquire via the SCB Call Center at 02-777-6784.

3.2. Institutional investors who <u>have not submitted Bookbuilding</u> document (Subscribe at Siam Commercial Bank and KTX)

3.2.1 Subscription Method

(a) Subscription by means of filling out details in the subscription form (Hard Copy)

(1) <u>Subscription Procedure</u>

The subscribers must submit the subscription documents at the Head office of the Lead Underwriter specified in 2(2) within subscription period which is from 9 – 11 September 2026 and 14 – 16 September 2026 during business hours, and on 17 September 2026 from opening hour until 15.30 hrs.

And in the event that a copy of a national identity card is submitted to support the subscription of trust units, the owner of the ID card copy, the legal representative, or the curator (as the case may be) must cross out or black out sensitive personal data so that such information cannot be read, and sign to certify the true copy prior to submitting such ID card copy for the trust unit subscription

(2) <u>Subscription Documents</u>

(2.1) Subscription form (Enclosure 4) on which details are correct, complete, and the signature is affixed. In case the subscriber is a juristic person, the form must be signed by the authorized person and affixed with the company's seal (if any).

(2.2) Subscription Notification (issued by Thailand Securities Depository Co., Ltd. ("TSD")) (if any)

(2.3) Subscription payment evidence according to each payment channel (as the case may be)

(2.4) Identification document as follows:

<u>In the case of juristic person incorporated in Thailand</u>

A copy of the corporate affidavit or certificate of juristic person issued by the Ministry of Commerce not more than 6 months prior to the subscription date, certified as true copy by the authorized signatory/signatories with the company seal affixed (if any), together with a certified true copy of the unexpired ID card, alien registration, or passport (as the case may be) of such authorized person, whose signature must match all subscription-related documents.

<u>In case of delegation of authorization to other person(s)</u>

In the case that the subscribers do not wish to proceed with the subscription by themselves, the subscribers may authorize proxy to proceed with the subscription, with the authority to sign, amend the subscription form, pay the subscription payment, and take other necessary and appropriate actions for the subscription or to complete the subscription on the subscribers' behalf. The subscribers are required to submit the original of the power of attorney with a certified true copy of valid national identification card or alien identification card or passport (as the case may be) of the subscribers and the proxy and subscription documents certified a true copy by the proxy.

<u>In the case of juristic person incorporated outside Thailand</u>

A copy of affidavit or a copy of certificate of incorporation of the juristic person certified true copy by the authorized director(s) of the juristic person and affixed with the company's seal (if any) with a certified true copy of valid alien identification card or passport (as the case may be) of the authorized director(s) of the juristic person.

All such documents must be certified on the signature by the Notary Public officer or any other authorized official in each country in which the documents are issued or certified, and the signature and seal of the Notary Public or any other authorized official shall be certified by an official of the Thai Embassy or Consulate in the country in which the documents are prepared or certified, all of which must be issued no more than 6 months prior to the subscription date.

<u>In case of juristic person appointing a custodian as an authorized person to proceed the subscription</u>

A copy of valid power of attorney from the subscribers empowering the custodian to proceed with the subscription with a copy of documents of the subscribers based on the type of subscribers described above (as the case may be) must be attached. The subscription form and all required documents for subscription must be certified by authorized representative of the subscribers or the custodian (as the case may be) and affixed with the company's seal (if any), along with a certified copy of the custodian's document which shows the name(s) of authorized director(s) on behalf of such custodian, and a certified true copy of valid national identification card or alien identification card or passport (as the case may be) of authorized director(s) on behalf of such custodian.

(2.5) In the case that the subscriber has trading account or other account with the Lead Underwriter and has completed the Know Your Customer & Customer Due Diligence: KYC/ CDD process and Suitability Test with the Lead Underwriter no more than 2 years prior to the subscription, the subscriber does not have to attached KYC/CDD and Suitability Test for the subscription. In this regard, if the aforementioned conditions are not met, the subscriber must complete the KYC/CDD process and attach a properly, fully, and clearly filled-out Suitability Test with their signature as supporting documents for the trust unit subscription form to the underwriters.

(2.6) In the case that the subscribers wish to deposit the additional trust units under the issuer's account No. 600 (Issuer Account), the subscribers who are individual must provide additional documents in "FATCA/CRS Self-Certification Form for Individual Customer" and the subscribers who are juristic person must provide additional documents "FATCA/CRS Self-Certification Form for Entity/Juristic Person" which shall be certified a true copy for the subscription documents. In case the subscriber does not fill in such documents, the Lead Underwriter reserves the right to issue Trust Unit Certificate in the subscriber's name.

(**2.7**) In the case that there is the refund of subscription payment , If the subscriber wish to receive the refund by transferring the refund to bank account, the subscriber must attach a certified true copy of bank account passbook that has the subscriber's name, account number, account type, name of the bank branch and bank branch number and the account holder name must be the same as the subscriber (Please see Clause **"**Refund of subscription payment")

In the case that the subscribers receive Subscription Notification issued by TSD for more than one unitholder registration number, the subscriber must complete the subscription transaction according to the number of unitholder registration number specified in the Subscription Notification, meaning that the subscribers must complete one set of subscription documents per one unitholder registration number.

(**3**) Payment Procedures

The subscribers must pay for the subscribed trust units at the maximum offering price, which will be announced via the Stock Exchange of Thailand (SET) website on 4 September 2026. The maximum offering price shall not exceed 10.5 baht per unit. The subscription payment methods are as follows:

If the subscription is made between 9-11 September 2026, and 14 September 2026 until 12:00 hrs. of 16 September 2026, subscriber may make subscription payment detailed as follow:

Subscribe at Krungthai Xspring Securities Company Limited

(1) Payment via Bill Payment system of Krungthai Bank PCL.

(1.1) Payment using Cash or wire transfer

(1.2) Payment using Cheque, cashier's cheque (namely "bank's cheque") or draft

(2) Payment via money transfer through BAHTNET system (BAHTNET)

Subscribe at The Siam Commercial Bank Public Company Limited

(1) Payment using Cash or wire transfer

(2) Payment using Cheque, cashier's cheque (namely "bank's cheque") or draft

(3) Payment via money transfer through BAHTNET system (BAHTNET)

Cheque, cashier's cheque (namely "bank's cheque") or draft shall be dated within 16 September 2026 and shall be collectible from clearing house in Bangkok area within 1 business day. In this regard, for the subscription payment that is made by cheque, cashier's cheque or draft, such instrument shall be crossed and made A/C payee only, with the subscriber's full name and a contact telephone number written on the reverse side.

If the subscription is made after 12.00 hrs. of 16 September 2026, the subscriber shall make payment detailed as follow:

Subscribe at Krungthai Xspring Securities Company Limited

You can make a payment through the above channels, except for payments made via Krung Thai Bank's Bill Payment system using a cheque, cashier's cheque, or draft.

Subscribe at The Siam Commercial Bank Public Company Limited

You can make a payment through the above channels, except for payment using a cheque, cashier's cheque, or draft.

In any case, the subscriber shall be responsible for all transfer fees or cheque collection fees (if any)

3.3 Institutional investors who <u>have submitted Bookbuilding</u> document (Subscribe at Siam Commercial Bank and KTX)

3.3.1 Subscription Method

(a) Subscription by means of filling out details in the subscription form (Hard Copy)

(1) <u>Subscription Procedure</u>

The subscribers must submit the subscription documents at the Head office of the Lead Underwriters specified in 2(3) within subscription period which is from 21 – 22 September 2026 during business hours, and on 23 September 2026 from opening hour until 15.30 hrs.

And in the event that a copy of a national identity card is submitted to support the subscription of trust units, the owner of the ID card copy, the legal representative, or the curator (as the case may be) must cross out or black out sensitive personal data so that such information cannot be read, and sign to certify the true copy prior to submitting such ID card copy for the trust unit subscription.

(2) <u>Subscription Documents</u>

(2.1) Subscription form (Enclosure 4) on which details are correct, complete, and the signature is affixed. In case the subscriber is a juristic person, the form must be signed by the authorized person and affixed with the company's seal (if any).

(2.2) Subscription Notification (issued by Thailand Securities Depository Co., Ltd. ("TSD")) (if any)

(2.3) Subscription payment evidence according to each payment channel (as the case may be)

(2.4) Identification document as follows:

<u>In the case of juristic person incorporated in Thailand</u>

A copy of the corporate affidavit or certificate of juristic person issued by the Ministry of Commerce not more than 6 months prior to the subscription date, certified as true copy by the authorized signatory/signatories with the company seal affixed (if any), together with a certified true copy of the unexpired ID card, alien registration, or passport (as the case may be) of such authorized person, whose signature must match all subscription-related documents.

<u>In case of delegation of authorization to other person(s)</u>

In the case that the subscribers do not wish to proceed with the subscription by themselves, the subscribers may authorize proxy to proceed with the subscription, with the authority to sign, amend the subscription form, pay the subscription payment, and take other necessary and appropriate actions for the subscription or to complete the subscription on the subscribers' behalf. The subscribers are required to submit the original of the power of attorney with a certified true copy of valid national identification card or alien identification card or passport (as the case may be) of the subscribers and the proxy and subscription documents certified a true copy by the proxy.

<u>In the case of juristic person incorporated outside Thailand</u>

A copy of affidavit or a copy of certificate of incorporation of the juristic person certified true copy by the authorized director(s) of the juristic person and affixed with the company's seal (if any) with a certified true copy of valid alien identification card or passport (as the case may be) of the authorized director(s) of the juristic person.

All such documents must be certified on the signature by the Notary Public officer or any other authorized official in each country in which the documents are issued or certified, and the signature and seal of the Notary Public or any other authorized official shall be certified by an official of the Thai Embassy or Consulate in the country in which the documents are prepared or certified, all of which must be issued no more than 6 months prior to the subscription date.

<u>In case of juristic person appointing a custodian as an authorized person to proceed the subscription</u>

A copy of valid power of attorney from the subscribers empowering the custodian to proceed with the subscription with a copy of documents of the subscribers based on the type of subscribers described above (as the case may be) must be attached. The subscription form and all required documents for subscription must be certified by authorized representative of the subscribers or the custodian (as the case may be) and affixed with the company's seal (if any), along with a certified copy of the custodian's document which shows the name(s) of authorized director(s) on behalf of such custodian, and a certified true copy of valid national identification card or alien identification card or passport (as the case may be) of authorized director(s) on behalf of such custodian.

(2.5) In the case that the subscriber has trading account or other account with the Lead Underwriter and has completed the Know Your Customer & Customer Due Diligence: KYC/ CDD process and Suitability Test with the Lead Underwriter no more than 2 years prior to the subscription, the subscriber does not have to attached KYC/CDD and Suitability Test for the subscription. In this regard, if the aforementioned conditions are not met, the subscriber must complete the KYC/CDD process and attach a properly, fully, and clearly filled-out Suitability Test with their signature as supporting documents for the trust unit subscription form to the underwriters.

(2.6) In the case that the subscribers wish to deposit the additional trust units under the issuer's account No. 600 (Issuer Account), the subscribers who are individual must provide additional documents in "FATCA/CRS Self-Certification Form for Individual Customer" and the subscribers who are juristic person must provide additional documents "FATCA/CRS Self-Certification Form for Entity/Juristic Person" which shall be certified a true copy for the subscription documents. In case the subscriber does not fill in such documents, the Lead Underwriter reserves the right to issue Trust Unit Certificate in the subscriber's name.

(**2**.**7**) In the case that there is the refund of subscription payment , If the subscriber wish to receive the refund by transferring the refund to bank account, the subscriber must attach a certified true copy of bank account passbook that has the subscriber's name, account number, account type, name of the bank branch and bank branch number and the account holder name must be the same as the subscriber (Please see Clause **"**Refund of subscription payment")

In the case that the subscribers receive Subscription Notification issued by TSD for more than one unitholder registration number, the subscriber must complete the subscription transaction according to the number of unitholder registration number specified in the Subscription Notification, meaning that the subscribers must complete one set of subscription documents per one unitholder registration number.

(**3**) Payment Procedures

The subscribers must pay for the trust units they subscribe to at the final offering price, which will be announced on the Stock Exchange website on September 17, 2026. The subscription payment methods are as follows:

If the subscription is made between 21 September 2026 until 12:00 hrs. of 22 September 2026, subscriber may make subscription payment detailed as follow:

Subscribe at Krungthai Xspring Securities Company Limited

(1) Payment via Bill Payment system of Krungthai Bank PCL.

(1.1) Payment using Cash or wire transfer

(1.2) Payment using Cheque, cashier's cheque (namely "bank's cheque") or draft

(2) Payment via money transfer through BAHTNET system (BAHTNET)

Subscribe at The Siam Commercial Bank Public Company Limited

(1) Payment using Cash or wire transfer

(2) Payment using Cheque, cashier's cheque (namely "bank's cheque") or draft

(3) Payment via money transfer through BAHTNET system (BAHTNET)

Cheque, cashier's cheque (namely "bank's cheque") or draft shall be dated within 22 September 2026 and shall be collectible from clearing house in Bangkok area within 1 business day. In this regard, for the subscription payment that is made by cheque, cashier's cheque or draft, such instrument shall be crossed and made A/C payee only, with the subscriber's full name and a contact telephone number written on the reverse side.

If the subscription is made after 12.00 hrs. of 22 September 2026, the subscriber shall make payment detailed as follow:

Subscribe at Krungthai Xspring Securities Company Limited

You can make a payment through the above channels, except for payments made via Krung Thai Bank's Bill Payment system using a cheque, cashier's cheque, or draft.

Subscribe at The Siam Commercial Bank Public Company Limited

You can make a payment through the above channels, except for payment using a cheque, cashier's cheque, or draft.

In any case, the subscriber shall be responsible for all transfer fees or cheque collection fees (if any)

4. Refund of subscription payment (if any)

In the case that the subscribers do not receive the allotment of the additional trust units, or the subscribers receive the additional trust units less than the number intended to subscribe, or the final offering price is lower than the maximum offering price, the Lead Underwriter will proceed to return the subscription payment through the methods as follows:

Subscription method	Refund channel	Refund period from the subscription closing date
Subscribe at The Siam Commercial Bank Public Company Limited		
1. Subscription by means of filling out details in the subscription form (Hard Copy)	- Transfer the money to bank account specified in the subscription form	Within 7 business days
	- Issue a crossed cheque made payable to the subscriber specified in the subscription form and and such cheque will be delivered by registered postal to the address specified in the subscription form - For the existing shareholders, such cheque will be delivered by registered postal mail to the address in the unitholders' registration book on the date on which the existing unitholders entitled to subscribe for the additional trust units (Record Date),	Within 10 business days
2. Subscription via online platform	- Transfer the money to bank account which the subscriber make payment	Within 7 business days
Subscribe at Krungthai XSpring Securities Company Limited		
1. The subscriber is a customer of the securities firm	- Import customer bank deposit accounts via the automated transfer system - Transfer the money to bank account specified in the subscription form - Transfer the money to securities trading account specified in the subscription form	Within 5 business days
2. The subscriber is not a customer of the securities firm	- Transfer the money to bank account which the subscriber make payment	Within 7 business days
	- Issue a crossed cheque made payable to the subscriber specified in the subscription form and and such cheque will be delivered by registered postal to the address specified in the subscription form - For the existing shareholders, such cheque will be delivered by registered postal mail to the address in the unitholders' registration book on the date on which the existing unitholders entitled to subscribe for the additional trust units (Record Date),	Within 10 business days

In the case that the Lead Underwriter cannot return the payment to the subscribers within the stated period, the subscribers shall receive interest rate of 7.50 percent per annum on the amount to be returned, which calculated from the date following the last day of the stated period until the date of which the return can be made.

In case of an error in transferring the payment or a loss of cheque in delivery process which is not the Lead Underwriter's faults, e.g., the subscribers' name and address are unclear or not consistent with the information specified in the subscription form, the Lead Underwriter will not be responsible for such faults.

In the case that the Lead Underwriter cannot return the payment according to the refund method specified in the subscription form due to any reason, including the case that the subscriber provides information and/or documents relating to the bank account are incorrect or incomplete, the Lead Underwriter reserves the right to issue cross cheque in the name of the subscriber and such cheque will be delivered by registered mailing address as stated in the subscription form.

5. Delivery of trust units

REIT Manager has appointed Thailand Securities Depository Co., Ltd. as trust unit registrar of PROSPECT and provide depository services for subscribed trust units in this offering. The subscribers can apply to scripless system services for depositing of subscribed shares immediately, this will enable the subscribers to trade their shares on the Stock Exchange of Thailand ('the SET"). In the case that the subscribers wish to receive Trust Unit Certificate, the subscriber may be unable to trade the trust units from the first trading day. The subscriber can request to proceed on trust units delivery methods as follows:

(1) If the subscribers wish to deposit their trust units in the securities trading account opened with their securities company, the Company will deposit the subscribers' allocated trust units in the name of "The Thailand Securities Depository Co., Ltd. for Depositors" and TSD will record the number of trust units at the trading account of the securities company and will issue the depository evidence to the subscribers within 7 business days from the last day of the subscription for all types of subscribers.

In this regard, the securities company will also record the number of trust unit deposited by the subscribers. In this case, the subscribers can trade the allotted trust units on the SET upon the approval of the SET for listing the Company's shares on the SET immediately.

In case the subscribers request the Lead Underwriter to proceed according to this clause (1), the name of the subscribers must be consistent with the name of the owner of the securities trading account which the subscribers wish for the trust units to be deposited into; otherwise, the Company reserves the right to deposit allocated trust units with TSD in the issuer's account No. 600 (Issuer Account) pursuant to clause (2) or issue the Trust Unit Certificate pursuant to clause (3) depending on completeness of documents as the case may be.

(2) If the subscribers wish to deposit their trust units in the issuer account No. 600 (Issuer Account), the Lead Underwriter will deposit the allocated trust units with TSD and TSD will record the number of trust units deposited in the issuer's account No. 600 (Issuer Account) and will issue the depository evidence to the subscribers within 7 business days from the last day of the subscription for all types of subscribers.

The subscribers must comply with relevant rules or regulation of foreign states including Foreign Account Tax Compliance Act (FATCA). In the case that the subscribers wish to deposit the additional trust units under the issuer's account No. 600 (Issuer Account), the subscribers who are individual must provide additional documents in "U. S. Indicia Checklist" (Enclosure 6) and the subscribers who are juristic person must provide additional documents "U. S. Indicia Checklist" (Enclosure 6) and "Entity Status Certification and Information Disclosure Consent Form under FATCA" (Enclosure 7), which shall be certified a true copy for the subscription documents.

However, if the subscribers are defined as the "U.S. Indicia" under FATCA, the Lead Underwriter will instead proceed to issue a Trust Unit Certificate (pursuant to Clause (3)) under the subscribers' name and deliver the Trust Unit Certificate to the subscribers by registered mail according to the registered mailing address as appeared in the subscription form. In case the subscribers do not provide details in the documents stated above, the Lead Underwriter reserves the right to issue Trust Unit Certificate pursuant to Clause (3) and deliver the Trust Unit Certificate to the subscribers by registered mail according to the registered mailing address as appeared in the subscription form

If the subscribers wish to withdraw the trust unit from the issuer account no. 600, the subscribers can contact TSD and the withdrawal is subjected to a fee at a rate specified by TSD and takes time to process; therefore, the subscribers might not be able to withdraw the trust units by the first date on which the additional trust units are traded on the SET.

(3) If the subscribers wish to receive Trust Unit Certificate in the subscriber's name, the Lead Underwriter will deliver the Trust Unit Certificate according to the subscribers' allocated trust unit to the subscribers by registered mail according to the registered mailing address as appeared in the subscription form within 15 business days from the last day of the subscription for all types of subscribers. In this regard, the subscriber may be unable to trade the trust units from the first trading day on the SET.

In case the subscribers do not choose any options on securities delivery in the subscription form or provide inconsistent or unclear information or do not specify securities company's member number, name of the securities company, the Lead Underwriter reserves the right to deposit allotted trust units in the issuer's account No. 600 (Issuer Account) pursuant to clause (2) or issue the Trust Unit Certificate pursuant to clause (3) depending on completeness of documents as the case may be. The subscriber may be unable to trade the trust units from the first trading day in the SET, which the Lead Underwriter shall not be responsible.

6. Other important information

(1) The subscribers who are the existing unitholders who are entitled to subscribe for the additional trust units in accordance with the trust unitholding percentage must subscribe by means of filling out details in the subscription form or via online platform separately from the additional trust units to be issued and offered in any other portion (if any).

(2) If the subscribers do not submit the subscription documents as specified above or the subscribers do not correctly complete the aforementioned subscription procedures, the Lead Underwriter is entitled to deem that such subscribers waive their rights to subscribe for the additional trust units.

(3) If the number of the additional trust units specified in the subscription form does not correspond to the subscription payment, the Lead Underwriter hereby reserves the right to use the less between the number

specified in the subscription form and the subscription payment received. In this regard, the Lead Underwriter hereby reserves the right to not further allocate newly issued ordinary shares to such subscribers.

(4) The subscribers who have subscribed and paid for the subscription cannot revoke their subscription. The Lead Underwriter is entitled to deem that subscribers who do not correctly complete the aforementioned subscription procedures to waive their rights to subscribe.

(5) In the case that the Lead Underwriter cannot collect the subscription payment due to any reason which is not the Lead Underwriter's mistake within the subscription period, or the subscribers do not correctly complete the aforementioned subscription and payment procedures, the Lead underwriter reserves the right to not further allocate additional trust units to such subscribers. In this regard, such action is only under the discretion of the Lead Underwriter.

(6) The subscribers who have address in foreign states must be responsible for laws or regulation of foreign states and taxes related to investment in REIT. The Lead Underwriter reserves the rights not to offer for allocation of the trust units if such allocation violates any laws, rules, or regulations of any foreign countries, or cause PROSPECT to have additional obligations or duties to perform anything other than those required under the relevant laws or regulations of Thailand. The list of non-Thai nationality of the existing unitholders that REIT Manager may consider not to offer for allocation of the trust units are specified in the Enclosure 13

(7) If you have any questions, please contact

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