

(Translate)

**Summary of key issues in the form of question and answer from the 2025 Two-way Communication
of Aextra Future City Freehold and Leasehold Real Estate Investment Trust (AXTRART)**

As Aextra Future City Property REIT Limited (the “**Company**”), acting as the REIT Manager of Aextra Future City Freehold and Leasehold Real Estate Investment Trust (“**AXTRART**” or the “**Trust**”) conducted the 2025 two-way communication through two-way communication in the form of an information report (“**Information Report**”). The Information Report, along with relevant supporting documents, was sent by post to unitholders whose names appeared in the Trust’s unitholder register as of March 28, 2025. Unitholders were invited to submit additional questions or inquiries related to the Information Report during the period from April 16 to April 30, 2025.

The REIT Manager would like to inform that question submitted by unitholder through the aforementioned two-way communication, along with the corresponding answer provided by the REIT Manager and relevant parties, have been compiled and summarized in the form of question and answer. The key issues are detailed as follows.

Topic no. 1: The Significant Management and Guidelines for Future Management of the Trust

There were no questions from trust unitholders in this matter.

Topic no. 2: Financial Position and Operating Results of the Trust

There were no questions from trust unitholders in this matter.

Topic no. 3: Clarification of the Distribution Payment of the Year ending December 31, 2024

Question: Distribution payment in the previous year and going forward.

Answer: As AXTRART is a REIT converted from the Lotus’s Retail Growth Freehold and Leasehold Property Fund (“LPF”), the REIT Manager would like to summarize the benefit distribution information by dividing the performance and distribution periods into two parts: the period during which the LPF operated and the period during which the AXTRART has been operating, as follows:

LPF Distribution in 2024

LPF had a fiscal year from March to February and made four benefit distributions in 2024:

Start Date	End Date	Distribution per Unit (THB)	Payment Date
1-Sep-23	30-Nov-23	0.2206	12-Feb-24
1-Dec-23	29-Feb-24	0.2238	17-May-24
1-Mar-24	31-May-24	0.2155	16-Aug-24
1-Jun-24	25-Nov-24	0.4073	12-Nov-24

AXTRART Distribution in 2024

AXTRART has a fiscal year from January to December. After AXTRART received the transfer of assets and liabilities from the LPF on November 26, 2024, the Trust recorded a performance period of 1 month and 5 days for the year 2024 (from November 26, 2024, to December 31, 2024).

To maximize benefits for unitholders and in consideration of the operational costs associated with distributing benefits, the Trust decided to accumulate the distribution and include it in the next payment cycle.

Start Date	End Date	Adjusted Net Profit after Deducting Items Inconsistent with Cash Status per Unit (THB)	Payment Date
26-Nov-24	31-Dec-24	0.0700	Carried forward to the next period

For future distributions, AXTRART has a policy to distribute no less than 90% of adjusted net profit per fiscal year and make payments to trust unitholders at least four times per year, subject to the trust's performance.

Topic no. 4: Appointment of Auditor and Audit Fees

There were no questions from trust unitholders in this matter.

Best Regards,

(Mr.Sarnthor Mudhasakul)
Managing Director