

Checklist: Financial Transaction with Risk to the Financial Position and Operating Performance.

(“Financial Risk Information”)

Investment Trust (“Trust”) Property Fund and Infrastructure Fund (“Fund”) with Financial Risk Information, such as asset impairment, expected credit losses (ECL), deposits for business operations or investments that have been not refunded as due, etc., where the value of each transaction meets any of the following criteria :

- $\geq 50\%$ of operating income¹;
- Significant transaction value as follows ;
 - In case the net asset is positive: $\geq 50\%$ of the relevant transaction value and $\geq 5\%$ of net asset;
 - In case the net asset is less than zero: $\geq 50\%$ of the relevant transaction value
- The transaction which causes to incur an operating loss².

Consideration from financial statements or consolidated financial statements (if any). The financial statements period required for consideration and disclosure shall be in accordance with the following table:”

Period	Q1	Q2	Q3	Year
Quarter (3 months)	✓	✓	✓	
The Latest Year-to-Date		✓ (For 6 months)	✓ (For 9 months)	✓

In this regard, such Trust/Fund shall disclose within the due date for submission of its financial statements to SET. And the Trust/Fund shall disclose the progress in relation to such event within the due date for submission of its financial statements for each quarter or in case of substantial progress, disclose immediately until the corrective actions have been fully completed.

Disclosed Information

Checked (✓)

1. Details of Financial Risk Information to be Disclosed	
<p>Name of Transaction: Specify name of transaction. In the case of multiple transactions that are related, please specify only one transaction and then select type of transaction.</p>	
<p>Type and Source of Transaction</p> <p>1. Specify type of transaction, such as asset impairment, expected credit losses (ECL), failure to receive refund of deposit on schedule, etc. including the transaction that is equivalent thereof under any other name.</p> <p>2. Sequence of Events: Date and description of the transaction.</p> <p>3. Counterparty Information: In the case of a juristic person, the name of ultimate shareholder must be disclosed.</p> <p>4. Relationship between the counterparty and Trust manager/Management company, including shareholders, director or executives of Trust manager/Management company.</p>	

¹ Refers to recurring income generated on a consistent basis that reflects the Trust/Funds’ ability to sustain their core business operation. as specified in Q&A for CB CS CC and CF signs.

² An item that causes the operating results to: (1) reverse from a profit to a loss (i.e., from an “increase in net assets from operations” to a “decrease in net assets from operations”); or (2) In case of continuous losses, the transaction shall be considered $\geq 50\%$ of net loss based on quarterly, cumulative, or annual financial statements.

Disclosed Information	Checked (✓)
1. Details of Financial Risk Information to be Disclosed (Cont')	
<p>Cause of Transaction and Loss Amounts</p> <p>Examples of cause to be specified:</p> <ul style="list-style-type: none"> ● Tenant failed to pay the rental payments due to the Trust/Fund ● Tenant experiencing liquidity issues or being sued for bankruptcy. ● Termination of a sale and purchase agreement where the counterparty is unable to refund the deposit. ● Investment in high value assets whose operating results failed to meet expectation. ● Inability to assess the fair value of investment. <p>Loss Amounts: Specify Loss Amounts and % Loss Amounts compared with Operating Income*, Increase (Decrease) in net assets from operations*, Value of the Asset, and Net asset*.</p> <p>* Consideration from financial statements or consolidated financial statements (if any).</p>	
<p>Impact Analysis</p> <ol style="list-style-type: none"> 1. Assess the impact on business operation, financial position, liquidity, and operating result. 2. Assess the completeness and adequacy of accounting records. 	
2. Corrective and Preventive Measures to Avoid Recurrence of Similar Event	
<p>Trust/Fund must specify detail of the corrective and preventive measures to avoid recurrence of similar event as follows:</p> <ol style="list-style-type: none"> 1. Remedial Actions: Specify the procedures to be undertaken and a clear timeline. 2. Preventive Measures: Establish guidelines to prevent the recurrence of similar incidents in the future such as supplier selection processes, trade receivables monitoring procedures, investment policies and processes, etc. 	
3. Trust manager/Management company's Opinion	
<p>Trust manager/Management company must provide opinions on the reasonableness of both past and current actions (if such opinions have previously been disclosed via SET's system, the prior information may be referenced). Key points include:</p> <ul style="list-style-type: none"> ● The Reasonableness of Past Transactions: <ul style="list-style-type: none"> ○ Evaluation of Price, Expected Returns, and Key Terms and Conditions: (e.g., reasonableness of deposit amounts or collateral relative to the investment value, and contract termination clauses). ○ Compliance with Investment Including Guarantee Obligations: (Considering the authorized approvers, objectives, and sources of funds) ○ Due Diligence Process: Summary of significant findings and the counterparty's ability to fulfill contractual obligations or make payments. ○ Risks and Mitigation Measures: Assessing risks that may impact the financial position. 	

<u>Disclosed Information</u>	Checked (✓)
3. Trust manager/Management company's Opinion (Cont')	
<ul style="list-style-type: none">● The Appropriateness of Current Measures: Assess the adequacy of remediation measures and prevention policies to ensure that such incidents do not recur.	
4. Schedule or Procedures for Reporting to SET	
<ul style="list-style-type: none">● Schedule for Disclosure: Disclose within the due date for submission of financial statements.● Progress Report: Disclose within the due date for submission of financial statements for each quarter or in case of substantial progress, disclose immediately until the corrective actions have been fully completed	

Template to choose for reporting news to SET

Headline	Template
Financial Transaction with Risk to the Financial Position and Operating Performance	<p><u>Choose:</u> Financial Transaction with Risk to the Financial Position and Operating Performance</p> <p><u>Name of Transaction</u> Specify the name</p> <p><u>Select Type of Transaction</u> (Multiple selections are allowed)</p> <ul style="list-style-type: none">> Asset Impairment> Expected Credit Losses (ECL)> Allowance for Doubtful Accounts> Deposits for Business Operations or Investments that have not been Refunded as due> Others (Please specify)
Progress Report on Financial Transaction with Risk to the Financial Position and Operating Performance	<p><u>Select:</u> Progress Report on Corrective of Financial Transaction with Risk to the Financial Position and Operating Performance</p>

Reference:

Regulations of the Stock Exchange of Thailand Re: Listing, Disclosure of Information and Delisting of Investment Trust Units B.E. 2558 (2015)

Regulations of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of a Property Fund B.E. 2569 (2026)

Regulations of the Stock Exchange of Thailand Re: Listing and Delisting of Investment Units and Disclosure of Information of Infrastructure Fund, 2011
