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

ALLY REIT Management Company Limited (the "**REIT Manager**") would like to inform you that, according to ALLY Freehold and Leasehold Real Estate Investment Trust (the "**REIT**") has determined the offering and allocation method of the additional trust units to be issued and offered in the second capital increase, by Part 1 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 proportionately based on their unitholding. 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 the REIT further to those required by Thai laws (Preferential Public Offering)

The REIT Manager has determined the record date for determining existing unitholders who will be entitled to subscribe for the additional trust units (Record Date) in connection with the REIT's second capital increase to be on 15 September 2026. Accordingly, the REIT Manager would like to inform the 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 (based on information as of the record date for trust unitholders on 15 September 2026) which includes:

1. American
2. Australian
3. Belgian
4. British
5. English
6. Canadian
7. Chinese
8. French
9. Hong Kong
10. Indian
11. Irish
12. New Zealand
13. Japanese
14. Dutch
15. Singaporean
16. Swedish
17. Russian
18. Taiwanese
19. Malaysian
20. Any other countries in which the allocation of the additional trust units to the existing unitholders of the REIT may cause any violation to law or regulations of foreign countries or result in additional burden or action to be taken by the REIT further to those required by Thai laws

In this regard, the REIT Manager reserves the right to announce changes and/or additions to the list of nationalities, which may include additional nationalities of trust unitholders based on the most recent record date. Any such changes and/or additions will be announced through the REIT Manager's website (www.allyreit.com) and/or the Stock Exchange of Thailand's website (www.set.or.th) prior to the subscription period for the additional trust units.

The REIT Manager has already sent the Subscription Form and the information on subscription of the additional trust units for the REIT's second capital increase to the existing trust unitholders who are entitled to make a subscription under Part 1 via registered mail. However, that the REIT Manager will not send such documents to the trust unitholders whose subscription may cause any violation to law or regulations of foreign countries or result in additional burden or action to be taken by the REIT further to those required by Thai laws. 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 as specified above.

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