Details regarding the Trust Unit Subscription Method for the Second Capital Increase of ALLY Freehold and Leasehold Real Estate Investment Trust ("ALLY" or the "REIT") for the Existing Unitholders who are entitled to subscribe for the Additional Trust Units in proportion to their unitholding

1. Date and number of the Trust Unitholders' Meeting that approved the allocation of the additional trust units for the second capital increase

   The Meeting of Trust Unitholders No. 1/2025, held on 9 October 2025.

2. Details of the allocation of the additional trust unit for the second capital increase

Type of trust unit	Non-redeemable trust unit
Existing paid-up capital	Baht 8,565,830,360
Increasing paid-up capital	Not exceeding Baht 757,500,000
Number of newly issued and offered trust units	Not exceeding 151,500,000 units
Maximum offering price	Not exceeding Baht 5.00 per unit In this regard, the maximum offering price will be announced on the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit and the final offering price will be announced on the Stock Exchange of Thailand's website within 2 October 2026.
Subscription ratio for allocation of the additional trust units issued and offered to the existing unitholders who are entitled to subscribe for the additional trust units in proportion to their unitholding	1 existing trust unit to 0.1386 additional trust unit
Method of allotment	Part 1: To offer for sale to the existing trust unitholders whose names appear in the register book of trust unitholders in accordance with the proportion of their unitholding, without allocation to trust unitholders who will cause ALLY to have duties under foreign laws (Preferential Public Offering). To offer for sale to the existing trust unitholders whose names appear in the register book of trust unitholders as of the record date for determining existing unitholders who will be entitled to subscribe for the additional trust units, which was fixed to be on 15 September 2026, proportionately to their unitholding based on 1 existing trust unit to 0.1386 additional trust unit. However, the additional trust units will not be offered for sale to unitholders which may cause any violation to law or regulations of foreign countries or

	result in additional burden or action to be taken by ALLY further to those required by Thai laws (Preferential Public Offering) (the “Existing Trust Unitholders”). The Existing Trust Unitholders may notify their intention to purchase the additional trust units according to the full entitlement, or more than the entitlement, or less than the entitlement, or to waive their right in subscribing the additional trust units. The preliminary list of non-Thai nationalities of the Existing Trust Unitholders which the REIT Manager may consider not allocating the trust units in accordance with the aforementioned criteria is specified in **Enclosure 7** List of nationalities of the existing trust unitholders that are not Thai which the REIT Manager will consider not offering for sale of trust units. After allocating the additional trust units in Part 1 to the Existing Trust Unitholders according to the full entitlement, the REIT Manager reserves the right to allocate the remaining additional trust units to the Existing Trust Unitholders who declare their intention to subscribe for the additional trust units more than their entitlement as it deems appropriate (such allocating may include KE Group and/or its associated persons) and may be carried out simultaneously with, or after, the allocation under Part 2. If the allocation to the Existing Trust Unitholders results in fractional units that cannot be allocated in an integer number, such fractions shall be rounded down to the nearest integer number. **Part 2: To offer for sale to (1) Private Placement and/or (2) Public Offering, as deemed appropriate, in accordance with the Notification No. Tor Thor. 27/2559 and any other related notifications.** To allocate the remaining additional trust units from the allocation and/or the subscription in Part 1 above to (1) Private Placement and/or (2) Public Offering, as deemed appropriate, in accordance with the Notification of the Capital Market Supervisory Board No. Tor Thor. 27/2559 regarding Rules, Conditions, and Procedures for Securities Underwriting, and any other related notifications in the same offering price to that of the additional trust units in Part 1 above. For any remaining of the additional trust units from the issuance and offering under Part 2 as mentioned above, the REIT Manager reserves the right as it deems appropriate to allocate such remaining portions to the Existing Trust Unitholders who notify their intention to subscribe for the additional trust units more than their entitlement but not fully allocated according to their intention. In the event that the aforementioned allocation of the additional trust units to such Existing Trust Unitholders obtaining the subscription right for the additional trust units results in fraction of units that cannot be

	allocated in an integer number, such fractions shall be rounded down to the nearest integer number. In the event of any issues, obstacles, or limitations in the offering process, and in order to ensure fair treatment of investors and the successful completion of this offering of trust units, the REIT Manager and/or the Lead Underwriter reserve the right to adjust the number of trust units allocated to each category of investors above (Claw back/Claw forward) at their discretion, as deemed appropriate in accordance with the terms set forth in this document, taking into consideration various factors, such as the level of demand for trust units from each category of investors, in order to maximize the success of the offering for the additional trust units. In this regard, any such adjustment shall be made to the extent permitted under applicable laws and the relevant Securities and Exchange Act.

3. Underwriters

3.1. Lead Underwriter

Bangkok Bank Public Company Limited
333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500
Tel. 02-645-5555
Website www.bangkokbank.com

3.2. Co-underwriters

Asia Plus Securities Company Limited
175 Sathorn City Tower, 3rd and 11th Floors
South Sathorn Road, Thung Maha Mek, Sathorn, Bangkok 10120
Tel. 02-680-1111
Website www.asiaplus.co.th

DAOL Securities (Thailand) Public Company Limited
87/2 CRC Tower, 9th, 18th, 39th and 52nd Floors
All Seasons Place, Wireless Road, Lumphini, Pathum Wan, Bangkok 10330
Tel. 02-351-1801
Website www.daolsecurities.co.th

Maybank Securities (Thailand) Public Company Limited
The Offices at CentralWorld, 20th Floor
999/9 Rama I Road, Pathum Wan, Pathum Wan, Bangkok 10330
Tel. 02-658-6300
Website www.maybank.co.th

TISCO Securities Company Limited
48/8 TISCO Tower, 4th Floor
North Sathorn Road, Silom, Bang Rak, Bangkok 10500
Tel. 02-633-6000
Website www.tiscosec.com

Yuanta Securities (Thailand) Company Limited
127 Gaysorn Tower, 14th-16th Floors
Ratchadamri Road, Lumphini, Pathum Wan, Bangkok 10330
Tel. 02-009-8351-56
Website www.yuanta.co.th

4. Subscription period for the additional trust units

4.1. Details of subscription period, subscription channels, and payment methods for subscription for the additional trust units

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
Part 1 To offer for sale to the Existing Trust Unitholders whose names appear in the Register Book of Trust Unitholders at the number based on proportion of their unitholding			
Individuals and juristic persons (excluding KE Group and/or its associated persons)	Subscribe at the maximum offering price which will be announced on the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit.[/1]	Subscribe through the channels of the lead underwriter as follows: - Bangkok Bank Public Company Limited: at all branches (excluding micro branches) and through online channels. From 28 September 2026 to 1 October 2026 from 8:30 a.m. to 4:00 p.m., or during business hours of the lead underwriter, and on 2 October 2026 from 8:30 a.m. to 3:00 p.m. Subscribe through the channels of each co-underwriter as follows: - Asia Plus Securities Company Limited: at 175 Sathorn City Tower, 3rd and 11th Floors, South Sathorn	- If subscribing from 28 September 2026 to 12:00 p.m. on 1 October 2026, payment may be made by: (1) cash (excluding subscription through Asia Plus Securities Company Limited and Maybank Securities (Thailand) Public Company Limited), bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft (3) money transfer via the Automatic Transfer System (ATS) or direct debit from the subscriber's securities trading account (only in the case that the subscriber has a securities trading account with a co-underwriter and the

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
		Road, Thung Maha Mek, Sathorn, Bangkok 10120 - DAOL Securities (Thailand) Public Company Limited: at 87/2 CRC Tower, 9th, 18th, 39th and 52nd Floors, All Seasons Place, Wireless Road, Lumphini, Pathum Wan, Bangkok 10330 - Maybank Securities (Thailand) Public Company Limited: The Offices at CentralWorld, 20th Floor, 999/9 Rama I Road, Pathum Wan, Pathum Wan, Bangkok 10330 From 28 September 2026 to 1 October 2026 during business hours of each co-underwriter, and on 2 October 2026 until 3:00 p.m.	authorization for automatic transfer of funds for payment of obligations is effective as of the subscription date), except for subscriptions made through Bangkok Bank Public Company Limited. - If subscribing after 12:00 p.m. on 1 October 2026, payment may be made by: (1) cash (excluding subscription through Asia Plus Securities Company Limited and Maybank Securities (Thailand) Public Company Limited), bank transfer, or BAHTNET transfer (2) money transfer via the Automatic Transfer System (ATS) or direct debit from the subscriber's securities trading account (only in the case that the subscriber has a securities trading account with a co-underwriter and the authorization for automatic transfer of funds for payment of obligations is effective as of the subscription date), except for subscriptions made through Bangkok Bank Public Company Limited. - For subscription via Bangkok Bank Mobile Banking, subscriptions can be made from 8:30 a.m. on 28

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
			September 2026 to 3:00 p.m. on 2 October 2026, with payment made through Bangkok Bank Mobile Banking. Payment methods shall be in accordance with the requirements specified by the underwriters for each channel.
Institutional Investors who do <u>not submit the bookbuilding form</u>	Subscribe at the maximum offering price which will be announced on the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit. /1	Subscribe at: - Bangkok Bank Public Company Limited: Corporate Finance Department, 24th Floor, Head Office, No. 333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500. From 28 September 2026 to 1 October 2026 from 8:30 a.m. to 4:00 p.m., and on 2 October 2026 from 8:30 a.m. to 3:00 p.m.	- If subscribing from 28 September 2026 to 12:00 p.m. on 1 October 2026, payment may be made by: (1) cash, bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft - If subscribing after 12:00 p.m. on 1 October 2026, payment may be made only by cash, bank transfer, or BAHTNET transfer.
Institutional Investors who <u>submit the bookbuilding form</u>	Subscribe at the final offering price which will be announced on the Stock Exchange of Thailand's website on 2 October 2026.	Subscribe at: - Bangkok Bank Public Company Limited: Corporate Finance Department, 24th Floor, Head Office, No. 333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500. From 5 October 2026 to 6 October 2026 from 8:30 a.m. to 4:00 p.m.	- Payment may be made by: (1) cash, bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft
KE Group and/or its associated persons	Subscribe at the final offering price which will be announced on the Stock Exchange	Subscribe at: - Bangkok Bank Public Company Limited: Corporate Finance Department, 24th Floor,	- If subscribing on 5 October 2026 before 12:00 p.m., payment may be made by: (1) cash, bank transfer, or BAHTNET transfer

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
	of Thailand's website on 2 October 2026.	Head Office, No. 333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500. From 5 October 2026 to 6 October 2026 from 8:30 a.m. to 4:00 p.m.	(2) cheque, cashier's cheque, or draft - If subscribing after 12:00 p.m. on 5 October 2026, payment may be made only by cash, bank transfer, or BAHTNET transfer.
Part 2 To offer for sale to (1) Private Placement and/or (2) Public Offering			
Institutional Investors who do not submit the bookbuilding form	Subscribe at the maximum offering price which will be announced on the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit. [/1]	Subscribe at: - Bangkok Bank Public Company Limited: Corporate Finance Department, 24th Floor, Head Office, No. 333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500. From 28 September 2026 to 1 October 2026 from 8:30 a.m. to 4:00 p.m., and on 2 October 2026 from 8:30 a.m. to 3:00 p.m.	- If subscribing from 28 September 2026 to 12:00 p.m. on 1 October 2026, payment may be made by: (1) cash, bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft - If subscribing after 12:00 p.m. on 1 October 2026, payment may be made only by cash, bank transfer, or BAHTNET transfer.
Institutional Investors who submit the bookbuilding form	Subscribe at the final offering price which will be announced on the Stock Exchange of Thailand's website on 2 October 2026	Subscribe at: - Bangkok Bank Public Company Limited: Corporate Finance Department, 24th Floor, Head Office, No. 333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500. From 5 October 2026 to 6 October 2026 from 8:30 a.m. to 4:00 p.m.	- Payment may be made by: (1) cash, bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft
Persons under discretion of underwriters who are not	Subscribe at the maximum offering price which will be announced on	Subscribe through the channels of the lead underwriter as follows:	- If subscribing from 28 September 2026 to 12:00 p.m. on 1 October 2026, payment may be made by:

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
institutional investors	the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit. /1	- Bangkok Bank Public Company Limited: at all branches (excluding micro branches) and through online channels. From 28 September 2026 to 1 October 2026 from 8:30 a.m. to 4:00 p.m., or during business hours of the lead underwriter, and on 2 October 2026 from 8:30 a.m. to 3:00 p.m. Subscribe through the channels of each co-underwriter as follows: - Asia Plus Securities Company Limited: at 175 Sathorn City Tower, 3rd and 11th Floors, South Sathorn Road, Thung Maha Mek, Sathorn, Bangkok 10120 - DAOL Securities (Thailand) Public Company Limited: at 87/2 CRC Tower, 9th, 18th, 39th and 52nd Floors, All Seasons Place, Wireless Road, Lumphini, Pathum Wan, Bangkok 10330 - Maybank Securities (Thailand) Public Company Limited: The Offices at CentralWorld, 20th Floor, 999/9 Rama I Road, Pathum Wan, Pathum Wan, Bangkok 10330 - TISCO Securities Company Limited: 48/8 TISCO Tower, 4th Floor, North Sathorn Road, Silom, Bang Rak, Bangkok 10500	(1) cash (excluding subscription through Asia Plus Securities Company Limited, TISCO Securities Company Limited, Yuanta Securities (Thailand) Company Limited, and Maybank Securities (Thailand) Public Company Limited), bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft (3) money transfer via the Automatic Transfer System (ATS) or direct debit from the subscriber's securities trading account (only in the case that the subscriber has a securities trading account with a co-underwriter and the authorization for automatic transfer of funds for payment of obligations is effective as of the subscription date), except for subscriptions made through Bangkok Bank Public Company Limited. - If subscribing after 12:00 p.m. on 1 October 2026, payment must be made by: (1) cash (excluding subscription through Asia Plus Securities Company Limited, TISCO Securities Company Limited, Yuanta Securities (Thailand)

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
		- Yuanta Securities (Thailand) Company Limited: 127 Gaysorn Tower, 14th-16th Floors, Ratchadamri Road, Lumphini, Pathum Wan, Bangkok 10330 From 28 September 2026 to 1 October 2026 during business hours of each co-underwriter, and on 2 October 2026 until 3:00 p.m.	Company Limited), and Maybank Securities (Thailand) Public Company Limited), bank transfer, or BAHTNET transfer (2) money transfer via the Automatic Transfer System (ATS) or direct debit from the subscriber's securities trading account (only in the case that the subscriber has a securities trading account with a co-underwriter and the authorization for automatic transfer of funds for payment of obligations is effective as of the subscription date), except for subscriptions made through Bangkok Bank Public Company Limited. - For subscription via Bangkok Bank Mobile Banking, subscriptions can be made from 8:30 a.m. on 28 September 2026 to 3:00 p.m. on 2 October 2026, with payment made through Bangkok Bank Mobile Banking. Payment methods shall be in accordance with the requirements specified by the underwriters for each channel.

Remark

1. In case that the final offering price is lower than the maximum offering price, the underwriter who accepts the subscription from the subscribers will refund the difference between the final offering price and the maximum offering price without any interest and/or compensations to the subscribers according to the methods as specified in Section 6 regarding the process and method for the refund of subscription payment for trust units.
2. Subscribers may only remit payment for the subscription via the payment methods accepted by each underwriter. Subscribers can inquire about the subscription channels and payment methods offered by each underwriter by details as indicated in Section 3.

5. Subscription period and methods, supporting documents for subscription, and subscription payment methods for the existing trust unitholders entitled to subscribe for the additional trust units in proportion to their unitholding, whose names appear in the trust unitholder register book

5.1. Individuals and juristic persons (excluding KE Group and/or its associated persons)

5.1.1. Subscription methods

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

Each subscriber shall fill out details in the subscription form with accurate, complete, and clear information, as well as sign and affix the juristic person's seal (if any). Subscribers shall attach supporting documents of the subscription thereto as follows:

Thai individual subscriber

- A certified true copy of valid national identification card whereby the signature affixed must be identical with the signature affixed in all documents relating to the subscription. In the event that the subscribers do not have national identification card, the subscribers shall attach a certified true copy of a page of the house registration presenting the 13-digit citizen identification number or a certified true copy of any other government document presenting the 13-digit citizen identification number; and a certified true copy of documents or proof of the change of subscribers' name or surname (if any);
- In the case that the subscribers are minors, they shall attach a copy of birth certificate (in the event that the minors do not have a national identification card), or a copy of valid national identification card of the minors (in the event that the minors have a national identification card), as well as a copy of valid national identification card of the parent (father/mother or legal representative) or a legal guardian and a copy of the house registration which the minors are registered under. Such copies shall be certified as true copies by their parent (father/mother or legal representative) or a legal guardian, and a consent of the parent (father/mother or legal representative) or a legal guardian, including any other evidence showing that they are able to lawfully subscribe for trust units should be attached.

Thai registered juristic person subscriber

- A certified true copy of the certificate evidence juristic person status or the Affidavit issued by the Ministry of Commerce of Thailand dated no more than six months prior to the subscription date, certified by the authorized person(s) of such juristic person and affixed with the seal of such juristic person (if any), and shall also include as attachments: a copy of valid national identification card, or in the case of lifetime national identification card, shall attach a copy of the lifetime national identification card and a copy of a page of the house registration presenting the 13-digit citizen identification number, or in the case of no national identification card, shall attach a copy of any other government document presenting the 13-digit citizen identification number and a copy of a page of the house registration presenting the 13-digit citizen identification number or a copy of the valid alien identification card or valid passport (as the case may be) of the authorized person(s) of such juristic person, which has been certified as true copy whereby the signature affixed must be identical with the signatures affixed in all documents relating to the subscription.

Foreign registered juristic person subscriber

- A certified true copy of the Affidavit or Certificate of Incorporation, certified by the authorized person(s) of such juristic person and affixed with the seal of such juristic person (if any), and a power of attorney authorizing an individual to act on behalf of the company, required in the case of the person signing the subscription documents is not an authorized director;

- In the case that any authorized person or attorney-in-fact of such juristic person is a Thai national, a certified true copy of a valid national identification card of the authorized person or attorney-in-fact (in the case that the copy of government officer identification card does not show the citizen identification number, a certified true copy of the house registration presenting the 13-digit citizen identification number shall be attached). In the case that any authorized person or attorney-in-fact of such juristic person is not a Thai national, a certified true copy of valid alien identification card or valid passport (as the case may be) of the authorized person of such juristic person will need to be attached;

- The aforementioned documents which are certified as true copies shall be notarized by Notary Public officer or any authorized officer in the country where such documents have been prepared or certified as true copies, all of which should have been issued for no longer than six months prior to the subscription date, and then authenticated by an officer of the Thai Embassy or the Thai Consulate in the country where the documents have been prepared or certified as true copies.

In the case that the subscription payment has to be refunded for whatever reasons and the subscribers wish to receive the refund by means of money transfer into their savings account or a current account opened with a commercial bank in Thailand, the subscribers shall attach a certified true copy of such savings account or current account specifying account number and account name whereby the account name must be identical with the subscriber’s name. (Please study details in Section 6 regarding the process and method for the refund of subscription payment for trust units).

In the case that any subscriber does not attach a copy of a page of bank account passbook containing the subscriber’s name and account number, or in the case that the Lead Underwriter is unable to refund the subscription payment by means of money transfer into the subscriber’s savings account or current account for whatever reasons, the Lead Underwriter shall refund the subscription payment to the subscriber by cheque payable to the subscriber sent by registered mail to the address specified in the subscription form. (Please study details in Section 6 regarding the process and method for the refund of subscription payment for trust units).

Besides, in the case that the subscriber wishes to deposit the additional trust units under the Issuer Account No. 600 (Issuer Account), the subscriber who is individual must be provide additional documents “FATCA/CRS Self-Certification Form for Individual Customer” and the subscriber who is juristic person must be provide additional documents “FATCA/CRS Self-Certification Form for Entity/Juristic Person” and the FATCA Status questionnaire for Juristic Persons (FATCA STATUS)” which shall be signed to certify the accuracy of the information, as a supporting document for the subscription. If the subscriber fails to provide the required information, the REIT Manager reserves the right to issue a trust certificate in the name of the subscriber to the subscriber instead.

For individual and juristic person subscribers (excluding KE Group and/or its associated persons), In the case that the subscriber wishes to subscribe for the trust units through Maybank Securities (Thailand) Public Company Limited and does not intend to submit the subscription in person, the subscriber may authorize another person to act on their behalf at the head office of Maybank Securities (Thailand) Public Company Limited and make payment for the subscribed trust units in accordance with the prescribed payment methods. In this regard, such authorization may only be proceeded with by the subscribers who have already completed the Know Your Customer and Customer Due Diligence (KYC/CDD) procedures and the suitability test with Maybank Securities (Thailand) Public Company Limited. The subscriber, as the principal of the power of attorney, and the attorney-in-fact must sign the power of attorney and affix a THB 30 stamp duty. Additionally, the subscriber shall attach a certified true copy of the valid national identification card of the principal and the attorney-in-fact including the subscription form together with supporting documents, duly completed with accurate, complete, and clear details, and signed by the subscriber as the principal.

In the case that the subscriber has not previously completed the Know Your Customer and Customer Due Diligence (KYC/CDD) procedures and the suitability test with Maybank Securities (Thailand) Public Company Limited, the subscriber must subscribe for the trust units in person.

Other underwriters, except Maybank Securities (Thailand) Public Company Limited, reserve the right not to accept subscriptions made through an attorney-in-fact to subscribe for the trust units on behalf of the subscriber.

2) Subscription via online system of the Underwriters

Online subscription shall be made in accordance with the methods specified by each Underwriter. In case of an online subscription, the subscriber may make payment in accordance with the procedures and conditions of each Underwriter whereby the subscriber who makes an online subscription is required to pass the Know Your Customer & Customer Due Diligence: KYC/CDD process and complete the suitability test with the Underwriters no longer than two years before the subscription date or any other period as specified by each Underwriter. In this connection, each Underwriter shall have strict and adequate supervision over the online subscription; and each subscriber shall confirm that he/she has studied the information regarding the offering of trust units in the Prospectus and/or the Executive Summary or Fact Sheet, and has agreed to be bound by the Prospectus and/or the Executive Summary or Fact Sheet, and also certifies that he/she has understood and accepted investment risks. Subscribers who subscribe online are not required to fill in and sign the subscription form (Hard Copy) or to attach any supporting documents. In this regard, each Underwriter shall provide the Prospectus and the Executive Summary or Fact Sheet on its websites (to the fullest extent possible). In any case, the subscriber can study the information regarding this offering in the Prospectus and/or the or Executive Summary or Fact Sheet on the Office of the SEC's website: www.sec.or.th.

In this regard, the subscription methods shall comply with additional requirements or subsequent procedures as put in place by each Underwriter for their customers.

For subscribers who subscribe via online system of Bangkok Bank Public Company Limited ("**Bangkok Bank**")

Conditions and procedures for this subscription via online system are in accordance with terms of Bangkok Bank for subscribers who wish to subscribe for trust units via Bangkok Bank Mobile Banking of Bangkok Bank only. They are required to comply with the terms, conditions and rules provided at the discretion of Bangkok Bank in the following manner.

General investors of Bangkok Bank who wishes to subscribe for trust units via online system must have account and register for Bangkok Bank Mobile Banking of Bangkok Bank and must pass the Know Your Customer & Customer Due Diligence: KYC/CDD process and complete the suitability test in accordance with the procedures specified by Bangkok Bank before subscribing for trust units. However, in the case that the result of the subscriber's suitability test indicates that the subscriber is not suitable to subscribe for trust units, the subscriber will be required to confirm his/her intention to subscribe for trust units, and also confirm, as a subscriber, that if there is any damage arising from this investment in trust units in the future, the Issuer and/or Bangkok Bank have no obligation to take responsibility.

General investors who wish to make subscription via online system must be aged 20 years or older, and any subscriber requiring special care as prescribed by the regulation of the SEC Office (also referred to as "Vulnerable Customer") is able to subscribe via the online system of BBL. The Vulnerable Customer must study the information of the REIT and investment risks in the Executive Summary or Fact Sheet, and acknowledge the risk level of the trust units being subscribed to, as well as confirm acknowledgment of the warnings specified on the online system prior to making an investment decision and confirming the transaction to subscribe for the trust units. The subscriber may seek further advice at any bank branch or by calling 1333. In the case that the investor does not have securities trading account, the investor must choose to receive trust units in form of trust unit certificate only. The investor can subscribe for trust units via online system of Bangkok Bank from 8.30 a.m. on 28 September 2026 to 3.00 p.m. on 2 October 2026 by filling in personal and subscription information and verify the accuracy and completeness thereof by himself/herself before confirming the investment. In this connection, the subscriber is not required to fill in and sign the subscription form and is also not required to attach any supporting documents or a photocopy of passbook for his/her account opened with Bangkok Bank.

For the subscription via online system

(1) Bangkok Bank shall manage in the following manner:

(1.1) Bangkok Bank shall strictly and adequately supervise the subscription via online system, and verify the subscriber's identity via Personal Identification Number Code (PIN code);

(1.2) Bangkok Bank shall arrange for the Executive Summary or Fact Sheet to be presented on online system of Bangkok Bank;

(1.3) Bangkok Bank shall specify the offering price per unit, minimum number of trust units for subscription and multiple numbers of trust units for subscription, and shall also state that subscribers can download the Prospectus from the Office of the SEC's website: www.sec.or.th to study the offering details before subscribing for trust units.

(2) Bangkok Bank reserves the right to reject subscriptions for trust units via online system made by minors.

Moreover, Bangkok Bank reserves the right to prescribe additional criteria and conditions for subscribers who subscribe for trust units via online system of Bangkok Bank to ensure compliance with relevant notifications of the Office of the Securities and Exchange Commission (SEC) and the Capital Market Supervisory Board. Bangkok Bank thereby informs such additional criteria and conditions to general investors who wish to subscribe for trust units for their acknowledgement.

In this regard, the subscription methods via online system shall comply with additional requirements or subsequent procedures as put in place by each Underwriter for their customers.

However, in the event that the subscribers cannot proceed with the subscription through the online system, they are able to subscribe using the method of filling out details in the subscription form (Hard Copy).

3) Subscription via voice recording telephone of the Co-underwriters (excluding Bangkok Bank)

A subscriber can subscribe through investment consultant (IC) of the Co-underwriters in accordance with the procedures and methods specified by each Co-underwriter by confirming the subscription via voice recording telephone to the investment consultant who accepts the subscription via voice recording telephone whereby the subscriber must have a securities trading account or other account opened with the Co-underwriters, as indicated in Section 3.2. In this regard, the subscriber is required to pass the Know Your Customer & Customer Due Diligence: KYC/CDD process and complete the suitability test with the Underwriters, as indicated in Section 3 no longer than two years before the subscription date. Moreover, the subscriber shall complete the questionnaire for the Foreign Account Tax Compliance Act: FATCA and/or FATCA/CRS Self-Certification Form (as the case may be) with the Underwriters. The Co-underwriters shall have strict and adequate supervision over the subscription via voice recording telephone and must be able to verify the customer's identity, and each subscriber shall confirm that he/she has studied the information regarding the offering of trust units in the Prospectus and/or the Executive Summary or Fact Sheet, and has agreed to be bound by the Prospectus and/or the Executive Summary or Fact Sheet, and also certifies that he/she has understood and accepted investment risks. The subscriber is not required to fill in and sign the subscription form (Hard Copy) or to attach any supporting documents. In this regard, the subscriber can study the information regarding this offering in the Prospectus and/or the Executive Summary or Fact Sheet on the Office of the SEC's website: www.sec.or.th. The investment consultant of the Co-underwriters shall comply with the following guidelines:

- The investment consultant shall contact the subscriber who have made a subscription via voice recording telephone in order to be as evidence of the subscription by indicating the number of allocated trust units, offering price, payable amount, deposit of trust units, payment channel and payment date, and inform that the subscriber can study details of the offering of trust units from the

Prospectus and/or the Executive Summary or Fact Sheet published on the website of the Office of the SEC: www.sec.or.th;

- The investment consultant shall verify the identity of the subscriber via voice recording telephone such as asking for account number opened with the Co-underwriter or the subscriber's citizen identification number or birthdate or the bank through which the subscription payment is made via the Automatic Transfer System or ATS to the Co-underwriter or name of the investment consultant;

- The subscriber shall verbally confirm that he/she has studied (or has acknowledged) the information regarding the offering of trust units in the Prospectus and/or the Executive Summary or Fact Sheet, and has agreed to be bound by the Prospectus and/or the Executive Summary or Fact Sheet, and also certifies that he/she has understood and accepted investment risks. The subscriber is not required to fill in and sign the subscription form (Hard Copy) or to attach any supporting documents.

- Upon receipt of the confirmation together with details of the subscription via voice recording telephone, the investment consultant of the Co-underwriters shall record the subscription order via the system provided by the Underwriters. The system will then show the subscription information via voice recording telephone, the name of the investment consultant, and the date and time of recording of the subscription via the system.

In this regard, the subscription methods shall comply with additional requirements or subsequent procedures as put in place by each Underwriter as indicated in Section 3 for their customers.

5.1.2. Subscription channels

A subscriber can subscribe through any of the Underwriters via the following channels.

- Bangkok Bank: through offices and branches across the country (except micro branches) from 28 September 2026 to 1 October 2026 from 8:30 a.m. to 4:00 p.m., or during business hours of the Lead Underwriter, and on 2 October 2026 from 8:30 a.m. to 3:00 p.m.; and Bangkok Bank Mobile Banking from 8:30 a.m. on 28 September 2026 to 3:00 p.m. on 2 October 2026.
- Subscribe through the channels of each Co- underwriter, in accordance with Section 3.2 from 28 September 2026 to 1 October 2026 during business hours of each Co-underwriter, and on 2 October 2026 until 3:00 p.m.

The details of subscription channels of the Underwriters are as follows:

(1) Subscription by filling out details in the subscription form (Hard Copy)
   - Bangkok Bank through offices and branches across the country (except micro branches)
   - Asia Plus Securities through its head office and branches across the country
   - DAOL Securities through its head office
   - Maybank Securities through its head office (for the subscriber who has a securities trading accounts opened with Maybank Securities only)

(2) Subscription via online system (for Thai individual subscriber only)
   - Online system (Bangkok Bank Mobile Banking) of Bangkok Bank
   - Online system of Asia Plus Securities

- Online system of Maybank Securities

(3) Subscription via voice recording telephone

- Voice recording telephone of Maybank Securities for the subscriber who has a securities trading account opened with Maybank Securities only (for Thai individual subscriber and Thai registered juristic person subscriber)

In this regard, the subscription methods shall comply with additional requirements or subsequent procedures as put in place by each Underwriter for their customers.

The Underwriters reserve the right to close subscriptions before the end of the subscription period in the case that the number of subscribed trust units reaches the specified number. However, this shall not deprive the Underwriters' right to receive subscription payment for offering trust units from the subscribers until the end of the subscription period.

5.1.3. Subscription payment methods

A subscriber shall make subscription payment for the trust units subscribed at the maximum offering price which will be announced on the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit by the following subscription payment methods:

- If the subscription is made from 28 September 2026 to 12.00 p.m. on 1 October 2026, the subscriber can make subscription payment by: (1) cash (excluding subscription through Asia Plus Securities Company Limited and Maybank Securities (Thailand) Public Company Limited), bank transfer or BAHTNET transfer; or (2) cheque, cashier's cheque (namely "bank's cheque"), or draft which shall be dated within 1 October 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 as indicated in Section 5.1.3, with the subscriber's full name and a contact telephone number written on the reverse side; or (3) money transfer via the Automatic Transfer System (ATS) or direct debit from the subscriber's securities trading account (only in the case that the subscriber has a securities trading account with a Co-underwriter and the authorization for automatic transfer of funds for payment of obligations is effective as of the subscription date).

- If the subscription is made after 12.00 p.m. on 1 October 2026, the subscriber can make subscription payment by: (1) cash (excluding subscription through Asia Plus Securities Company Limited and Maybank Securities (Thailand) Public Company Limited), bank transfer or BAHTNET transfer; or (2) money transfer via the Automatic Transfer System (ATS) or direct debit from the subscriber's securities trading account (only in the case that the subscriber has a securities trading account with a Co-underwriter and the authorization for automatic transfer of funds for payment of obligations is effective as of the subscription date).

- Underwriters' bank accounts for subscription are as follows:

Underwriters	Bank account's name in Thai	Bank account's name in English
Bangkok Bank	บัญชีจองซื้อหน่วยทรัสต์ ALLY	Subscription Account of ALLY
Asia Plus Securities	บริษัทหลักทรัพย์ เอเซีย พลัส จำกัด เพื่อจองซื้อหลักทรัพย์	Asia Plus Securities Company Limited for Securities

		Subscription
DAOL Securities	บริษัทหลักทรัพย์ ดาโอ (ประเทศไทย) จำกัด (มหาชน) เพื่อจองซื้อหน่วยทรัสต์	DAOL Securities (Thailand) Public Company Limited for Unit Trust Subscription
Maybank Securities	บริษัทหลักทรัพย์ เมย์แบงก์ (ประเทศไทย) จำกัด (มหาชน) เพื่อจองซื้อหุ้น 2	Maybank Securities (Thailand) Plc. for Shares subscription 2

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

The subscribers must submit the subscription form and supporting documents as specified in 5.1.1, along with subscription payment or proof of payment for the trust units as specified in 5.1.3 and Certificate of Subscription Right issued by Thailand Securities Depository Co., Ltd. (if any) to the Underwriters within the subscription period which is from 8.30 a.m. to 4.00 p.m. or during business hours of offices and branches of the Underwriters between 28 September 2026 and 1 October 2026 and 2 October 2026 from 8.30 a.m. or during business hours of offices and branches of the Underwriters to 3.00 p.m. (except subscription via online system).

5.2. Institutional Investors who do not submit bookbuilding forms (subscribe through Bangkok Bank)

5.2.1. Subscription methods

Institutional Investors who are existing trust unitholders and whose names appear in the trust unitholder register book as of 15 September 2026 can subscribe the trust units, proportionately to their unitholding. If the allocation results in fractional units that cannot be allocated in an integer number, such fractions shall be rounded down to the nearest integer number. The Institutional Investors who are existing trust unitholders may notify their intention to purchase the additional trust units according to the full entitlement, or more than the entitlement, or less than the entitlement, or to waive their right in subscribing the additional trust units. After allocating the additional trust units in Part 1 to the existing trust unitholders according to the full entitlement, the REIT Manager reserves the right to allocate the remaining additional trust units to the Institutional Investors who are existing trust unitholders and declare their intention to subscribe for the additional trust units more than their entitlement as it deems appropriate and may be carried out simultaneously with, or after, the allocation under Part 2.

(a) Each subscriber shall fill out details in the subscription form with accurate, complete, and clear information, as well as sign and affix the juristic person's seal (if any). Subscribers shall attach supporting documents of the subscription thereto as follows:

Thai registered juristic person subscriber

A certified true copy of the certificate evidence juristic person status or the Affidavit issued by the Ministry of Commerce of Thailand dated no more than six months prior to the subscription date, certified by the authorized person(s) of such juristic person and affixed with the seal of such juristic person (if any), and shall also include as attachments: a copy of valid national identification card, or a copy of the valid alien identification card or valid passport (as the case may be) of the authorized person(s) of such juristic person, which has been certified as true copy whereby the signature affixed must be identical with the signatures affixed in all documents relating to the subscription.

<u>Foreign registered juristic person subscriber</u>

- A certified true copy of the Affidavit or Certificate of Incorporation, certified by the authorized person(s) of such juristic person and affixed with the seal of such juristic person (if any), and a power of attorney authorizing an individual to act on behalf of the company, required in the case of the person signing the subscription documents is not an authorized director;
- In the case that any authorized person or attorney-in-fact of such juristic person is a Thai national, a certified true copy of a valid national identification card of the authorized person or attorney-in-fact (in the case that the copy of government officer identification card does not show the citizen identification number, a certified true copy of the house registration presenting the 13-digit citizen identification number shall be attached). In the case that any authorized person or attorney-in-fact of such juristic person is not a Thai national, a certified true copy of valid alien identification card or valid passport (as the case may be) of the authorized person of such juristic person will need to be attached;
- The aforementioned documents which are certified as true copies shall be notarized by Notary Public officer or any authorized officer in the country where such documents have been prepared or certified as true copies, all of which should have been issued for no longer than six months prior to the subscription date, and then authenticated by an officer of the Thai Embassy or the Thai Consulate in the country where the documents have been prepared or certified as true copies.

<u>In case of juristic person appointing a custodian as an authorized person to proceed with 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. Such documents must be certified by authorized representative of the subscribers or the custodian (as the case may be) and affixed with the seal of such juristic person (if any), and a certified true copy of valid national identification card, alien identification card or passport (as the case may be) of authorized director(s) on behalf of such custodian where the documents have been prepared or certified as true copies.
- In the case that the subscription payment has to be refunded for whatever reasons and the subscribers wish to receive the refund by means of money transfer into their savings account or a current account opened with a commercial bank in Thailand, the subscribers shall attach a certified true copy of such savings account or current account specifying account number and account name whereby the account name must be identical with the subscriber’s name. (Please study details in Section 6 regarding the process and method for the refund of subscription payment for trust units).

- In the case that any subscriber does not attach a copy of a page of bank account passbook containing the subscriber's name and account number, or in the case that the Lead Underwriter is unable to refund the subscription payment by means of money transfer into the subscriber's savings account or current account for whatever reasons, the Lead Underwriter shall refund the subscription payment to the subscriber by cheque payable to the subscriber sent by registered mail to the address specified in the subscription form. (Please study details in Section 6 regarding the process and method for the refund of subscription payment for trust units).

- Besides, in the case that the subscriber wishes to deposit the additional trust units under the Issuer Account No. 600 (Issuer Account), the subscriber who is juristic person must be provide additional documents "FATCA/CRS Self-Certification Form for Entity/Juristic Person" and the FATCA Status questionnaire for Juristic Persons (FATCA STATUS)" which shall be signed to certify the accuracy of the information, as a supporting document for the subscription. If the subscriber fails to provide the required information, the REIT Manager reserves the right to issue a trust certificate in the name of the subscriber to the subscriber instead.

(b) The Institutional Investor subscribers can subscribe for trust units at Head Office of the Lead Underwriter from 28 September 2026 to 1 October 2026 from 8:30 a.m. to 4:00 p.m., and on 2 October 2026 from 8:30 a.m. to 3:00 p.m.

(c) A subscriber shall make subscription payment for the trust units subscribed at the maximum offering price which will be announced on the Stock Exchange of Thailand's website within 25 September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit by the following subscription payment methods:

If the subscription is made from 28 September 2026 to 12.00 p.m. on 1 October 2026, the subscriber can make subscription payment by: (1) cash, bank transfer or BAHTNET transfer; or (2) cheque, cashier's cheque (namely "bank's cheque"), or draft which shall be dated within 1 October 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 as indicated in Section 5.1.3, with the subscriber's full name and a contact telephone number written on the reverse side.

If the subscription is made after 12.00 p.m. on 1 October 2026, the subscriber can make subscription payment by cash, bank transfer or BAHTNET transfer only.

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

(d) Know Your Customer & Customer Due Diligence: KYC/CDD process, as required under the Anti-Money Laundering Law (AML), shall be conducted in accordance with the procedures prescribed by the Lead Underwriter.

(e) The subscribers must submit the subscription form and supporting documents as specified in (a), along with subscription payment or proof of payment for the trust units as specified in (c) to Head

Office of the Lead Underwriter within the subscription period which is from 8.30 a.m. to 4.00 p.m. between 28 September 2026 and 1 October 2026, and 2 October 2026 from 8.30 a.m. to 3.00 p.m.

(f) 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 subscription procedures, as specified in 5.2.1 (a) to (e) to waive their rights to subscribe.

(g) The subscribers who have address in foreign countries must be responsible for laws or regulations of foreign countries and taxes related to investment in trust units, in accordance with the conditions and procedures prescribed by the Lead Underwriter, as specified in Section 3.1. The Lead Underwriter reserves the rights not to offer the trust units to unitholders which may cause any violation to law or regulations of foreign countries or result in additional burden or action to be taken by ALLY further to those required by Thai laws. The foregoing requirements are intended primarily to protect the interests of ALLY, unitholders, and reputation or potential legal liabilities of the Lead Underwriter, except the Lead Underwriter agrees to waive the foregoing on a case-by-case basis. The Lead Underwriter reserves the right, at its sole discretion, to amend such requirements and/or request additional supporting documents as deemed appropriate.

5.3. Institutional Investors who submit the bookbuilding form (Subscribe through Bangkok Bank)

5.3.1. Subscription methods

Institutional Investors who are existing trust unitholders and whose names appear in the trust unitholder register book as of 15 September 2026 can subscribe the trust units, proportionately to their unitholding. If the allocation results in fractional units that cannot be allocated in an integer number, such fractions shall be rounded down to the nearest integer number. The Institutional Investors who are existing trust unitholders may notify their intention to purchase the additional trust units according to the full entitlement, or more than the entitlement, or less than the entitlement, or to waive their right in subscribing the additional trust units. After allocating the additional trust units in Part 1 to the existing trust unitholders according to the full entitlement, the REIT Manager reserves the right to allocate the remaining additional trust units to the Institutional Investors who are existing trust unitholders and declare their intention to subscribe for the additional trust units more than their entitlement as it deems appropriate and may be carried out simultaneously with, or after, the allocation under Part 2.

(a) Each subscriber shall fill out details in the subscription form with accurate, complete, and clear information, as well as sign and affix the juristic person's seal (if any). Subscribers shall attach supporting documents of the subscription thereto as follows:

Thai registered juristic person subscriber

A certified true copy of the certificate evidence juristic person status or the Affidavit issued by the Ministry of Commerce of Thailand dated no more than six months prior to the subscription date, certified by the authorized person(s) of such juristic person and affixed with the seal of such juristic person (if any), and shall also include as attachments: a copy of valid national identification card, or a copy of the valid alien identification card or valid passport (as the case may be) of the authorized person(s) of such juristic person, which has been certified as true copy whereby the signature affixed must be identical with the signatures affixed in all documents relating to the subscription.

Foreign registered juristic person subscriber

- A certified true copy of the Affidavit or Certificate of Incorporation, certified by the authorized person(s) of such juristic person and affixed with the seal of such juristic person (if any), and a power of attorney authorizing an individual to act on behalf of the company, required in the case of the person signing the subscription documents is not an authorized director;
- In the case that any authorized person or attorney-in-fact of such juristic person is a Thai national, a certified true copy of a valid national identification card of the authorized person or attorney-in-fact (in the case that the copy of government officer identification card does not show the citizen identification number, a certified true copy of the house registration presenting the 13-digit citizen identification number shall be attached). In the case that any authorized person or attorney-in-fact of such juristic person is not a Thai national, a certified true copy of valid alien identification card or valid passport (as the case may be) of the authorized person of such juristic person will need to be attached;
- The aforementioned documents which are certified as true copies shall be notarized by Notary Public officer or any authorized officer in the country where such documents have been prepared or certified as true copies, all of which should have been issued for no longer than six months prior to the subscription date, and then authenticated by an officer of the Thai Embassy or the Thai Consulate in the country where the documents have been prepared or certified as true copies.

In case of juristic person appointing a custodian as an authorized person to proceed with the subscription

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. Such documents must be certified by authorized representative of the subscribers or the custodian (as the case may be) and affixed with the seal of such juristic person (if any), and a certified true copy of valid national identification card, alien identification card or passport (as the case may be) of authorized director(s) on behalf of such custodian where the documents have been prepared or certified as true copies.

In the case that the subscription payment has to be refunded for whatever reasons and the subscribers wish to receive the refund by means of money transfer into their savings account or a current account opened with a commercial bank in Thailand, the subscribers shall attach a certified true copy of such savings account or current account specifying account number and account name whereby the account name must be identical with the subscriber's name. (Please study details in Section 6 regarding the process and method for the refund of subscription payment for trust units).

In the case that any subscriber does not attach a copy of a page of bank account passbook containing the subscriber's name and account number, or in the case that the Lead Underwriter is unable to refund the subscription payment by means of money transfer into the subscriber's savings account or current account for whatever reasons, the Lead Underwriter shall refund the subscription payment to the subscriber by cheque payable to the subscriber sent by registered mail to the address specified in the subscription form. (Please study details in Section 6 regarding the process and method for the refund of subscription payment for trust units).

Besides, in the case that the subscriber wishes to deposit the additional trust units under the Issuer Account No. 600 (Issuer Account), the subscriber who is juristic person must be provide additional documents "FATCA/CRS Self-Certification Form for Entity/Juristic Person" and the FATCA Status questionnaire for Juristic Persons (FATCA STATUS)" which shall be signed to certify the accuracy of the information, as a supporting document for the subscription. If the subscriber fails to provide the required information, the REIT Manager reserves the right to issue a trust certificate in the name of the subscriber to the subscriber instead.

(b) The Institutional Investor subscribers can subscribe for trust units at the Head Office of the Lead Underwriter during 5 - 6 October 2026 from 8:30 a.m. to 4:00 p.m.

(c) A subscriber shall make subscription payment for the trust units subscribed at the final offering price which will be announced on the Stock Exchange of Thailand's website within 2 October 2026 by the following subscription payment methods:

The subscriber can make subscription payment by: (1) cash, bank transfer or BAHTNET transfer; or (2) cheque, cashier's cheque (namely "bank's cheque"), or draft which shall be dated within 6 October 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 as indicated in Section 5.1.3, with the subscriber's full name and a contact telephone number written on the reverse side.

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

(d) The subscribers must submit the subscription form and supporting documents as specified in (a), along with subscription payment or proof of payment for the trust units as specified in (c) to Head Office of the Lead Underwriter within the subscription period which is from 8.30 a.m. to 4.00 p.m. during 5 - 6 October 2026.

(e) 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 subscription procedures, as specified in 5.3.1 (a) to (d) to waive their rights to subscribe.

(f) The subscribers who have address in foreign countries must be responsible for laws or regulations of foreign countries and taxes related to investment in trust units, in accordance with the conditions and procedures prescribed by the Lead Underwriter, as specified in Section 3.1 The Lead Underwriter reserves the rights not to offer the trust units to unitholders which may cause any violation to law or regulations of foreign countries or result in additional burden or action to be taken by ALLY further to those required by Thai laws. The foregoing requirements are intended primarily to protect the interests of ALLY, unitholders, and reputation or potential legal liabilities of the Lead Underwriter, except the Lead Underwriter agrees to waive the foregoing on a case-by-case basis. The Lead Underwriter reserves the right, at its sole discretion, to amend such requirements and/or request additional supporting documents as deemed appropriate.

In this regard, the Lead Underwriter shall subsequently remit the subscription proceeds to the Trustee in accordance with the procedures and arrangements stipulated under the relevant agreements.

5.4. KE Group and/or its associated persons (Subscribe through Bangkok Bank)

(a) Each subscriber shall fill out details in the subscription form with accurate, complete, and clear information, as well as sign and affix the juristic person's seal (if any).

(b) A subscriber can subscribe through the Lead Underwriter, as indicated in Section 3.1 during 5 - 6 October 2026 from 8:30 a.m. to 4:00 p.m. The minimum subscription amount is 1 trust unit, with subsequent increases in increments of 1 unit.

(c) A subscriber shall make subscription payment for the trust units subscribed at the final offering price which will be announced on the Stock Exchange of Thailand's website within 2 October 2026 by the following subscription payment methods:

- If the subscription is made on 5 October 2026 from 8:30 a.m. to 12:00 p.m., the subscriber can make subscription payment by: (1) cash, bank transfer or BAHTNET transfer; or (2) cheque, cashier's cheque (namely "bank's cheque"), or draft which shall be dated within 5 October 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 as indicated in Section 5.1.3, with the subscriber's full name and a contact telephone number written on the reverse side;
- If the subscription is made after 12.00 p.m. on 5 October 2026, the subscriber can make subscription payment by: (1) cash, bank transfer or BAHTNET transfer only.

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

(d) The subscribers must submit the subscription form and supporting documents as specified in (a), along with subscription payment or proof of payment for the trust units as specified in (c) to Head Office of the Lead Underwriter within the subscription period which is from 8.30 a.m. to 4.00 p.m. during 5 - 6 October 2026.

6. Process and method for the refund of subscription payment for trust units

The REIT Manager will proceed to return the subscription payment to the subscribers through the methods and subject to the specified conditions as follows:

1) In the case that the subscribers do not receive the allotment of the additional trust units, or the REIT manager exercises the right to refuse the allocation of trust units, whether in whole or in part; or
2) In the case that the final offering price is lower than the maximum offering price; or
3) In the case that the subscribers receive the additional trust units less than the number intended to subscribe; or
4) In the case that the subscribers do not receive the allotment of the additional trust units due to the failure to collect the subscription payment from the cheque payment; or
5) In the event that the offering of the additional trust units is cancelled.

In this regard, the Underwriters, as the receiving agent for subscription applications from subscribers, shall refund the subscription payment for the additional trust units, without any interest and/or compensation whatsoever, through one of the following methods, as detailed below:

Subscription method	Refund channel[1]	Refund period from the subscription closing date
Subscribe through Bangkok Bank Public Company Limited		
1. Subscription by filling out details in the subscription form (Hard Copy)	- Transfer the money to the bank account specified in the subscription form	Within 7 business days
2. Subscription via online system (Online)	- Transfer the money to bank account which the subscriber make payment	Within 7 business days
Subscribe through the Co-underwriters		
1. The subscriber is a customer of the securities company	- Import customer bank deposit accounts via the automated transfer system (ATS)[2],[3] or - Transfer the money to bank account which the subscriber make payment - 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 company	- 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 such cheque will be delivered by registered mail to the address specified in the subscription form. - For the existing trust unitholders, such cheque will be delivered by registered mail to the address in the unitholders' register book on the date on	Within 10 business days

Subscription method	Refund channel[1]	Refund period from the subscription closing date
	which the existing trust unitholders are entitled to subscribe for the additional trust units.	

Remark:

1. and/or by any other channels as the Underwriters may deem appropriate.
2. Applicable only to subscriptions made through underwriters by subscribers who maintain securities trading accounts with such underwriters and whose authorization for automatic debit payment has become effective as of the subscription date
3. Asia Plus Securities shall refund the subscription payment through this method and/or by any other channels as Asia Plus Securities may deem appropriate.

The refund of subscription payment to the subscribers shall be made in accordance with the duration and procedure specified by the Association of Securities Companies. The subscribers shall be responsible for any fees in connection with cheques drawn on a different clearing house or bank (if any). In the case that the refund of subscription payment in respect of trust units not allocated to the subscribers cannot be made within the specified period, or if the refund of the difference between the final offering price and the maximum offering price cannot be made within such period, the Underwriters shall hold responsible for making the refund and shall pay interest to the subscribers at the rate of 7.50% per annum, calculated from the date following the last day of the stated period until the date of which the return can be made. In any case where the refund has been duly transferred to the subscribers' bank account or a refund cheque has been sent by registered mail to the address specified in the subscription form, the subscribers shall be deemed to have duly received such refund and have no further right to claim any interest and/or damages in connection therewith.

In case of an error in transferring the payment or a loss of cheque in delivery process which is not the Underwriters' fault, such as the subscribers' name and address are unclear or not consistent with the information specified in the subscription form, or where the address specified is not up to date, the Underwriters will not be responsible for such error.

7. **Delivery of trust units**

The REIT Manager has appointed Thailand Securities Depository Co., Ltd. ("**TSD**") as trust unit registrar of ALLY and provide depository services for subscribed trust units in this offering. The subscribers can apply and participate in the scripless system services immediately. This will enable the subscribers to trade their trust units on the Stock Exchange of Thailand (the "SET"). This differs from the case where the subscribers wish to receive trust unit certificate, in which case the subscribers will not be able to trade the Trust Units on the SET until the trust unit certificate has been received.

For this offering, subscribers can request the Underwriters to proceed with any one of the following three methods as follows:

(a) If the subscribers wish to receive trust unit certificate in the subscriber's name, TSD will deliver the trust unit certificate according to the subscribers allocated trust unit to the subscribers by registered mail according to the name and registered mailing address as appeared in the subscription form within 15 business days from the last subscription day (excluding the last subscription day itself). In this regard, the subscribers will not be able to trade the trust units on the SET until the trust unit certificate has been received, which may be after the commencement of trading of the additional trust units on the SET.

(b) If the subscribers wish to deposit their trust units in the securities trading account opened with their securities company, TSD 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 subscription day (excluding the last subscription day itself). In this regard, the securities company will also record the number of trust units deposited by the subscribers. In this case, the subscribers can trade the allocated trust units on the SET immediately upon the approval of the SET for listing the trust units of ALLY on the SET.

In case the subscribers request the Underwriters to proceed according to this Section 7(b), 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 Underwriters reserve the right to deposit allocated trust units to the subscribers pursuant to Section 7(a) or 7(c) depending on completeness of documents in each case.

(c) If the subscribers do not wish to receive trust unit certificate but wish to deposit their trust units in the Issuer Account No. 600, ALLY will deposit the allocated trust units with TSD and TSD will record the number of trust units deposited in the Issuer Account No. 600 and will issue the depository evidence to the subscribers within 7 business days from the last subscription day (excluding the last subscription day itself). 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. The withdrawal of the trust units deposited in the Issuer Account No. 600 is subject to processing time. Accordingly, the subscribers might not be able to withdraw the trust units from the Issuer Account No. 600 by the first date on which the additional trust units are traded on the SET.

If the subscribers do not specify any of the above options in the subscription form, the REIT Manager reserves the right to issue the trust unit certificate in the name of the subscribers in accordance with either option (a) or option (c), depending on the completeness of the documentation in each case.

8. Other Important Information

1) Investors should carefully study the information contained in the Prospectus. Investors should understand characteristics of the products, conditions of their returns and risks before making an investment decision.
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 Underwriters are 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 Underwriters hereby reserve the right to use the less between the number specified in the subscription form and the subscription payment received. In this regard, the Underwriters hereby reserve the right, in their sole discretion, to allocate trust units to the subscribers as it deems appropriate.

4) The subscribers who have subscribed and paid for the subscription cannot revoke their subscription. The Underwriters are entitled to deem that subscribers who do not correctly complete the aforementioned subscription procedures to waive their rights to subscribe.
5) The subscribers who have address in foreign countries must be responsible for laws or regulations of foreign countries and taxes related to investment in trust units, in accordance with the conditions and procedures prescribed by each Underwriter, as specified in Section 3. The Lead Underwriter reserves the rights not to offer the trust units to unitholders which may cause any violation to law or regulations of foreign countries or result in additional burden or action to be taken by ALLY further to those required by Thai laws. The foregoing requirements are intended primarily to protect the interests of ALLY, unitholders, and reputation or potential legal liabilities of the Lead Underwriter, except the Lead Underwriter agrees to waive the foregoing on a case-by-case basis. The Lead Underwriter reserves the right, at its sole discretion, to amend such requirements and/or request additional supporting documents as deemed appropriate. Please study the list of non-Thai nationality of the existing trust unitholders that REIT Manager may consider not to offer for allocation of the trust units in the **Enclosure 7.**
6) If you have any questions, please contact
   Bangkok Bank Public Company Limited
   333 Silom Road, Silom Sub-district, Bang Rak District, Bangkok 10500
   Website www.bangkokbank.com
   Tel. 02-645-5555
   Website www.bangkokbank.com

   Corporate Finance Department
   Bangkok Bank Public Company Limited, Head Office (Silom), 24th Floor
   Ms. Suphanvadee Jintanarak Tel. 02-626-3646
   Mr. Kaiyasit Rungsimuntupong Tel. 02-230-2328

Please be informed accordingly.

Sincerely yours,

ALLY Freehold and Leasehold Real Estate Investment Trust

- Mr. Kavin Eiamsakulrat -

(Mr. Kavin Eiamsakulrat)
Chief Executive Officer
ALLY REIT Management Company Limited
as the REIT Manager