

Minute of the 2022 Annual General Meeting of Trust Unitholders through electronic media (E-AGM)
of Bhiraj Office Leasehold Real Estate Investment Trust (BOFFICE)
On 22 April 2022 at 10:00 hours

The meeting convened at 10:00 hours

The meeting moderator welcomed the trust unitholders and the attendees present at the 2022 Annual General Meeting of Trust Unitholders (the “**Meeting**”) of Bhiraj Office Leasehold Real Estate Investment Trust (“**BOFFICE**”) through electronic media via Quidlab system, live from the SILK3 Meeting Room, Bangkok International Trade & Exhibition Centre (BITEC). The meeting moderator introduced the REIT Manager, the Trustee, the Property Management and the Auditor who attended the Meeting were as follows:

The REIT Manager

Mrs. Prapee Buri	Chairwoman, Bhiraj REIT Management Company Limited The Chairwoman in the 2019 Annual General Meeting
Mrs. Thippaporn Gertphol	Independent Director, Bhiraj REIT Management Company Limited
Mrs. Sarocha Buri	Executive Director, Bhiraj REIT Management Company Limited
Mr. Attakorn Netneramitdee	Managing Director, Bhiraj REIT Management Company Limited

The Trustee

Mr. Vittawat Ajchariyavanich	Executive Vice President – Property Business Management, Kasikorn Asset Management Company Limited
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The Property Management

Mr. Pitiphatr Buri	Managing Director, Bhiraj Management Company Limited
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The Auditor

Mr. Kittiphun Kiatsomphob	Partner, EY Office Company Limited
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The meeting moderator then informed the 2022 Annual General Meeting of Trust Unitholders through electronic media under the Emergency Decree for Electronic Meetings, B.E. 2563 (2020) to prevent the spread of the Coronavirus Disease 2019 (COVID-19). The REIT Manager employed the electronic meeting service via the system of Quidlab Co., Ltd., which is a system that complies with the announcement of the Ministry of Digital Economy and Society regarding the security standards of meetings through Electronic Media B.E. 2563 (2020), including certification of the meeting control system from the Electronic Transactions Development Agency (ETDA). The Meeting will be conducted according to the agenda as stated in the invitation letter by the director or person assigned who will inform the details of each agenda.

In order for the Meeting to proceed in compliance with the principles of good corporate governance with respect to voting, The REIT Manager explained the voting procedures and vote counting as follows:

Voting method

1. The voting at the Meeting, each trust unitholders shall have the number of votes equivalent to the number of trust units held by him/her, which shall be counted as 1 trust unit per 1 vote.
2. Voting shall be made openly. The trust unitholders and proxies shall cast their votes to either approve or disapprove or to abstain their votes only. The votes on each agenda item cannot be divided except for the case of foreign trust unitholders who appoint a custodian in Thailand to be a trust unit depository and keeper able to vote separately for approve, disapprove, or abstain at the same time in each agenda. by separating the votes to be cast equal to the number of trust units that they hold.
3. The REIT manager will give approximately 1 minute to vote.

Voting process

When the trust unitholders want to vote by clicking on the voting menu which check mark symbol in the menu bar that appears on the left-hand side that will be a box to choose the voting in each agenda that can be voted.

The trust unitholders made a selection of votes in each agenda by clicking on one of the boxes, approve, disapprove or abstain, then press submit. The trust unitholders will receive a pop-up notification message "Vote sent successfully".

If the trust unitholders enter the system and did not click on any box on the voting menu. The system will automatically pour the votes to approve

The trust unitholder can vote, change vote, or amend your votes in each agenda until the meeting announces the closure of the voting for that agenda.

For security reasons, each user can log in on only one device and if you try to log in on another device or browser on the same computer your previous login will be automatically cut off from the system. And do not share your username and password with anyone else.

If the trust unitholders request a User Password for attending the E-AGM meeting and submit various power of attorney forms that have already been voted. The system will not be able to allow changes in voting. But trust unitholders can watch the meeting broadcast and ask questions.

Vote counting criteria

1. Counting the voting results in each agenda. The votes of the trust unitholders at the Meeting will be counted only those who vote to disapprove and/or abstain from voting will be deducted from the total number of trust unitholders in the Meeting. The remainder will be considered as the votes of approval, including the votes cast by the proxy grantors already voted in the proxy form which has recorded the voice vote as mentioned in advance.
2. The notification of the voting results will indicate the votes of approve, disapprove and abstain. Each agenda will use the latest number of trust units of the Meeting attendees. Therefore, the number of attendees on each agenda may change and may not be the same.

Before voting on each agenda, there will be an opportunity for attendees to ask questions on issues related to that agenda as appropriate. The attendees who want to ask questions or express opinions on questions or comments outside of the agenda under consideration, please ask or comment on other agenda at the end of the meeting and request the trust unitholders to give their opinions or ask in a succinct manner and refrain from asking questions or expressing opinions on duplicate issues. For the purpose of allowing other trust unitholders to exercise their rights.

If the trust unitholders want to inquire or express their opinion, you can press the menu button to type text within a chat box picture. The trust unitholders type the message that wants to inquire and press a send button to confirm the sending of such message to BOFFICE.

After that, the meeting moderator will be the reader of your questions in order. The REIT manager reserves the right to answer questions that match the agenda at that time. If any questions do not meet the agenda, they will be asked after the meeting adjourned in accordance with the methods stated above. In the event that a large number of questions are sent into the system, The REIT manager reserves the right to consider and select questions as appropriate. And if there are any questions that cannot be answered during the meeting due to time constraints. The REIT manager will consider collecting, answering and disclosing in the minutes of the meeting or via the BOFFICE's website.

The REIT manager has determined the date for determination of Trust Unitholders' entitlement to attend the 2022 Annual General Meeting of Trust Unitholders of BOFFICE on 14 March 2022 (Record Date).

The meeting moderator reported that 10 trust unitholders who attended the meeting by themselves through electronic media, represented 64,967,604 trust units, and 167 proxies, represented 487,070,412 trust units. There were 177 total Trust Unitholders who attended the meeting in person and by proxy representing 552,038,016 trust units which are equivalent to 74.81 percent of the total number of trust units sold (The total number of trust units is 737,872,074 trust units). The aforementioned number of trust unitholders is a meeting

quorum in compliance with the Trust Deed. The Trust Deed requires no less than 25 trust unitholders to be in attendance at the meeting or no less than half of all trust unitholders and a total count of no less than one-third of all paid-up capital of trust unitholders is required to form a quorum.

The meeting moderator invited Mrs. Prapee Buri to act as the Chairwoman in the meeting (the Chairwoman), welcomed the trust unitholders and officially opened the meeting.

The Chairwoman welcomed and thanked every trust unitholder and proxy who had sacrificed their valuable time to attend the 2022 Annual General Meeting of Trust Unitholders of BOFFICE through electronic media. The aforementioned number of trust unitholders and proxies are considered a meeting quorum. Therefore, the Chairwoman officially opened the meeting to consider various matters as shown in the invitation to the 2022 Annual General Meeting of Trust Unitholders convened with six agenda items of business in the specified order by assigning the meeting moderator to explain meeting regulations to trust unitholders before entering the meeting.

The meeting moderator informed every trust unitholder that the REIT Manager had prepared invitations and notified trust unitholders of meeting information by the three following means:

1. The REIT Manager sent meeting invitations to every trust unitholder by mail.
2. The REIT Manager announce in newspapers.
3. The REIT Manager placed meeting information on the BOFFICES website.

Concerning meeting agendas, the Chairwoman has conducted the meeting based on the following order of the agenda items notified in the meeting invitations:

- Agenda 1 To acknowledge the Information Report in lieu of holding the Annual General Meeting for the year 2021
- Agenda 2 To acknowledge the operating result of BOFFICE for the year 2021
- Agenda 3 To acknowledge the Financial Statement of BOFFICE for the fiscal year ended 31 December 2021
- Agenda 4 To acknowledge the distribution payment to Trust Unitholders for the fiscal year ended 31 December 2021
- Agenda 5 To acknowledge the appointment of auditors and the determination of the remuneration of auditors for the year 2022
- Agenda 6 To consider other matters (if any)

Agenda 1 to Agenda 5 are agendas for acknowledgement. Therefore, no votes were cast.

In this regard, The REIT Manager has invited Trust Unitholders to exercise their right to propose agenda items of the 2022 Annual General Meeting of Trust Unitholders between 1 December 2021 to 7 January 2022 by publicizing the information via BOFFICE's website and the information system of the Stock

Exchange of Thailand, which appears that none of Trust Unitholders proposed agendas items for the Annual General Meeting for the Year 2022.

The meeting moderator invited the chairwoman to conduct the meeting.

The Chairwoman assigned Mr. Attakorn Netneramitdee, the Managing Director, Bhiraj REIT Management Company Limited to present information to every person according to the specified agenda item.

Mr. Attakorn Netneramitdee conducted the meeting according to the following specified agenda items of business:

Agenda 1 To acknowledge the Information Report in lieu of holding the Annual General Meeting for the year 2021

On 21 January 2021, the office of the Securities and Exchange Commission issued the Announcement No. Sor Ror 7/2564 Re: Process of Holding Annual General Meeting and the Waiver of Trust Deed's term and the Real Estate Investment Trust in 2021 due to the Coronavirus Disease 2019 (COVID-19) pandemic. According to Clause 2 providing that if the agenda of the Annual General Meeting for the year 2021 of Trust Unitholders held for the acknowledgment without seeking approval from Trust Unitholders only, the REIT Manager may proceed with other methods in lieu of holding the Annual General Meeting to report Trust Unitholders for acknowledgment.

The REIT manager has sent the Information Report in lieu of holding the Annual General Meeting for the year 2021 which dissemination via the information system of the Stock Exchange of Thailand on 28 April 2021. The copy of the report contains details as shown in Enclosure 1 which was in QR-CODE format of the Invitation to the 2022 Annual General Meeting of Trust Unitholders.

Accordingly, BOFFICE hereby informs that no Trust Unit Holders submit inquiries about the information in lieu of holding the Annual General Meeting for the year 2021 between 5 May 2021 to 18 May 2021, In accordance with the dissemination via the information system of the Stock Exchange of Thailand on 31 May 2021.

Opinion of REIT Manager

Reporting information in lieu of the Annual General Meeting of Trust Unitholders for the year 2021, including notifying the results of submitting inquiries about the information report in lieu of the meeting has been complied with the relevant rules and regulations. Therefore, it deems appropriate to present this matter to the 2022 Annual General Meeting of Trust Unitholders for acknowledgement.

Resolution

The meeting acknowledged the Information Report in lieu of holding the Annual General Meeting for the year 2021 that no Trust Unitholders submit inquiries about the information in lieu of holding the Annual General Meeting for the year 2021 between 5 May 2021 to 18 May 2021, in accordance with the dissemination via the information system of the Stock Exchange of Thailand on 31 May 2021.

The meeting moderator allowed the trust unitholders and the proxies attending the meeting to ask questions about Agenda Item No. 1. When no trust unitholders asked questions. Thus, the total number of trust unitholders and proxies attending the meeting in Agenda Item No. 1 includes 180 trust unitholders representing 552,081,847 trust units which were equivalent to 74.82 percent of the total number of trust units sold.

Agenda 2 To acknowledge the operating result of BOFFICE for the year 2021

To comply with the Trust Deed, BOFFICE shall report the operating results for the year 2021 ending on 31 December 2021, which shows the performance of BOFFICE in the preceding year as detailed in the Annual Report for the fiscal year 2021. The important matters related to the operations as follows:

At present, the BOFFICE has core assets invested in all 2 buildings, namely

1. Bhiraj Tower at EmQuartier
2. Bhiraj Tower at BITEC

As for Bhiraj Tower at EmQuartier as of 31 December 2021, the occupancy rate was 93.4 percent, most of which were large tenants, accounting for 60 percent of the area occupied by tenants, followed by 26 percent of medium-sized tenants and 14 percent of small-sized tenants. The division of tenants by type of business of the top 3 tenants are as follows:

- 1) Commercial businesses were 28 companies, accounting for 44.8 percent of the net leased area.
- 2) Service businesses were 29 companies, accounting for 23.3 percent of the net leased area.
- 3) E-commerce businesses were 3 companies, accounting for 10.8 percent of the net leased area.

In total, there were 79 tenants in the building.

In 2021, BOFFICE has agreed to established “A Face Recognition System and Access Control with Member and Visitor Management Systems” which has been installed added to the existing building access control system (Turn Stile system) at Bhiraj Tower at EmQuartier which the system has the feature to control access to the area by using the face of the building user as well as to measure body temperature

before entering the area and connect the desired floor information to the passenger elevator system which is useful in adding convenience to clients, reducing time of traffic inside the building and reduce the physical touch of building users, thus increasing the safety of building users even more.

As for Bhiraj Tower at BITEC as of 31 December 2021, the occupancy rate was 92.3 percent, most of which were large tenants, accounting for 75 percent of the area occupied by tenants, followed by 13 percent of medium-sized tenants and 12 percent of small-sized tenants. The division of tenants by type of business of the top 3 tenants are as follows:

- 1) Service businesses were 7 companies, accounting for 34.7 percent of the net leased area.
- 2) Manufacturers businesses were 9 companies, accounting for 29.5 percent of the net leased area.
- 3) Real Estate development businesses were 6 companies, accounting for 13.3 percent of the net leased area.

In total, there were 37 tenants in the building

As presented resulting in the BOFFICE have operating results for the year as of 31 December 2021, the BOFFICE had total revenue of 884.12 million Baht, total expenses of 321.65 million Baht and net investment income of 562.47 million Baht that increased by 27.21 percent from the year 2020, which resulted from increasing in a rental and service income. As during in 2020, BOFFICE made an investment in the Bhiraj Tower at BITEC leasehold right so the revenues from Bhiraj Tower at BITEC had not recognized for a full year in 2020. However, in 2021 the revenues from all investment assets of BOFFICE had recognized for a full year. The net investment income ratio was 63.62 percent which was 2.36 percent higher than the previous year, partly due to the increased rental and service income and the efficiency in cost of building management during COVID-19 epidemic. However, after adjusting the net loss on investment in the amount of 456.80 million Baht, which was caused by the recognition of loss on change in fair value of investment in leasehold right over properties due to the decreasing in appraised value by an independent appraiser. As a result, after deducting such items the BOFFICE has an increase in net assets from operations of 105.67 million Baht.

Opinion of REIT Manager

The Report on the operating results for the year 2021 as shown in the 2021 Annual Report is properly prepared and in accordance with the requirements of the Trust Deeds. Therefore, it deems appropriate to present this matter to the 2022 Annual General Meeting of Trust Unitholders for acknowledgement.

Resolution

The meeting acknowledged the operating result of BOFFICE for the year 2021

The meeting moderator allowed the trust unitholders and the proxies attending the meeting to inquire about Agenda Item No. 2.

Mr. Bhuwanart Na Songkhla (Proxy from Thai Investors Association)

The slow recovery of the Thai economy and people's purchasing power has not improved, So Many agencies were forecasting that it will really recover probably in 2024 already. Does this case affect the operation of the BOFFICE? How is the competition between REITs and each other? severe or not?

Mr. Attakorn Netneramitdee (The REIT Manager)

The COVID-19 crisis over the past 2 years has affected the overall economy and the rental office building business. Although the BOFFICE's management and the taking care of the quality of the BOFFICE's assets which in a good location. It was found that there was a partial decrease in the occupancy rate and operating result, but it was not significantly reduced. In the past 2 years, revenues have dropped by approximately 4 percent per year, which is still not a big impact on the operating result. However, in the short term, purchasing power may not recover very quickly. By the way, the tenants of the two BOFFICE's office buildings are considered potential tenants which are mostly large tenants. The buildings aren't very old as well as the BOFFICE always improves the building to be up-to-date. In addition, the property manager will add to the future tenants in the next 2-3 years. I would like to invite Khun Pitiphatr Buri, the property manager for additional answers.

Mr. Pitiphatr Buri (The Property Manager)

The most of the customer base has been located in Thailand for a long time. We believe that this group of companies is still strong and their financial liquidity is still good. Some companies may change their policies in terms of reducing the size of the area. By the way, we still confident in the leasing in BOFFICE's office building.

Mr. Bhuwanart Na Songkhla (Proxy from Thai Investors Association)

The report about the situation of real estate business was reporting the number of the vacancy rate of rental office buildings which has increased. Is this direction true? Will the BOFFICE consider increasing investment at this time?

Mr. Attakorn Netneramitdee (The REIT Manager)

The BOFFICE is constantly looking for additional investment opportunities. In the framework of additional investment, The BOFFICE will study in detail whether it is appropriate both at present and in the future including studying the feasibility of the project. However, the higher vacant areas for rent may result in a reduction in the price of certain properties, which is suitable for investment consideration depending on the purchase value compared to the future performance. Considering the duration is not just 2-3 years, but we

look at the long term until the end of life whether it is worth the business or not. This period may be an opportunity to consider the investment and if the additional investment is considered to be of reasonable value and investment feasibility. The REIT manager expects to proceed in the form of fundraising with the trust unitholders. The trust unitholders will be notified according to the system of the SEC office later.

Mr. Bhuwanart Na Songkhla (Proxy from Thai Investors Association)

Does the quality of our tenants still have great potential? Do BOFFICE has no problem with the impact of economic poisoning?

Mr. Attakorn Netneramitdee (The REIT Manager)

This question is a relation to tenants. I invited Khun Pitiphatr Buri, who is the Property Manager, to answer this question.

Mr. Pitiphatr Buri (The Property Manager)

In the past 2 years, some tenants have changed their policy of expanding office space in Bangkok or abroad. Please be informed that we have adjusted the policy to be more flexible. What might happen within 6 months, or 12 months, some companies may shrink. But some companies have clarified that after the situation has improved, they may request to expand the rental area back to the same. The main principles of management are trying to understand deeply each company's needs, is the terms of the number of personnel, and the needs of using the office. The property manager has adjusted the strategy and service methods for tenants. Because the situation can always go in a positive and negative direction, we need a more flexible policy.

Mr. Sahathong Teerachotmongkol (Trust Unitholder)

Do BOFFICE a rent reduction?

Mr. Attakorn Netneramitdee (The REIT Manager)

The BOFFICE has not reduced rental rates for tenants. Overall 2 years ago, the rental rate of the tenants can still be increased.

Mr. Sahathong Teerachotmongkol (Trust Unitholder)

How much will land and building taxes affect profits?

Mr. Attakorn Netneramitdee (The REIT Manager)

As for the land and building tax which a new form, was applied in 2020. In 2020 and 2021, the government's aid measures have been reduced by 90 percent, which has a positive effect for the cash flow or BOFFICE's profit. In 2022, there are no government announcements about aid measures like in the past two years. Overall, the adjustment of the land and building tax calculation method that is different from the

previous method of calculation in the form of property and land tax. It has a positive effect for the BOFFICE's profits. This is because the new calculation method results in a lower tax burden.

Mr. Sahathong Teerachotmongkol (Trust Unitholder)

What are ways to increase the leased space?

Mr. Attakorn Netneramitdee (The REIT Manager)

This question is a guideline for increasing the occupancy rate and recruitment of new tenants. I invited Khun Pitiphatr Buri who is the Property Manager to answer this question.

Mr. Pitiphatr Buri (The Property Manager)

The number of new companies established in Thailand maybe not as many as before the COVID-19 situation. So mainly interested in companies based in Thailand. And the important thing is the company that has rented in the BOFFICE's office building including have a close discussion with the tenants that the tenants may have to collect the several offices to rent spaces from the BOFFICE's office building or there may be the tenant's network company that will do business together in a similar location. This is the policy of the property manager to work closely with the current tenants.

When there were no more trust unitholders asking questions. Thus, the total number of trust unitholders and proxies attending the meeting in Agenda Item No. 2. includes 180 trust unitholders representing 552,081,847 trust units which were equivalent to 74.82 percent of the total number of trust units sold.

Agenda 3 To acknowledge the Financial Statement of BOFFICE for the fiscal year ended 31 December 2021

The financial statements for the fiscal year ending 31 December 2021, were audited and certified by Mr.Kittiphun Kiatsompob, certified public accountant No. 8050 and the auditor under supervision of EY Office Company Limited. The Board of Directors considered and deemed that they were correct and sufficient according to the accounting guidance for Property Funds, Real Estate Investment Trust, Infrastructure Funds and Infrastructure Trust issued by the Association of Investment Management Companies and approved by the Securities and Exchange Commission of Thailand ("Accounting Practice"), therefore, the aforementioned financial statements have been approved on 25 February 2022. Details of the financial statements as follow;

Statements of financial position as at 31 December 2021

The BOFFICE had total assets of 10,131.05 million Baht, total liabilities of 2,732.43 million Baht and net assets of 7,398.62 million Baht which decreased of 4.98 percent from the year 2020, mainly due to a decrease in Investment in leasehold right over properties at fair value. Because during the year 2021, there

was a loss on change in fair value of investment in leasehold right over properties due to the decreasing in appraised value by an independent appraiser. The net assets per unit equal to 10.0269 Baht per unit trust.

Statement of comprehensive income for the year ended 31 December 2021

The BOFFICE had total revenue of 884.12 million Baht, total expenses of 321.65 million Baht and net investment income of 562.47 million Baht that increased by 27.21 percent from the year 2021, which resulted from increasing in a rental and service income. As during in 2020, BOFFICE made an investment in the Bhiraj Tower at BITEC leasehold right so the revenues from Bhiraj Tower at BITEC had not recognized for a full year in 2020. However, in 2021 the revenues from all investment assets of BOFFICE had recognized for a full year. The net investment income ratio was 63.62 percent which was 2.36 percent. However, when adjusting the net loss on investment in the amount of 456.80 million Baht, which was caused by the recognition of loss on change in fair value of investment in leasehold right over properties due to the decreasing in appraised value by an independent appraiser. As a result, after deducting such items The BOFFICE has an increase in net assets from operations of 105.67 million Baht.

Statement of cash flows for the year ended 31 December 2021

The BOFFICE had cash and cash equivalents at the end of year of 84.35 million Baht which increased of 59.36 percent from the year 2020 due to significant changes as follows:

In 2021, BOFFICE had a net cash flows from operating activities amount of 579.22 million Baht, mainly from the recognition of net loss from investment in leasehold right over properties and interest payment. Including BOFFICE has received a Value Added Tax (VAT) refunded. While in 2020, BOFFICE had a net cash flows used in operating activities amount of 2,928.83 million Baht, where the cash was mainly spent for investing in an additional asset, namely BHIRAJ TOWER at BITEC project.

In 2021, BOFFICE had a net cash flows used in financing activities amount of 547.80 million Baht, where the cash was mainly spent for the dividend distribution and capital reduction to trust unitholders. While in 2020, BOFFICE had a net cash flows from financing activities amount of 2,928.55 million Baht, mainly received from fundraising for an investment of BHIRAJ TOWER at BITEC project and long-term loan from financial institution.

The details of the financial statements appear in the 2021 Annual Report as per Enclosure 2 of this invitation letter in QR-Code format, or can be downloaded through the BOFFICE's website. (www.bofficereit.com), or can request to receive the annual report published by the BOFFICE's investor relations email (Boffice.BRRM@bhirajburi.co.th).

Opinion of REIT Manager

Financial statement for the fiscal year ending 31 December 2021 of BOFFICE has been prepared correctly, completely and sufficiently in accordance with the Accounting Practices. Including for Property Funds, Real Estate Investment Funds and Infrastructure Investment Trusts set by the Association of Investment Management Companies and approved by the Securities and Exchange Commission ("Accounting Practices"). Additionally, the Financial Statement for the fiscal year ending 31 December 2021 of BOFFICE has been audited and certified by a certified public accountant. Therefore, it deems appropriate to present this matter to the 2022 Annual General Meeting of Trust Unitholders for acknowledgement.

Resolution

The meeting acknowledged the Financial Statement of BOFFICE for the fiscal year ended 31 December 2021

The meeting moderator allowed the trust unitholders and the proxies attending the meeting to inquire about Agenda Item No. 3.

Mr. Bhuwanart Na Songkhla (Proxy from Thai Investors Association)

In case of loss from change in fair value of investment in leasehold real estate amount of 458,365,344 Baht, will it affect the operation of the BOFFICE in the future?

Mr. Attakorn Netneramitdee (The REIT Manager)

In part of the BOFFICE's operations which is a rental real estate business does not affect the operation of the business. The loss on change in fair value of investment in leasehold right over properties losses from changes in fair value is a type of accounting record.

When there were no more trust unitholders asking questions. Thus, the total number of trust unitholders and proxies attending the meeting in Agenda Item No. 3. includes 180 trust unitholders representing 552,081,847 trust units which were equivalent to 74.82 percent of the total number of trust units sold.

Agenda 4 To acknowledge the distribution payment to Trust Unitholders for the fiscal year ended 31 December 2021

As of 31 December 2021, BOFFICE had Trust Unit in the amount of 737,872,074 Trust Units, and capital in the amount of 6,610,743,485 Baht. According to the Trust Deed, the REIT Manager has the policy on benefit distribution to Trust Unitholders at the rate of not less than 90% of the adjusted net profit of each fiscal year. Benefit distribution will be distributed to Trust Unitholders not more than 4 times per a fiscal year. However, the operating results of BOFFICE from 1 January 2021 to 31 December 2021 consist of the adjusted

net profits of 108.19 million Baht. The REIT Manager has announced the benefit distribution to Trust Unitholders in an amount of 108.17 million Baht or 0.1466 Baht per Trust Unit, accounting for 99.98%.

In addition, BOFFICE has announced the capital reduction in an amount of 367.53 million Baht or 0.4981 Baht per Trust Unit. It is a capital reduction payment due to the BOFFICE having unrealized loss from the valuation of investments in assets invested in and non-cash expenses. Therefore, they are not included in the calculation of adjusted net profit.

As a result, in 2021, BOFFICE distributed the payment to the trust unitholders in a total amount of 475.71 million Baht or 0.6447 Baht per Trust Unit. Information on distribution payment to Trust Unitholders can be summarized as shown in the table.

Date of Resolution Passed by Directors	Date of Payment	Type	Amount (Baht per Unit)	Amount (Baht)	Period of Operating Results
7 May 2021	24 Jun 2021	Capital Reduction	0.1444	106,548,727	1 Jan – 31 Mar 2021
11 Aug 2021	23 Sep 2021	Capital Reduction	0.1857	137,022,844	1 Apr – 30 Jun 2021
11 Nov 2021	9 Dec 2021	Capital Reduction	0.1680	123,962,509	1 Jul – 30 Sep 2021
		Total Capital Reduction	0.4981	367,534,080	
25 Feb 2022	31 Mar 2022	Benefit Distribution	0.1466	108,172,046	1 Oct – 31 Dec 2021
		Total	0.6447	475,706,126	

Opinion of REIT Manager

The Distribution Payment to Trust Unitholders for the fiscal year ending 31 December 2021, was in accordance with the benefit distribution policy and capital reduction payment specified in the Trust Deed. As a result, it deems appropriate to present this matter to the 2022 Annual General Meeting of Trust Unitholders for acknowledgement.

Resolution

The meeting acknowledged the distribution payment to Trust Unitholders for the fiscal year ended 31 December 2021

The meeting moderator allowed the trust unitholders and the proxies attending the meeting to ask questions about Agenda Item No. 4. When no trust unitholders asked questions. Thus, the total number of trust unitholders and proxies attending the meeting in Agenda Item No. 4 includes 180 trust unitholders

representing 552,081,847 trust units which were equivalent to 74.82 percent of the total number of trust units sold.

Agenda 5 To acknowledge the appointment of auditors and the determination of the remuneration of auditors for the year 2022

The REIT Manager considered and approved the appointment of auditors from EY Office Limited to be the auditor of BOFFICE for the year 2022. The remuneration of auditors for the year 2022 for the period in amount of 1,210,000 Baht which is the same rate as the year 2021. The list of auditor is as follows;

- | | |
|------------------------------|--|
| 1. Mr. Kittiphun Kiatsomphob | Certified Public Accountant No. 8050 who certified the BOFFICE's Financial Statement in the 2 years ago and/or |
| 2. Ms. Pimjai Manitkajohnkit | Certified Public Accountant No. 4521 and/or |
| 3. Ms. Rosaporn Decharkom | Certified Public Accountant No.5659 |

In this regard, one of any auditors mentioned above shall be determined to perform the audit and express opinions on the financial statements of BOFFICE. In case of 3 auditors above are unable to perform operations, EY Office Company shall provide other certified public accounts of the company to perform the audit and express opinions on the financial statements of BOFFICE instead of the 3 auditors above.

The information of profile and the work experience of the 3 auditors are specified as per Enclosure 3 of this invitation letter.

Opinion of REIT Manager

Auditors from EY Office Company Limited performed their duties appropriately with knowledge and expertise in auditing BOFFICE. They have no relationship or interest with BOFFICE and perform duties independently. As a result, it deems appropriate to appoint EY Office Company Limited to be an auditor of BOFFICE for the year 2022. The remuneration is 1,210,000 Baht, which is the same as the previous year. This matter is presented to the 2022 Annual General Meeting of Trust Unit Holders for acknowledgement.

Resolution

The meeting acknowledged the appointment of auditors from EY Office Limited to be the auditor of BOFFICE for the year 2022 with the remuneration of 1,210,000 Baht

The meeting moderator allowed the trust unitholders and the proxies attending the meeting to ask questions about Agenda Item No. 5. When no trust unitholders asked questions. Thus, the total number of trust unitholders and proxies attending the meeting in Agenda Item No. 5 includes 180 trust unitholders representing 552,081,847 trust units which were equivalent to 74.82 percent of the total number of trust units sold.

Agenda 6 To consider other matters

- None -

The meeting moderator allowed trust unitholders and proxies to ask questions and express opinions or recommendations.

When no trust unitholder asked any questions or expressed opinions, the Chairwoman in the meeting declared the meeting adjourned.

The meeting adjourned at 11:05 hours

Signed _____ The Chairwoman

(Mrs. Prapee Buri)