

No. PFRD 003/2569

4 February 2026

Re: Result of the Submission of Offer to Buy or Lease the Asset of Trinity Freehold and Leasehold Property Fund and the Actions for the Fund's Management

To: President
The Stock Exchange of Thailand

Ref.: Letter of Management Company No. PFRD 010/2568, dated 3 November 2025, Re: Invitation to submit offer to buy or lease the asset of Trinity Freehold and Leasehold Property Fund

Whereas Principal Asset Management Company Limited ("Management Company"), as the Management Company of Trinity Freehold and Leasehold Property Fund ("Fund"), announced the invitation for submission of offer to buy or lease the asset of the Fund on 3 November 2025, with the due date for the submission of the offer on 4 February 2026 (as detailed in the Ref. document hereof).

The Management Company would like to inform you that, at the end of the submission period on 4 February 2026, there was no offer to buy or lease the asset of the Fund. In this regard, the Management Company will coordinate with the investors directly (without an opening for another bid), or comply with other alternatives, including proceed with other action as to enable the Fund to utilize the asset to its benefits under relevant regulations.

Once the Management Company reaches the final conclusion of the future operation plan, the Management Company will call the Unitholders' Meeting to consider taking further appropriate actions.

Please be informed accordingly.

Yours sincerely,



(Mr. Jumpon Saimala)

Authorized Persons to Disclose Information

Property Fund and Real Estate Investment Trust Department
Tel. 02 018 3446