ALLY REIT

No. ARM2026041

21 September 2026

Subject: **Notification of Subscription Right for the Additional Trust Units of ALLY Freehold and Leasehold Real Estate Investment Trust (the "REIT")**

To: **Trust Unitholders of ALLY Freehold and Leasehold Real Estate Investment Trust**

Enclosures

1. Certificate of Subscription Right for the Second Capital Increase (issued by Thailand Securities Depository Co., Ltd. as the Registrar of the REIT)
2. Details regarding the Trust Unit Subscription Method for the Second Capital Increase
3. Executive Summary of Registration Statement for the Offering of the Additional Trust Units for the Second Capital Increase of the REIT (Fact Sheet)
4. Subscription Form for the Additional Trust Units for the Second Capital Increase
5. FATCA/CRS Self-Certification Form for Individual Customer applicable for subscribers wishing to deposit securities into Issuer Account
6. FATCA/CRS Self-Certification Form for Entity/Juristic Person applicable for juristic person subscribers wishing to deposit securities into Issuer Account
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
8. Suitability Test for Individual Investor
9. Suitability Test for Juristic Investor
10. Know Your Customer & Customer Due Diligence Form (KYC/CDD) for Individual Investor
11. Know Your Customer & Customer Due Diligence Form (KYC/CDD) for Juristic Investor
12. Power of Attorney (For subscription through Maybank Securities (Thailand) Public Company Limited)

According to ALLY REIT Management Company Limited (the "**REIT Manager**") as the REIT Manager of ALLY Freehold and Leasehold Real Estate Investment Trust (the "**REIT**") has received approval from the Office of the Securities and Exchange Commission (the "**SEC**") to offer newly issued trust units of the second capital increase (the "**Additional Trust Units**") of the REIT on 18 August 2026 and the Registration Statement and Prospectus for the offer for sale of Additional Trust Units for the second capital increase are effective on 7 September 2026 (the "**Prospectus**"), the important information of such Registration Statement and Prospectus are provided in **Enclosure 3** Executive Summary of Registration Statement for the Offering of the Additional Trust Units for the Second Capital Increase of the REIT (Fact Sheet).

The REIT Manager would like to inform the trust unitholders of the important information regarding the offer for sale of the Additional Trust Units for the second capital increase of the REIT, which is set out in the Prospectus as follows:

1. **The number of the Additional Trust Units** shall not exceed 151,500,000 units, which are divided as follows:

Part 1

To offer for sale not more than 121,200,000 trust units to be issued and offered for sale in this capital increase to the existing trust unitholders whose names appear in the trust unitholder register book 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. 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 "**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.

In this regard, the Lead Underwriter may, in its discretion and on a case-by-case basis, consider granting an exemption to allocate trust units to unitholders who do not meet the requirements of the foreign laws specified above. In such cases, the Lead Underwriter may require additional documentation or amendments to the subscription materials, as it deemed appropriate. 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 pursuant to the abovementioned eligibility are as indicated in **Enclosure 7**.

After allocating the Additional Trust Units in this 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) a private placement and/or (2) a 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.

The information appearing in the registration statement for issuance and offer for sale of trust units and/or the Prospectus for the offering of trust unit for the second capital increase of the REIT shall be regarded as the definitive source for the number of trust units to be allocated and the method of allocation to each type of investor.

In any event, the REIT Manager will allocate the Additional Trust Units to any persons or associated persons for not more than 50 percent of the total issued and offered trust units of the REIT, whereby the definition of the associated persons shall be as set out in the Notification of the Capital Market Supervisory Board No. TorJor. 49/2555 RE: Issuance and Offer for Sale regarding Units of Real Estate Investment Trust, together with the definition of the sponsor of the real estate investment trust in accordance with the Notification No. Tor Thor. 27/2559. The information appearing in the registration statement for issuance and offer for sale of trust units and the Prospectus shall be deemed the criteria of allocating the Additional Trust Units to each type of investor.

2. Subscription Ratio

Subscription Ratio for the Existing Trust Unitholders are entitled to the allotment of the Additional Trust Units in proportion to their respective unitholding as **1 existing trust unit to 0.1386 Additional Trust Unit**. In the case of any fraction of the Additional Trust Units remaining from the allotment to the Existing Trust Unitholders, it shall be rounded down to the nearest integer number.

3. Maximum Offering Price

The REIT Manager will announce the maximum offering price 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, and such final offering price will be determined based on the survey on demand for purchase of the Additional Trust Units from institutional investors (Bookbuilding Process).

In the case where the final offering price is lower than the maximum offering price, the Underwriter who accepts the subscription of trust units from the subscribers will make a refund to the subscribers for the difference of subscription price between the final offering price and the maximum offering price. The refund will be made in accordance with the methods specified in the Prospectus.

4. Subscription Period and Subscription Channels

The details on the subscription period and subscription channels are as follows:

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	Subscribe through the channels of the lead underwriter as follows: - Bangkok Bank Public Company Limited: at all branches (excluding micro	- 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

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
	September 2026, provided that the maximum offering price will not exceed Baht 5.00 per unit.[/1]	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 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.	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 may be made by: (1) cash (excluding subscription through Asia Plus Securities 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

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
			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.
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	Subscribe at: - Bangkok Bank Public Company Limited: Corporate Finance Department, 24th Floor, Head Office, No. 333 Silom Road, Silom Sub-district,	- Payment may be made by: (1) cash, bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
	website on 2 October 2026.	Bang Rak District, Bangkok 10500. From 5 October 2026 to 6 October 2026 from 8:30 a.m. to 4:00 p.m.	
KE Group and/or its associated persons	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.	- If subscribing on 5 October 2026 before 12:00 p.m., 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 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,	- Payment may be made by: (1) cash, bank transfer, or BAHTNET transfer (2) cheque, cashier's cheque, or draft

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
		Bang Rak District, Bangkok 10500. From 5 October 2026 to 6 October 2026 from 8:30 a.m. to 4:00 p.m.	
Persons under discretion of underwriters who are not institutional investors	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 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	- 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, TISCO Securities Company Limited, and Yuanta Securities (Thailand) 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.

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
		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 - 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.	- 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, and Yuanta Securities (Thailand) 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

Type of Investors	Subscription Price per Trust Unit	Subscription	Payment Methods
			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 **Enclosure 2** Details regarding the Trust Unit Subscription Method for the Second Capital Increase.
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 **Enclosure 2** Details regarding the Trust Unit Subscription Method for the Second Capital Increase.

Please consider additional details regarding the methods for subscription of the Additional Trust Units and payment terms in **Enclosure 2** Details regarding the Trust Unit Subscription Method for the Second Capital Increase and Part 3 of the Prospectus for the Offering for Sale of Trust Units.

The REIT Manager will not offer the Additional Trust Units 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 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. In this regard, the Lead Underwriter may, on a case-by-case basis, consider granting an exemption to allocate trust units to unitholders who do not meet the requirements of the foreign laws specified above. In such cases, the Lead Underwriter may require additional documentation or amendments to the subscription materials, as it deemed appropriate.

In this regard, the REIT Manager reserves the right, at its sole discretion, to amend and/or add any relevant details as deemed appropriate, such as the details about the offering for sale, allocation, and subscription of the Additional Trust Units, including but not limited to the list of restricted nationalities, in order to ensure the success of the offering for the Additional Trust Units. Any such changes and/or additions will be announced through the REIT's website (www.allyreit.com) and/or the Stock Exchange of Thailand's website (www.set.or.th) as deemed appropriate.

The REIT Manager would like to inform you of your rights to subscribe for the Additional Trust Units of the REIT according to the amount as specified in the Certificate of Subscription Right for the Second Capital Increase (as per the details set out in **Enclosure 1**). Investors can download the Prospectus from the website of the Office of the Securities and Exchange Commission (www.sec.or.th) and the website of the REIT (www.allyreit.com)

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