

Trust Deed in respect of the Meeting of unitholders and vote casting

1. Calling the Meeting of unitholders

The REIT Manager shall prepare a written notice calling the Meeting stating the venue, date, time, agenda item and matters to be presented at the Meeting, together with reasonable details, clearly specifying which matters will be presented for acknowledgment, for approval or for consideration, as the case may be, and containing the opinion of the REIT Manager on such matters including the potential impacts on the unitholders after the resolutions on the matters have been passed. The notice must be delivered to unitholders no less than 7 (seven) days before the Meeting date. The calling for the Meeting shall be published in at least 1 (one) local daily newspaper no less than 3 (three) days before the Meeting date.

The Meeting venue must be in the locality in which the office of the Trustee or the REIT Manager is located, or a nearby province.

If the REIT Manager fails to call for the Meeting of unitholders within 1 (one) month from the date of receipt of the notice from the unitholders and/or the Trustee, the Trustee shall call for the Meeting of unitholders by complying with the procedures for calling for the Meeting provided in paragraph one *mutatis mutandis*. The Trustee shall have the right to be reimbursed by the REIT for actual expenses (if any) incurred from convening the Meeting of unitholders on behalf of the REIT Manager.

2. Quorum and chairman of the Meeting of unitholders

The Meeting of unitholders requires attendance by no less than 25 (twenty five) unitholders or half of the total number of unitholders, and the unitholders must hold in aggregate no less than 1/3 (one-third) of the total issued trust units to constitute a quorum.

At any Meeting of unitholders, if 1 (one) hour has passed since the time specified for the Meeting and the number of shareholders attending the Meeting is still inadequate for a quorum as defined in the first paragraph, and if such the Meeting of unitholders is called for by the request of the unitholders, the Meeting shall be cancelled. If the Meeting of unitholders is not called for by the request of the unitholders, the Meeting shall be rescheduled, and the notice calling such Meeting shall be delivered to the unitholders no less than 7 (seven) days before the Meeting date. In this subsequent Meeting, a quorum is not required.

The Trustee shall appoint one person to act as chairman of the Meeting of unitholders. However, if any agenda item of the Meeting of unitholders is for consideration of a matter in which the chairman of the Meeting has an interest, the chairman shall leave the Meeting room for that agenda item, and the REIT Manager shall propose a list of nominees to the Meeting of unitholders for consideration of the appointment of the chairman of the Meeting of unitholders for that agenda item.

If the Trustee has an interest in any agenda item, the REIT Manager shall propose a list of nominees to the Meeting of unitholders for consideration of the appointment of the chairman of the Meeting of unitholders for that agenda item. If both the Trustee and REIT Manager have an interest in any agenda item, the Meeting of unitholders shall consider appointing any person to be the chairman of the Meeting.

If any agenda item of the Meeting of unitholders is for consideration of a matter in which the Trustee or REIT Manager has an interest, the Trustee or the REIT Manager, and the representative of the Trustee or REIT Manager shall not have a voting right (if the Trustee or the REIT Manager, and representative of the Trustee or REIT Manager, is a unitholder).

The chairman of the Meeting of unitholders shall have powers and duties as follows:

- (a) to ensure orderly conduct of the Meeting;
- (b) to determine any other procedure to be used for conducting the Meeting of unitholders as the chairman deems appropriate or necessary, so that the Meeting of unitholders, as well as procedures for consideration and passing of resolutions, are orderly and efficient;
- (c) to end the discussion or consideration of any matter, for orderly conduct of the Meeting of unitholders under the Trust Act and relevant notifications; and
- (d) to have a casting vote in the case of a tied vote on any resolution, and the chairman's exercise of decisive power at the Meeting of unitholders in the case of a tied vote shall be final.

3. Proxy granting method

At the Meeting of unitholders, a unitholder may grant a proxy to another person or the Trustee or the REIT Manager to attend and vote on the unitholder's behalf. The proxy form, together with the notice calling for the Meeting, shall be delivered by the REIT Manager to the unitholders.

This proxy form and the related documents must be given to the chairman of the Meeting, at the Meeting place, before the Meeting commences.

4. Vote counting method

A unitholder shall have 1 (one) vote for 1 (one) unit held, and a unitholder who has a voting right shall not have special interest in a matter being considered.

5. Resolution of unitholders

Unless otherwise provided by the Trust Deed, a resolution of the Meeting of unitholders shall require the following votes:

- 5.1 In a general case, the majority vote of unitholders attending the Meeting and having the voting right.
- 5.2 In any of the following cases, the favorable vote of not less than 3/4 (three-fourths) of the total votes of unitholders attending the Meeting and having the voting right:
 - (1) acquisition or disposal of principal assets worth 30% (thirty percent) of the total asset value of the REIT or more;
 - (2) capital increase or reduction of paid-up capital of the REIT that is not specified in advance in the Trust Deed;
 - (3) capital increase under a general mandate of the REIT;
 - (4) transactions with the REIT Manager or related party of the REIT Manager with a value of Baht 20,000,000 (twenty million baht) or more, or exceeding 3 percent (3%) of the net asset value of the REIT, whichever value is higher;
 - (5) change of distribution and return of investment to the unitholders;
 - (6) change or removal of the Trustee or REIT Manager;
 - (7) amendment to the Trust Deed on matters materially affecting the rights of the unitholders; or
 - (8) dissolution of the REIT.

A resolution of unitholders resulting in the REIT or management of the REIT being contrary to, or inconsistent with, the regulations prescribed in Notification of the Office of the Securities and Exchange Commission No. SorRor. 26/2555, or other regulations under the Securities and Exchange Act or the Trust Act, shall be considered as ineffective.