FM 009/2026

17 August 2026

Subject Invitation to the Extraordinary General Meeting of Unitholders of Luxury Real Estate Investment Fund (LUXF) No. 1/2026 via electronic means (E-EGM)

To Unitholders of Luxury Real Estate Investment Fund (LUXF)

Enclosures:
1. Explanation of identity verification procedures for attending and voting at the E-EGM 1 copy
2. Attendance Confirmation Form for the E-EGM 1 copy
3. QR Code for the Independent Financial Advisor Opinion Report 1 copy
4. Proxy Form 1 copy
5. Business Reply Envelope 1 envelope

Eastspring Asset Management (Thailand) Co., Ltd. (the "Management Company"), as the management company of Luxury Real Estate Investment Fund (LUXF) (the "Fund"), deems it appropriate to convene the Extraordinary General Meeting of Unitholders of the Fund No. 1/2026 on 18 September 2026 from 10.30 a.m. onwards via electronic means (E-EGM). For this Extraordinary General Meeting of Unitholders, there must be not less than 25 unitholders attending in person and proxies of unitholders attending the meeting, or not less than one-half of the total number of unitholders, and the aggregate number of investment units represented must be not less than one-third of the total number of investment units sold by the Fund, in order to constitute a quorum for this Extraordinary General Meeting of Unitholders.

The Management Company therefore invites unitholders to attend the meeting on the date and time specified above to consider the following agenda items:

Agenda 1 To consider and approve the lease of the property used for the Six Senses Yao Noi Project of the Fund

The Management Company has considered it appropriate to propose to the meeting of unitholders of the Fund to consider and approve the lease of the property in which the Fund has invested, with details as follows

Key assets of the Fund

The Fund invests in real estate, namely the Six Senses Yao Noi Project. The Fund invested by accepting the transfer of ownership of real estate, including land and buildings used in the Six Senses Yao Noi Project and other assets in the project, from Koh Yao Noi Hotel Co., Ltd. on 26 May 2008 (the "Project"). At present, the Fund derives benefits from such real estate by leasing it to the lessee, Sustainable Luxury Hospitality (Thailand) Limited ("SLH"), for use in hotel operations and/or other businesses related to hotel operations, such as restaurants and spas. The lease term is 3 years, and each party has the right to renew the lease 4 times, each for a period of 3 years (the "Lease Agreement"). Details of the assets in the Project are as follows

1. Land, which is the location of the Six Senses Yao Noi Project, situated in Ko Yao Noi Subdistrict, Ko Yao District, Phang Nga Province, with an area of approximately 79 rai 3 ngan 66.2 square wah.
2. All buildings and structures constructed on the land, including systems, fixtures, facilities and appurtenances of the buildings, located at No. 56 Moo 5, Ko Yao Noi Subdistrict, Ko Yao District, Phang Nga Province, with details as follows:
   a. 56 private pool villas, comprising Pool Villa, Deluxe Pool Villa, Pool Villa Suite, The Retreat and Hill Top Reserve types, with usable areas ranging from approximately 161 square meters to 1,402 square meters, totaling approximately 13,090 square meters.
   b. 10 staff accommodation buildings, administration building, office and engineering department, laundry room, totaling approximately 4,100 square meters
   c. Supporting buildings and other common administrative buildings, including restaurants, spa, sauna, fitness room, tennis court, and library for books, movies and music, totaling approximately 4,130 square meters.
   d. Furniture, equipment, tools, appliances and facilities related to the accommodation buildings, and furniture and facilities for use in the common areas of the Project.

As the Lease Agreement will expire on 30 June 2027, the Management Company arranged a general bidding process to allow all interested lessees to submit bids. The bidding process ended on 27 February 2026. Only one party registered and submitted a bid envelope, namely SLH, the existing lessee of the Fund's property. The Fund therefore summarizes the bidding process for the meeting of unitholders of the Fund as follows:

Date	Event
9 January 2026	The Management Company notified the Stock Exchange of Thailand of the process to recruit a lessee for the Fund's property and appointed Nexus Property Marketing Co., Ltd. ("Nexus") as bidding advisor to act as the agent for recruiting a lessee.
9 January - 26 January 2026	Period for interested parties to register their intention to propose themselves as lessee of the Six Senses Yao Noi Project.
14 January - 24 February 2026	Period for reviewing asset documents of the Six Senses Yao Noi Project and submitting inquiries.
27 February 2026 (3.00 p.m.)	Deadline for submission of bid envelopes for leasing the Six Senses Yao Noi Project (the "Bid Envelope").
27 February 2026 (3.30 p.m.)	The Management Company opened the Bid Envelope together with Kasikornbank Public Company Limited, as trustee, and Nexus, as the agent for recruiting a lessee, at Kasikornbank, Rat Burana Building.
22 July 2026	The Investment Committee Meeting of the Fund No. 13/2026 considered the rental proposal and other related conditions submitted by the bidder and was of the opinion that SLH's rental proposal and other related conditions were beneficial to the Fund and the unitholders. It therefore proposed that the unitholders approve the lease of the Fund's property to SLH at the Extraordinary General Meeting of Unitholders No. 1/2026

After the meeting of unitholders of the Fund approves the lease of the Project to SLH, the Fund and SLH will enter into the relevant lease agreement (the "New Lease Agreement"). Most key terms and conditions are consistent with the existing Lease Agreement, while certain terms may be amended to reflect current circumstances and economic conditions. In entering into the New Lease Agreement, the Management Company will primarily consider the maximum benefit to be received by the Fund and the unitholders. The Management Company therefore summarizes the key terms and conditions to be included in the New Lease Agreement by comparing them with the terms and conditions under the existing Lease Agreement, for the meeting of unitholders to consider in connection with voting, as follows:

	Existing Lease Agreement	New Lease Agreement
Lessor	Luxury Real Estate Investment Fund	No change
Lessee	Sustainable Luxury Hospitality (Thailand) Limited (SLH)	No change
Lease term	3 years	No change
Lease renewal	Each party has the right to renew the lease for further periods of 3 years each, for 4 times. Every 3-year period, the Lessor has the right to refuse renewal of the lease to the Lessee if the Fund's average annual minimum rental income is below the specified threshold.	No change
Rent	• Fixed rent: Baht 70,000,000 per year throughout the first 3-year lease term. Thereafter, fixed rent will increase by 3% per year until the end of the lease term, including renewals. The Lessee may pay fixed rent in monthly installments at different rates in each month, based on tourism seasons, as to be determined by the Fund and the Lessee in the annual budget for each year. • Variable rent: The Lessee agrees to pay variable rent as follows. Case 1: if the Residual Amount is greater than or equal to the Split Start Amount, the Fund will receive variable rent in two parts: (1) Variable rent part 1 = 100% x [B - C]; (2) Variable rent part 2 = 80% x [A - B]. Case 2: if the Residual Amount is less than the Split Start Amount but	• Fixed rent: The Lessee agrees to pay monthly fixed rent at the rates specified in the agreement. Rent in the first year will be Baht 102,838,000, and fixed rent will increase by 3% per year. • Variable rent: The Lessee agrees to pay variable rent as follows. Case 1: if the Residual Amount is greater than or equal to the Split Start Amount, the Fund will receive variable rent in two parts: (1) Variable rent part 1 = 100% x [B - C]; (2) Variable rent part 2 = 80% x [A - B]. Case 2: if the Residual Amount is less than the Split

<table>
<tr>
<td></td>
<td>greater than fixed rent, variable rent = A - C.

• A = Residual Amount calculated from GOP - Hotel Management Fee - FF&E reserve - insurance and property taxes. B = Split Start Amount. C = Fixed rent. Hotel Management Fees consist of Base Fee at 2% of Gross Revenues and Incentive Fee at 6% of GOP.

• Split Start Amount: Years 1-3: Baht 70 million per year; Years 4-6: Baht 90 million per year; Years 7-9: Baht 100 million per year; from Year 10 onwards, the Split Start Amount will increase by 10% every 3 years until the expiry of the lease</td>
<td>Start Amount but greater than fixed rent, variable rent = A - C.

• A = Residual Amount calculated from GOP - Hotel Management Fee - FF&E reserve - insurance and property taxes. B = Split Start Amount. C = Fixed rent. Hotel Management Fees consist of Base Fee at 2% of Gross Revenues and Incentive Fee at 6% of GOP.
• Split Start Amount per year:
<table>
<tr><th>Year</th><th>Amount per year (Baht)</th></tr>
<tr><td>1 – 3</td><td>133,100,000</td></tr>
<tr><td>4 – 6</td><td>146,410,000</td></tr>
<tr><td>7 – 9</td><td>161,051,000</td></tr>
<tr><td>10 – 12</td><td>177,156,100</td></tr>
<tr><td>13 – 15</td><td>194,871,710</td></tr>
</table></td>
</tr>
<tr>
<td>Lease collateral</td>
<td>From the commencement date of the Lease Agreement and at the beginning of each lease year, the Lessee shall deposit cash into the cash collateral account so that the balance in the account is not less than Baht 70 million. Such amount will be used to pay monthly fixed rent and quarterly variable rent.

During each lease year, the Management Company may allow the Lessee to replace the security from cash with a bank guarantee or high-quality securities acceptable to the Management Company, such as government bonds, subject to conditions specified by the</td>
<td>On the date of execution of this agreement, the Lessee shall deposit an amount equal to the fixed rent for the following year into the cash collateral account opened by the Fund. The cash deposit may be provided in the form of a bank guarantee issued by a Thai commercial bank acceptable to the Fund for 50% and in the form of units of Eastspring Treasury Money Fund (“ES-TM Fund”) for 50%. If any part of the security is provided in the form of ES-TM Fund units, upon an event of default, the Lessee shall have the immediate right to liquidate, redeem or convert such fund units into cash without any</td>
</tr>
</table>

	Fund. If the Lessee changes the form of security from cash in the collateral account to a bank guarantee, the outstanding amount under such bank guarantee must be not less than Baht 35,000,000, and throughout the remaining period of that year the Lessee must maintain cash in the collateral account of not less than Baht 35,000,000. Upon renewal of the lease, the amount of cash in the Cash Collateral Account or the specified amount of other substitutable security permitted under the agreement will increase by 3% per year from the first renewal onwards. For example, for Year 1 of the first renewal term, the cash in the collateral account or specified amount of substitutable security will increase from Baht 70,000,000 to Baht 72,100,000, and from Baht 35,000,000 to Baht 36,050,000.	consent, approval, instruction or delay from the property fund. The aggregate amount of cash collateral, bank guarantee, pledged securities, fund units or other replacement security that the Lessee must maintain shall equal 100% of the fixed rent payable for the following year.
Early termination	• Early termination by the Lessee: The Lessee must give at least 18 months' prior notice of termination. The Lessee may terminate if the leased property is expropriated pursuant to any order or law relating to land expropriation or any other relevant laws or regulations of relevant government agencies, and such expropriation has a material adverse effect on the operation of the Project and there is no means to remedy or mitigate such situation.	• Early termination by the Lessee: The Lessee must give at least 30 months' prior notice of termination. The Lessee may terminate if the leased property is expropriated pursuant to any order or law relating to land expropriation or any other relevant laws or regulations of relevant government agencies, and such expropriation has a material adverse effect on the operation of the Project and there is no means to remedy or mitigate such situation.

<table>
<tr>
<td></td>
<td>

Early termination by the Lessor: The property fund has the right to refuse renewal of the lease if rental income, calculated from fixed rent and variable rent, is lower than the average annual minimum income threshold:

<table>
<tr><th>Average Annual Revenue</th><th>Minimum Average Annual Revenue in Each 3 year Period(Baht)</th></tr>
<tr><td>Year 1-3</td><td>70 million</td></tr>
<tr><td>Year 4-6</td><td>90 million</td></tr>
<tr><td>Year 7-9</td><td>100 million</td></tr>
<tr><td>Year 10-12</td><td>110 million</td></tr>
</table>

In such case, (1) the Lessee may make an additional payment to satisfy the rent, or (2) if a force majeure event specified in the Lease Agreement occurs, the Lessee may elect to exclude the months affected by such force majeure event from the calculation of the average minimum income threshold. If the average annual income is below the above threshold and the Fund wishes to terminate the lease for such reason, the Fund agrees to allow the Lessee to renew the lease for at least 12 months so that the Fund can find a new lessee to continue hotel operations and so that the Lessee can manage the closure of business operations and deliver the leased property, including the hotel business license, to the Fund or the new lessee.

</td>
<td>

Early termination by the Lessor: The property fund has the right to refuse renewal of the lease if rental income, calculated from fixed rent and variable rent, is lower than the average annual minimum income threshold:

<table>
<tr><th>Average Annual Revenue</th><th>Minimum Average Annual Revenue in Each 3 year Period(Baht)</th></tr>
<tr><td>Year 1-3</td><td>105.95 million</td></tr>
<tr><td>Year 4-6</td><td>115.77 million</td></tr>
<tr><td>Year 7-9</td><td>126.50 million</td></tr>
<tr><td>Year 10-12</td><td>138.24 million</td></tr>
<tr><td>Year 13-15</td><td>151.05 million</td></tr>
</table>

In such case, (1) the Lessee may make an additional payment to satisfy the rent, or (2) if a force majeure event specified in the Lease Agreement occurs, the Lessee may elect to exclude the months affected by such force majeure event from the calculation of the average minimum income threshold. If the average annual income is below the above threshold and the Fund wishes to terminate the lease for such reason, the Fund agrees to allow the Lessee to renew the lease for at least 12 months so that the Fund can find a new lessee to continue hotel operations and so that the Lessee can manage the closure of business operations and deliver the leased property, including the hotel business license, to the Fund or the new lessee.

</td>
</tr>
</table>

	• The Fund shall have the right to terminate the lease agreement by giving the Lessee at least 12 months' prior notice. The Fund shall pay compensation to the Lessee as follows: Years 1 to 10 Baht 90 million, together with actual expenses incurred in connection with the closure of business operations, not exceeding Baht 30 million; Years 11 to 15: Baht 60 million, together with actual expenses incurred in connection with the closure of business operations, not exceeding Baht 30 million.	• The Fund shall have the right to terminate the lease agreement by giving the Lessee at least 30 months' prior notice. The Fund shall pay actual expenses incurred, capped at Baht 30 million, if the Fund sells the leased property to a third-party purchaser and an affiliate of the Lessee is not appointed and does not agree to continue acting as the property manager.

<u>Improvement of the Fund's property</u>

As the buildings within the Project have been in use for a long period and have deteriorated with age, after entering into the new lease agreement, LUXF plans to improve the Six Senses Yao Noi Project in various aspects, such as renovation of the spa and guest rooms, with total investment expected to be approximately Baht 150 million within a period of 3 years.

The meeting of unitholders of the Fund is requested to consider the details relating to the entry into the new lease agreement for the purpose of voting. After the meeting of unitholders approves the entry into such lease agreement, the Fund expects to enter into the new lease agreement by 31 October 2026.

<u>Opinion of the Management Company</u>

The Investment Committee is of the opinion that the transaction to lease the property on which the Six Senses Yao Noi Project is located to SLH is fair and reasonable because SLH, as the existing lessee, is familiar with and has experience and expertise in managing the Project. In addition, SLH has operated efficiently in the past, resulting in LUXF having consistently good operating performance. Furthermore, the terms of the new lease agreement are not inferior to those of the existing lease agreement and do not prejudice the Fund or the unitholders. SLH is a company within the IHG group, which has an international hotel management network and standards, together with an experienced team familiar with the Project assets, enabling efficient and continuous operations. Therefore, the Investment Committee considers that the transaction is for the maximum benefit of the Fund and the unitholders by supporting stable and sustainable long-term income.

Voting

Approval of the entry into the new lease is regarded as a transaction relating to the core assets of the Fund and must be approved by the meeting of unitholders by a vote of not less than three-fourths of the total number of investment units held by unitholders attending the meeting and entitled to vote.

Agenda 2 To consider the amendment to the Fund Scheme by removing the section specifying the names of the auditor and property appraiser from the Fund Scheme

Objective

The Management Company proposes to amend the Fund Scheme by removing the section specifying the names of the auditor and property appraiser from the Fund Scheme, as such information will already be stated in the annual report of the Fund. This is to avoid impact on unitholders in the event that the auditor and property appraiser must be changed in accordance with applicable notifications. Nevertheless, the auditor and property appraiser engaged by the Management Company must continue to possess the qualifications and not have any prohibited characteristics under the criteria prescribed by the Office of the SEC and applicable laws. The Management Company remains responsible for appointing such persons in accordance with the prescribed criteria, and for disclosing information and notifying unitholders through channels required by law, as well as continuing to disclose such information in the annual report of the Fund.

Opinion of the Management Company

The Management Company is of the opinion that this amendment to the Fund Scheme is merely an update to administrative details to enable the Fund to comply with the applicable criteria efficiently. It does not affect the investment policy, investment objectives, rights or benefits of the unitholders in any way.

Voting

The amendment to the Fund Scheme must be approved by a resolution of the unitholders' meeting, passed by a vote of more than one-half of the total units held by unitholders attending the meeting and entitled to vote.

Agenda 3 To consider other matters (if any)

The Management Company therefore invites the unitholders of the Fund to attend the meeting on the date and time specified in this invitation letter. Please study the explanation of registration procedures, meeting attendance and proxy appointment, details of which appear in the enclosures.

To facilitate and expedite registration, unitholders are requested to notify their intention and confirm their identity to the Management Company by 14 September 2026 at email contactus.th@eastspring.com. The Management Company will then send the user manual for accessing the electronic meeting system to the email address provided by each unitholder for use in the Extraordinary General Meeting of Unitholders via electronic means (E-EGM).

If a unitholder is unable to attend the meeting in person and wishes to appoint a proxy to attend and vote at this meeting, please complete and sign the Proxy Form enclosed herewith, affix stamp duty of Baht 20, and submit the Proxy Form, identification documents or evidence, and supporting documents for meeting attendance to the Management Company on the specified date. If a unitholder wishes to appoint the fund manager of the Fund to attend the meeting as proxy, please complete and sign the enclosed Proxy Form. The Proxy Form and supporting identification documents may be sent to the Management Company using the business reply envelope enclosed with this invitation letter by 14 September 2026.

Yours sincerely,

Eastspring Asset Management (Thailand) Co., Ltd.
Luxury Real Estate Investment Fund (LUXF)

Taradorn Khiewmeesuan
Tel. +66 838-1800 ext. 8312 / 8307

Attachment 1

Procedures for attending the Extraordinary General Meeting of unitholders through the electronic channel (E-EGM)

1. <u>The unitholders attend the meeting in person and voting through electronic channel</u>

   Unitholders must submit documents and verify their self-identity through email contactus.th@eastspring.com within 14 September 2026. Unitholder complies with the procedures specified below

   1. Filled E- EGM application form and sign
   2. A copy of the Identification card

2. <u>The unitholders assign a proxy to attend the extraordinary I General Meeting through an electronic channel (the proxy)</u>

   Unitholders must submit documents and verify their self-identity through email contactus.th@eastspring.com within 14 September 2026. Unitholders comply with the procedures specified below

1. Filled E- EGM application form and sign
2. Filled Proxy form and sign
3. A copy of the Identification card of unitholders
4. A copy of the Identification card of proxy

Once the Management Company verifies the document, the manual for attending E- EGM will submit to unitholders through registered email.

<u>In the case of any unitholders who are unable to attend the electronic meeting by selves</u> and wish to authorize any person to attend the meeting and vote on your behalf, please complete and sign

a Proxy Form, as appeared in the Attachment, and duly affixing the stamp duty of Baht 20. The authorized person shall send the Proxy Form together with the identification and supporting document for self-verification for attending the meeting, to the Management Company on the specified date.

If unitholders wish to authorize the Property Fund Manager to attend the meeting on your behalf, please complete and sign a Proxy Form attached herewith and deliver the Proxy Form together with the identification and supporting document for selves' verification and supporting document back to the Management Company by using registered mail envelope attached hereto within 14 September 2026.

3. Giving advice or sending questions related to business, industry, Fund performance, or related to any agenda which will be considered at the E-EGM

If the Unitholder wishes to give advice or send questions, this can be done in 2 ways as follows:

3.1 Give advice or send questions in advance to the Management Company before the meeting date through the following channels:

- (E-mail): contactus.th@eastspring.com
- Telephone: 02-838-1800 (during business hours)
- Postal mail: Please address as the following details
  Eastspring (Thailand) Asset Management Co., Ltd.
  No. 944, 9th Floor, Mitrtown Office Tower
  Rama 4 Road, Wang Mai Subdistrict, Pathum Wan District
  Bangkok 10330

3.2 Give advice or send questions during the meeting for the attendee attending the E-EGM. The attendee must specify his/her name and surname and state whether he/she is a Unitholder attending the meeting himself/herself or a proxy before every suggestion or question is sent. The Management Company will open Chat channel for text messages for giving advice and sending questions during the meeting.

Attachment 3

Dear Unitholders

For the benefit of the environmental protection to reduce the paper used and reduce global warming, the unitholders can download the IFA report from this QR Code or find out in the digital platform of the SET and website of the Property Fund at https://www.eastspring.co.th

IFA Report

เอกสารแนบ 4 แบบ ก.

Attachment 4 Form A.

หนังสือมอบฉันทะ

PROXY

เขียนที่____

Written at

วันที่__________เดือน__________________________พ.ศ.______________

Date Month Year

(1) ข้าพเจ้า____สัญชาติ_____________________________________

I / We Nationality

อยู่บ้านเลขที่__________________________________ถนน__________________________________ตำบล/แขวง____

Reside at Road Tambon/Khwaeng

อำเภอ/เขต__________________________________จังหวัด__________________________________รหัสไปรษณีย์____

Amphur/Khet Province Postal Code

(2) เป็นผู้ถือหน่วยลงทุนของ กองทุนรวมอสังหาริมทรัพย์ลักซ์ชัวรี่
โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม____หน่วย

being a unitholder of Luxury Real Estate Investment Fund holding the total amount of ____units.

และออกเสียงลงคะแนนได้เท่ากับ______________________________ เสียง

and having the right to vote equal to ___________________________votes

(3) ขอมอบฉันทะให้

❒ (1)________วิศิษฐ์ ชื่นรัตนกุล____อายุ____57_____ปี อยู่บ้านเลขที่____________889/249___________

Hereby appoint age years, reside at

ถนน________________ทองหล่อ_________________ตำบล/แขวง______________คลองตันเหนือ_____________อำเภอ/เขต___________________วัฒนา___________

Road Tambon/Khwaeng Amphur/Khet

จังหวัด______________กรุงเทพ________________รหัสไปรษณีย์____________10110____________________

Province Postal Code

❒ (2)____อายุ__________ปี อยู่บ้านเลขที่____________________________

Hereby appoint age years, reside at

ถนน______________________________________ตำบล/แขวง_______________________________________อำเภอ/เขต_________________________________

Road Tambon/Khwaeng Amphur/Khet

จังหวัด__________________________________รหัสไปรษณีย์___________________________________

Province Postal Code

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมวิสามัญผู้ถือหน่วยลงทุนประจำปี 2569 ในวันที่ 18 กันยายน 2569 เวลา 10.30 น.โดยผ่านสื่ออิเล็คโทรนิกส์(E-EGM) หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

to be my/our proxy to attend and vote on my/our behalf at the 2026 Extraordinary general meeting of unitholders on September 18, 2026, at 10.30 through the electronic channel (E-EGM) or at any adjournment thereof on any date, time, and place.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้

I/We hereby authorize the proxy to vote on my/our behalf at this meeting follows:

วาระที่ 1 พิจารณาอนุมัติการให้เช่าทรัพย์สินอันเป็นที่ตั้งของโครงการซิกส์เซ้นส์ ยาวน้อย ของกองทุนรวม

Agenda No.1 Re: To consider and approve the leasing of the property on which the Six Senses Yao Noi Project of the Fund is located.

☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote at my/our desire as follows:

☐ เห็นด้วย ☐ ไม่เห็นด้วย ☐ งดออกเสียง

Approve Disapprove Abstain

“ ฉีกเอกสารตามรอยปรุ ”

<u>วาระที่ 2</u> พิจารณาอนุมัติการแก้ไขเพิ่มเติมโครงการจัดการกองทุน โดยยกเลิกการระบุรายชื่อผู้สอบบัญชีและผู้ประเมินทรัพย์สินออกจากโครงการจัดการกองทุน

Agenda No.2 Re: To consider and approve the amendment to the Fund Management Scheme to remove the names of the auditors and property appraisers from the Fund Management Scheme.

☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) To grant my/our proxy to vote at my/our desire as follows:

☐ เห็นด้วย ☐ ไม่เห็นด้วย ☐ งดออกเสียง
Approve Disapprove Abstain

<u>วาระที่ 3</u> พิจารณาเรื่องอื่น ๆ (ถ้ามี)

Agenda No.3 Re: Other matters (if any)

☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) To grant my/our proxy to vote at my/our desire as follows:

☐ เห็นด้วย ☐ ไม่เห็นด้วย ☐ งดออกเสียง
Approve Disapprove Abstain

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหน่วยลงทุน

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a unitholder.

(6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นเป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้ หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we has appointed a person as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition of any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any business carried out by the proxy at the said meeting, except in the case that proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed____ผู้มอบฉันทะ/Grantor
(____)

ลงชื่อ/Signed____ผู้รับมอบฉันทะ/Proxy
(____)

หมายเหตุ

1. ผู้ถือหน่วยลงทุนที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยลงทุนให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
   The unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units into several proxies for splitting votes.
2. กรุณาติดอากรแสตมป์ 20 บาท
   Please affix duty stamp of Baht 20
3. ผู้ถือหน่วยลงทุนสามารถมอบฉันทะให้ผู้จัดการกองทุนรวม คือ นายวิศิษฐ์ ชื่นรัตนกุล เป็นผู้รับมอบฉันทะได้โดยข้อมูลของผู้จัดการกองทุนรวม เป็นไปตามที่ปรากฏท้ายหนังสือมอบอำนาจฉบับนี้
   The unitholder may appoint the Fund Manager, who is Mr.Visit Chuenratanakul, to be the proxy. Information of the Fund Manager is as enclosed herewith.

เอกสารแนบ 4 แบบ.ข.
Attachment 4 Form B.

หนังสือมอบฉันทะ

PROXY

เขียนที่_____________________
Written at

วันที่______เดือน______________พ.ศ.________
Date Month Year

(1) ข้าพเจ้า_______________________________สัญชาติ__________________
I / We Nationality

อยู่บ้านเลขที่________________ถนน________________ตำบล/แขวง________________
Reside at Road Tambon/Khwaeng

อำเภอ/เขต________________จังหวัด________________รหัสไปรษณีย์________________
Amphur/Khet Province Postal Code

(2) เป็นผู้ถือหน่วยลงทุนของ กองทุนรวมอสังหาริมทรัพย์ลักซ์ชัวรี่
โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม_______________________________หน่วย
being a unitholder of Luxury Real Estate Investment Fund holding the total amount of ____________________units.

และออกเสียงลงคะแนนได้เท่ากับ________________ เสียง
and having the right to vote equal to ________________votes

(3) ขอมอบฉันทะให้

❐ (1)_______________________________อายุ_______ปี อยู่บ้านเลขที่________________
Hereby appoint age years, reside at

ถนน________________ตำบล/แขวง________________อำเภอ/เขต________________
Road Tambon/Khwaeng Amphur/Khet

จังหวัด________________รหัสไปรษณีย์________________
Province Postal Code

❐ (2)_______________________________อายุ_______ปี อยู่บ้านเลขที่________________
Hereby appoint age years, reside at

ถนน________________ตำบล/แขวง________________อำเภอ/เขต________________
Road Tambon/Khwaeng Amphur/Khet

จังหวัด________________รหัสไปรษณีย์________________
Province Postal Code

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมวิสามัญผู้ถือหน่วยลงทุนประจำปี 2569 ในวันที่ 18 กันยายน 2569 เวลา 10.30 น.โดยผ่านสื่ออิเล็คโทรนิกส์(E-EGM) หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

to be my/our proxy to attend and vote on my/our behalf at the 2026 Extraordinary General Meeting of unitholders on September 18, 2026, at 10.30 AM through the electronic channel (E-EGM) or at any adjournment thereof on any date, time, and place.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ ดังนี้
I/We hereby authorize the proxy to vote on my/our behalf at this meeting follows:

<u>**วาระที่ 1**</u> พิจารณาอนุมัติการให้เช่าทรัพย์สินอันเป็นที่ตั้งของโครงการซิกส์เซ้นส์ ยาวน้อย ของกองทุนรวม

<u>**Agenda No.1**</u> Re: To consider and approve the leasing of the property on which the Six Senses Yao Noi Project of the Fund is located.

☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) To grant my/our proxy to vote at my/our desire as follows:

☐ เห็นด้วย ☐ ไม่เห็นด้วย ☐ งดออกเสียง
Approve Disapprove Abstain

“ ฉีกเอกสารตามรอยปรุ ”

วาระที่ 2 พิจารณาอนุมัติการแก้ไขเพิ่มเติมโครงการจัดการกองทุน โดยยกเลิกการระบุรายชื่อผู้สอบบัญชีและผู้ประเมินทรัพย์สินออกจากโครงการจัดการกองทุน

Agenda No.2 Re: To consider and approve the amendment to the Fund Management Scheme to remove the names of the auditors and property appraisers from the Fund Management Scheme.

☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote at my/our desire as follows:

☐ เห็นด้วย ☐ ไม่เห็นด้วย ☐ งดออกเสียง

Approve Disapprove Abstain

วาระที่ 3 พิจารณาเรื่องอื่น ๆ (ถ้ามี)

Agenda No.3 Re: Other matters (if any)

☐ (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

☐ (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) To grant my/our proxy to vote at my/our desire follows:

☐ เห็นด้วย…………......เสียง ☐ ไม่เห็นด้วย…………เสียง ☐ งดออกเสียง……......เสียง

Approve votes Disapprove votes Abstain votes

(5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหน่วยลงทุน

Voting of the proxy in any agenda that is not as specified in this Proxy Form shall be considered as invalid and not my/our votes as a unitholder.

(6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นเป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we has appointed a person as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there is any amendment or addition of any fact, the proxy shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any business carried out by the proxy at the said meeting, except in the case that proxy does not vote according to my/our intention(s) specified in the Proxy Form, shall be deemed as having been carried out by myself/ourselves in all respects.

ลงชื่อ/Signed____________________________________ผู้มอบฉันทะ/Grantor

(__________________________________)

ลงชื่อ/Signed____________________________________ผู้รับมอบฉันทะ/Proxy

(__________________________________)

“ฉีกเอกสารตามรอยปรุ”

หมายเหตุ

1. ผู้ถือหน่วยลงทุนที่มอบฉันทะแบบ ข. นี้ใช้เฉพาะกรณีที่ผู้ถือหน่วยลงทุนที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหน่วยลงทุนให้เท่านั้น

   The unitholder appointing the proxy under the proxy form B shall be the unitholder who registered as the foreign investor and appoint the custodian in Thailand for deposit and guardian of the investment unit only.
2. ผู้ถือหน่วยลงทุนที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยลงทุนให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้

   The unitholder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of investment units into several proxies for splitting votes.
3. กรุณาติดอากรแสตมป์ 20 บาท

   Please affix duty stamp of Baht 20
4. ผู้ถือหน่วยลงทุนสามารถมอบฉันทะให้ผู้จัดการกองทุนรวม คือ นายวิศิษฐ์ ชื่นรัตนกุล เป็นผู้รับมอบฉันทะได้ โดยรายละเอียดของผู้จัดการกองทุนรวมปรากฏตามหนังสือมอบฉันทะฉบับที่ระบุให้ผู้จัดการกองทุนรวมเป็นผู้รับมอบฉันทะ ในเอกสารแนบท้ายหนังสือเชิญประชุมฉบับนี้

   The unitholder may appoint the Fund Manager, who is Mr. Visit Chuenratanakul, to be the proxy. The Proxy Form of the Fund Manager is enclosed herewith.