UOB Asset Management

UOB Asset Management (Thailand) Co., Ltd.
23A, 25th Floor, Asia Centre Building, 173/27-30, 32-33
South Sathon Road, Thungmahamek, Sathon,
Bangkok 10120, Thailand.

บริษัทหลักทรัพย์จัดการกองทุน ยูโอบี (ประเทศไทย) จำกัด
ชั้น 23A, 25 อาคารเอเชียเซ็นเตอร์ เลขที่ 173/27-30, 32-33
ถนนสาทรใต้ แขวงทุ่งมหาเมฆ เขตสาทร
กรุงเทพมหานคร 10120

Tel (66) 2786 2000 Fax (66) 2786 2371-74
uobam.co.th

No. Yor. Tor. 00430/2022

1 April 2022

Re: Invitation to the 2022 Annual General Meeting of the unitholders of Quality Hospitality Leasehold Property Fund (QHOP)

To: Unitholders

Enclosures:

1. Annual Report of the year 2021 (QR Code)
2. Guidelines for attending the AGM through Electronic Media (E-AGM) and Appointment of Proxy
3. Registration Form for attending the AGM through Electronic Media (E-AGM)
4. Information of the Fund Manager of UOB Asset Management (Thailand) Co., Ltd. Appointed as Proxy of Unitholder who are unable to attend the Meeting
5. Proxy Form

UOB Asset Management (Thailand) Co., Ltd. ("Management Company"), in its capacity of the management company of Quality Hospitality Leasehold Property Fund (QHOP) ("Fund") would like to hold the 2022 Annual General Meeting of Unitholders ("Meeting") on 22 April 2022, from 10:00 hours to 12.00 hours by way of electronic meeting (E-AGM) which will be in accordance with relevant laws and announcements related to electronic meeting. In this regard, the procedures and methods of registration for attending the meeting and the proxy for attending the E-AGM will be specified in this invitation letter to consider the following agendas:

Agenda 1 To acknowledge the Fund's significant management and future direction in management

The Management Company proposes to the Meeting to acknowledge the Fund's significant management and future direction in management as follow:

From the Covid-19 epidemic that has occurred since the beginning of January 2020 onwards, it considerably affects the operation of the hotel. The occupancy rate significantly decreases, causing the Sub-Lessee (Boulevard Hotel Company Limited) to announce the temporary stop of operation of the hotel since 1 April 2020 until the Covid-19 epidemic will relieve. The closure of the hotel causes the Sub-Lessee to be unable to pay the fixed rent, thereby result in the Fund's loss of the revenue and directly affecting the Fund's

SINGAPORE CHINA INDIA INDONESIA MALAYSIA PHILIPPINES THAILAND AUSTRALIA BRUNEI CANADA FRANCE HONG KONG JAPAN
MYANMAR SOUTH KOREA TAIWAN UNITED KINGDOM USA VIETNAM

capacity to pay the dividends in the future. However, the Sub-Lessee has the duty to pay the fixed rental fee in the amount of 124.3 million Baht per year as per the sub-lease agreement with the Fund.

According to the performance of the Fund in the year 2021 the Fund has the total revenue in the amount of 1.07 million Baht (being the interest income in the amount of 1.07 million Baht), decreasing by 91.19 percent from 2020 and has the income from the net investment in the amount of -5.85 million Baht, decreasing 240.67 percent from the same period of 2020. The main cause is the impact of the epidemic of the Covid-19, affecting the tourism industry. The number of foreign tourists decreased significantly. And the hotel has been temporarily closed since April 2020 onwards, causing the Fund not to have rental income.

At present, the sub-lessee is in the process of procuring a new hotel manager to operate the hotel (the sub-lessee has operated the hotel in succession of Amari Hotels & Resorts Co., Ltd. since January 1, 2018).

The Fund's future direction in management

Monitoring of sub-lessee's operation

The Management Company will monitor the sub-lessee's operation and follow up the preparation of plans for renovation and the implementation thereof to be in accordance with the plan approved by the Management Company and the make the payment pursuant to the budget approved by the unitholders.

Regular consideration of income and expenses from the Sub-Lessee's operations so that the Sub-Lessee can pay rent in each month and will discuss with the Sub-Lessee regarding the solution on problems arising from the epidemic of the Covid-19 and the increasing competition in the market.

Factors or events that may have an impact in the future

The situation of the epidemic of the Covid-19 is still the main factor affecting the Sub-Lessee's business and the lessee's ability to pay rent to the Fund in 2022

Opinion of the Management Company

The Management Company opined that the Fund's significant management and future direction in management should be reported to the Meeting for acknowledgement.

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Agenda 2 To acknowledge the performance of the Fund for the year 2021

The Management Company proposed to the Meeting to acknowledge the performance of the 2021 Fund operations as follow:

The performance of the Fund operations for the period between 1 January 2021 and 31 December 2021 appeared in the Annual Report for the year 2021 Enclosure 1 whose material details has been summarized as follow:

Fund Performance	1 January 2021 - 31 December 2021
1. Total revenue from investment (Baht)	1,070,194
1.1 revenue from rental (Baht)	-
1.2 revenue from interest (Baht)	1,070,194
2. Total expenses (Baht)	6,915,588
3. Net loss on investments (Baht)	5,845,394
4. Total net loss on investments (Baht)	40,145,195
5. Net decrease in net asset from operations (Baht)	45,990,589
*6. Average occupancy rate	-
*7. Average room rate (Baht/room/night)	-

* Remark

During 1 January 2021 to 31 December 2021, there is no information about average occupancy rate and average room rate due to the temporary stop of operation of the hotel since 1 April 2020 until the COVID-19 spread and the renovation.

Opinion of the Management Company

The Management Company opined that the performance of the 2021 Fund operations should be reported to the Meeting for acknowledgement.

Agenda 3 To acknowledge the financial statement of the Fund for the year 2021

The Management Company proposes to the Meeting to acknowledge the Statement of Financial Position (Balance sheet) and the Statement of Comprehensive Income for the year ended 31 December 2021 of the Fund as follow:

The Fund has prepared the Statement of Financial Position (Balance sheet) and the Statement of Comprehensive Income for the year ended 31 December 2021 which have already been audited and certified by Dharmniti Company Limited. Material summaries are as follow:

Fund Performance	1 January 2021 - 31 December 2021
1. Total asset (Baht)	1,270,368,424
2. Total liabilities (Baht)	2,204,633
3. Long-term loan (Baht)	-
4. Net asset value (Baht)	1,268,163,791
5. Net asset value per unit (Baht)	6.6291
6. Total revenue (Baht)	1,070,194
7. Net loss on investments (Baht)	5,845,394
8. Net decrease in net assets from operations (Baht)	45,990,589

Opinion of the Management Company

The Management Company opined that the Statement of Financial Position (Balance sheet) and the Statement of Comprehensive Income for the year ended 31 December 2021 of the Fund should be reported to the Meeting for acknowledgement.

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Agenda 4 To acknowledge the payment of dividend and capital return for the year 2021

The Management Company proposes to the Meeting to acknowledge the payment of dividend and capital return for the year 2021 as follow:

Under the fund project of the Fund, the policy is provided to pay dividend at least one time a year within 90 days after the end of fiscal year. However, the fund project of the Fund shall provide a condition that the dividend payment shall not increase the retained loss in the period of dividend payment, and under the Notification of Capital Market Supervisory Board Thor Nor. 36/2562 Re. Asset Mutual Fund Management (amended by Notification of Capital Market Supervisory Board Thor Nor. 37/2564 Re. Asset Mutual Fund Management (No. 3)), in case the Fund has the retained loss, the dividend is not allowed to be paid.

According to the Fund's Statements of Financial Position as of 31 December 2021, the Fund has the retained loss in the amount of Baht 317,713,209 due to the coronavirus epidemic (Covid-19), affecting the tourism industry. The number of foreigner tourists significantly decreases. The number of tourists from other provinces to Bangkok also substantially decreases. In addition, Boulevard temporarily has stopped the operation of the Hotel since 1 April 2020 and thus was unable to pay the rent. As a result, the Fund does not have sufficient income to eliminate the retained loss. The Fund still has the retained loss in the accounting period ending December 2021. As aforementioned, the Fund does not pay the dividend for the Year 2021.

Regarding the payment of the capital return, the Fund cannot pay the capital return to the unitholders in 2021 due to the following reasons.

1. According to the Ccovid-19 epidemic, the sub-lessee (Boulevard Hotel Company Limited) to announce the temporary stop of operation of the hotel has commenced since 1 April 2020. The closure of the hotel causes the Sub-Lessee to be unable to pay the fixed rental fee, thereby result in the Fund's loss of the revenue and directly affecting the payment of the capital return. However, the Sub-Lessee has the duty to pay the fixed rental fee in the amount of 124.3 million Baht per year as per the sub-lease agreement with the Fund.

2. The Fund needs to reserve the liquidity for the hotel renovation according to the Renovation Agreement between the Fund, Sub-Lessee and Quality Inn Co., Ltd. with budget in the amount of 250 million Baht for renovation and repair building image.

3. The Fund needs to reserve the liquidity to pay various expenses levied on the Fund and expenses related to Fund.

Opinion of the Management Company

The Management Company opined that the reasons for the inability to pay dividends and capital reductions of the Fund for the year 2021 should be reported to the Meeting for acknowledgement.

Agenda 5 To acknowledge the appointment of the Fund's auditors and their remuneration for the year 2022

The Management Company proposes to the Meeting to acknowledge the appointment of the Fund's auditors and their remuneration for the year 2022 as follow:

The Management Company considered and proposed the appointment of the following persons of Dharmniti Company Limited as the Fund's auditors for the year 2022 with the remuneration of Baht 435,000:

1.	Miss Thanyaphorn Tangthanopajai	C.P.A. No. 9169 and/or
2.	Mr. Peeradate Phongsathainsak	C.P.A. No. 4752 and/or
3.	Miss Wannisa Ngambuathong	C.P.A. No. 6838 and/or
4.	Mr. Thanawut Piboonsawat	C.P.A. No. 6699

In the case that the above auditors are unable to perform their duties, Dharmniti Auditing Company Limited shall arrange other auditors of Dharmniti Auditing Company Limited as the replacements to audit and to express the opinion to the Fund's financial statement.

The remuneration of the auditors for the year 2020 and 2021 was Baht 420,000.

Opinion of the Management Company

The Management Company opined that the auditors of Dharmniti Auditing Company Limited have appropriate knowledge and they have neither relationship nor conflict of interest to the Fund. The Management Company, therefore, proposed the appointment of the following persons of Dharmniti Auditing Company Limited as the Fund's auditors for the year 2022

1.	Miss Thanyaphorn Tangthanopajai	C.P.A. No. 9169 and/or
2.	Mr. Peeradate Phongsathainsak	C.P.A. No. 4752 and/or
3.	Miss Wannisa Ngambuathong	C.P.A. No. 6838 and/or
4.	Mr. Thanawut Piboonsawat	C.P.A. No. 6699

In addition, the remuneration of the auditors for the year 2022 shall be Baht 435,000 Such matters should be reported to the Meeting for acknowledgement.

Agenda 6 Other matters (if any)

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The Management Company are cordially invited to attend the meeting at the date, time and method as specified in this invitation letter. In this regard, the management Company will start the meeting through Electronic Media at 10.00 hrs. If the unitholders intend to attend the meeting through Electronic Media, the unitholders shall register for attending the AGM through Electronic Media (E-AGM) using the channels and methods specified in **Enclosure 2** of this letter. Once the Management Company has verified the information and documents sent by the unitholders, the Management Company shall send the Username, Password and Web link to be used for accessing into the E-AGM meeting, to the unitholders or proxies via the e-mail address identified in the registration.

In case a unitholder is unable to attend the meeting and wish to authorize a person to attend the meeting and cast the vote on your behalf at this meeting, please complete and sign the Proxy Form attached to this invitation letter as appeared in **Enclosure 5** and duly affix the stamp duty of Baht 20 and send to the Management Company via the channels specified in **Enclosure 2** of this letter. In this connection, any unitholder may appoint the Fund Manager of the Fund as his or her proxy to attend the meeting and vote on his or her behalf at this meeting as per the details appeared in the **Enclosure 4** of this letter.

For the unitholders' benefit, please study Guidelines for attending the AGM through Electronic Media (E-AGM) as per the details appeared in the **Enclosure 2** which is delivered to the unitholders together with this invitation letter. If any unitholder has any questions or inquiries relating to the registration to attend the AGM through Electronic Media (E-AGM) or the proxies, please contact, Wealth Service Department, UOB Asset Management (Thailand) Co., Ltd., Tel. 02-786-2222 during office hours and business days.

Please be informed accordingly

Sincerely yours,

UOB Asset Management (Thailand) Co., Ltd.

(Vana Bulbon)

Chief Executive Officer

Wealth Service Department

Tel. 02-786-2222

Enclosure 1

Annual Report of the Year 2021

Quality Hospitality Leasehold Property Fund (QHOP)

Please download from the QR code provided below

Enclosure 2

Guidelines for attending the AGM through Electronic Media (E-AGM) and the Appointment of Proxy

1. In case the unitholders desires to attend the E-AGM by themselves

1.1 Registration through registration form

1.1.1 Please fill-in the registration form for the AGM through Electronic Media (E-AGM) as appeared in **Enclosure 3**. Please clearly specify your e-mail and mobile phone number to be used for the meeting registration and attach the following identification documents to confirm your right to attend the E-AGM:

- In the case of natural persons
  - a copy of the unitholders' unexpired identification card and duly certified or
  - a copy of the unitholders' unexpired passport and duly certified or
  - a copy of the unitholders' unexpired government official identification document and duly certified
- In the case of juristic persons

  <u>In case of juristic persons who are established under Thai laws</u>
  - A copy of the juristic person certificate issued by the relevant governmental authority and duly certified true and correct by the person being authorized to sign binding upon the juristic person together with the juristic person's seal affixed (if any).
  - A copy of unexpired identification card or government official identification card or passport of the authorized person of the juristic person duly certified copy true and correct.

  <u>In the case of juristic persons which are established under foreign laws</u>
  - A copy of the juristic person certificate issued by the governmental authority of the country where such juristic person is situated and duly certified true and correct by the person being authorized to sign binding upon the juristic person together with the juristic person's seal affixed (if any).
  - A copy of unexpired identification card or government official identification card or passport of the authorized person of the juristic person duly certified copy true and correct.

As for juristic person which are established under foreign laws, if the original documents are not in English, an English translation of such documents duly certified true translation by the person being authorized to sign binding upon the juristic person.

1.1.2 When the unitholder completely fill-in the registration form and prepare identification documents. Please send the registration form for the AGM through Electronic Media (E-AGM) and identification documents as aforementioned to the Management Company **within 20 April 2022** via the following channels:

- **E-mail:** thuobamwealthservice@uobgroup.com or
- **Registered Mail:** UOB Asset Management (Thailand) Co., Ltd.
  Located at 23A, 25th Floor, Asia Centre Building, 173/27-30, 32-33 South Sathon Road, Thungmahamek, Sathon, Bangkok 10120

1.2 Registration through online platform

1.2.1 Please fill-in the unitholder's information in an application to attend the meeting by Electronic Method From 8 April 2022 to 21 April 2022 via the following channels:

- Website https://qhop.foqus.vc/registration/
- Scan this QR Code

1.2.2 After logging into the system, please fill-in the following information through the system:

- Unitholder registration number
- Identification Card Number/Passport Number/ Registration Number for juristic person

- E-AGM E-Mail address for receiving Username and Password together with the Web Link for attending the meeting
- Mobile Phone Number

1.2.3 When completely fill-in the information through the system, the unitholder shall upload the following file to identify themselves as follows:

- In the case of natural persons
  - a copy of the unitholders' unexpired identification card and duly certified or
  - a copy of the unitholders' unexpired passport and duly certified or
  - a copy of the unitholders' unexpired government official identification document and duly certified
- In the case of juristic persons

  <u>In case of juristic persons who are established under Thai laws</u>

  - A copy of the juristic person certificate issued by the relevant governmental authority and duly certified true and correct by the person being authorized to sign binding upon the juristic person together with the juristic person's seal affixed (if any).
  - A copy of unexpired identification card or government official identification card or passport of the authorized person of the juristic person duly certified copy true and correct.

  <u>In the case of juristic persons which are established under foreign laws</u>

  - A copy of the juristic person certificate issued by the governmental authority of the country where such juristic person is situated and duly certified true and correct by the person being authorized to sign binding upon the juristic person together with the juristic person's seal affixed (if any).
  - A copy of unexpired identification card or government official identification card or passport of the authorized person of the juristic person duly certified copy true and correct.

  As for juristic person which are established under foreign laws, if the original documents are not in English, an English translation of such documents duly certified true translation by the person being authorized to sign binding upon the juristic person.

2. In case the unitholders appoint a proxy to attend the E-AGM

In case that a unitholder is unable to attend the meeting, he/she may authorize another person or the following fund manager of the Management Company, to attend and vote on his/her behalf:

Ms. Yenruedee Sorcharoensup, Property Fund Manager

Address: UOB Asset Management (Thailand) Co., Ltd.

23A, 25th Floor, Asia Centre Building, 173/27-30, 32-33 South Sathon Road, Thungmahamek, Sathon, Bangkok 10120

The fund manager of the Management Company has no special interest in every agenda.

The unitholders who would like to appoint other persons to be their proxy. Please fill-in the information and sign the proxy form, as appeared in Enclosure 5, and send the proxy form together with supporting documents for the appointment of proxy (as specified below) to the Management Company within 20 April 2022 via E-mail or Registered Mail specified in section 1.1 or upload such documents via the system specified in section 1.2

Supporting documents for the appointment of proxy

In case of the unitholders (Grantor) are natural persons

- Proxy forms duly signed by the grantor and the proxy and affixed with Bath 20 stamp.
- A copy of identification card or government official identification card or passport of grantors (in case of foreign grantors) duly certified true and correct by the grantors.
- A copy of identification card or government official identification card or passport of proxy holders (in case of foreign grantors) duly certified true and correct by the proxy holders.

In case of the Unit Holders (Grantor) are juristic persons

- Proxy forms duly signed by the person being authorized to sign binding upon the juristic person pursuant to the latest juristic person certificate issued by the governmental authority (not more than 3 months old from the issuing date) together with the juristic person's seal affixed (if any) and affixed with stamp duty of Baht 20.
- In the case that grantors are juristic persons established under Thai laws, please submit a copy of the company's latest juristic person certificate issued by the governmental authority (not more than 3 months

old from the issuing date) duly certified true and correct by the person being authorized to sign binding upon the juristic person together with the juristic person's seal affixed (if any).

- In case that grantors are juristic persons established under foreign laws, please submit a copy of the juristic person certificate issued by the governmental authority of the country where such juristic person is situated and duly certified true and correct by the person being authorized to sign binding upon the juristic person together with the juristic person's seal affixed (if any)
- As for juristic person who are established under foreign laws, if the original documents are not in English, an English translation of such documents duly certified true translation by the person being authorized to sign binding upon the juristic person.
- A copy of identification card or government official identification card or passport of proxy holders (in case of foreign proxy holders) duly certified true and correct by the proxy holders.

3. Document Verification

When the Management Company or the system receives the document as stated above, the management Company will proceed to verify such documents to confirm your right to attend the Meeting. Once the verification is completed, QuidLab Co. Ltd., an E-AGM conference system provider of the Management Company ("Quidlab") will e-mail to the unitholders with the following details.

- Username and Password
- WebLink for attending E-AGM meeting
- User manual for using E-AGM system

When receiving the e-mail, please kindly read the user manual for using E-AGM system carefully.

In case the verification is rejected, the unitholders or proxy will receive an e-mail to notify on the details and reason for rejection, then the unitholders or proxy can resubmit or upload the additional or corrected documents through the same channels you submit or upload the documents to the Management Company.

Please kindly refrain from giving your Username and Password to other person. In the case your Username and Password are lost or you have not received it within 21 April 2022, before 17 p.m. please immediately contact Quidlab by phone number 02-013-4322.

4. Channel for unitholders to send comment or questions related to the operation of the Fund or any relevant agenda to be considered in this E-AGM are as follows:

   During the E-AGM meeting, the unitholders attending the Meeting can submit comments or questions via the E-AGM system.

5. Registration to attend the meeting

   On the Meeting date, the system will allow the unitholders to register for the meeting **1 hours before the start of the meeting**. However, the live broadcast of the conference will only start at 2:00 p.m.

   In case you encounter technical problems while using the E-AGM meeting system, before the meeting or during the meeting, please contact Quidlab. The Management Company shall specified the channel to contact Quidlab in the email sent to you.

6. Voting Method

   For the voting method during the E-AGM meeting, the unitholders or proxy can vote on each agenda by voting "Agree" or "Disagree" or "Abstain". In case the unitholders or proxy does not vote for any agenda, your vote will be counted as "Agree" automatically.

Enclosure 3

Registration form for attending the AGM by way of electronic meeting (E-AGM)

Written at_____

Date_____Month_____Year_____

I/We_____ Nationality_____

Address No._____ Road_____ Sub-district_____

District_____ Province_____ Postal code_____

E-mail_____ Tel_____

as a unitholder of Quality Hospitality Leasehold Property Fund, unitholder number _____

_____, holding a total number of _____ units,

I/We hereby confirm to attend the meeting and cast the votes in the 2022 Annual General Meeting of Unitholders on 22 April 2022, at 10.00 hrs. by way of electronic meeting (E-AGM). Please send a WebLink for attending the E-AGM, Username and Password to my/our email as follows:

E-mail:_____

Sign _____Unitholder

( )

Remark:

Kindly send this registration form for attending the Annual General Meeting through Electronic Media (E-AGM) which is completely filled and attached identification document identified in Guidelines for attending the AGM through Electronic Media (E-AGM) and Appointment of Proxy to the Management Company within 20 April 2022 via the following channels:

- **E-mail**: thuobamwealthservice@uobgroup.com or
- **Registered Mail**: UOB Asset Management (Thailand) Co., Ltd.
  23A, 25th Floor, Asia Centre Building, 173/27-30, 32-33 South Sathon Road,
  Thungmahamek, Sathon, Bangkok 10120

Enclosure 4

Information of the Fund Manager of UOB Asset Management (Thailand) Co., Ltd. Appointed as Proxy of Unitholder who are unable to attend the Meeting

Name : Ms. Yenruedee Sorcharoensup

Position in the Company : Property Fund Manager

Age : 51 years

Address : UOB Asset Management (Thailand) Co., Ltd.

23A, 25th Floor, Asia Centre Building, 173/27-30, 32-33 South Sathon Road, Thungmahamek, Sathon, Bangkok 10120

Conflict interest in this meeting : None

Education : Bachelor Degree of Commerce and Accountancy, Chulalongkorn University
Summary of the previous 5-year work experiences : - 2013 to now Property Fund Manager of UOB Asset Management (Thailand) Co., Ltd. - 2008 to 2013 Property Fund Manager of Krungthai Asset Management Public Company Limited

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) เป็นผู้ถือหน่วยลงทุนของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์ควอลิตี้ ฮอสพิทอลลิตี้ (QHOP) ("กองทุน") โดยถือหน่วยลงทุนจำนวนทั้งสิ้นรวม.....หน่วย และออกเสียงลงคะแนนได้เท่ากับ.....เสียง

being a unit holder of Quality Hospitality Leasehold Property Fund (QHOP) ("Fund") the total amount of .....units and having the right to vote equal to..... votes

(3) ขอมอบฉันทะให้

Hereby appoint

❒ ..... อายุ.....ปี อยู่บ้านเลขที่.....

age years, resides at

ถนน..... ตำบล/แขวง..... อำเภอ/เขต.....

Road Tambol/Khwaeng Amphoe/Khet

จังหวัด..... รหัสไปรษณีย์.....

Province Postal Code

หรือ ผู้จัดการกองทุนรวมอสังหาริมทรัพย์

or Fund Manager

❒ นางสาวเย็นฤดี ซอเจริญทรัพย์ อายุ 51 ปี อยู่บ้านเลขที่ 64/23

Ms. Yenruedee Sorcharoensup age years, resides at

ถนน เจริญกรุง ตำบล/แขวง บางรัก อำเภอ/เขต บางรัก

Road Tambol/Khwaeng Amphoe/Khet

จังหวัด กรุงเทพมหานคร รหัสไปรษณีย์ 10500

Province Postal Code

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหน่วยลงทุนของกองทุนรวมสิทธิการเช่าอสังหาริมทรัพย์ควอลิตี้ ฮอสพิทอลลิตี้ (QHOP) ประจำปี 2565 ในวันที่ 22 เมษายน 2565 เวลา 10.00 น. โดยเป็นการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) ตามหลักเกณฑ์ที่กำหนดไว้ในกฎหมายและประกาศที่เกี่ยวข้องกับการประชุมผ่านสื่ออิเล็กทรอนิกส์

any one of them to be my/our proxy to attend and vote on my/our behalf at the Annual Meeting of unitholders of Quality Hospitality Leasehold Property Fund (QHOP) for the year 2022 on 22 April 2022 at 10.00 a.m. by way of electronic meeting (E-AGM) which will be in accordance with relevant laws and announcements related to electronic meeting

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้ดังนี้

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

วาระที่ 1 **รับทราบการจัดการกองทุนรวมในเรื่องที่สำคัญ และแนวทางในการจัดการกองทุนรวมในอนาคต**

Agenda 1 To acknowledge the Fund's significant management and future direction in management

วาระที่ 2 **รับทราบผลการดำเนินงานของกองทุนรวม ประจำปี 2564**

Agenda 2 To acknowledge the performance of the Fund for the year 2021

วาระที่ 3 **รับทราบงบการเงินประจำรอบปีบัญชีของกองทุนรวม ประจำปี 2564**

Agenda 3 To acknowledge the financial statement of the Fund for the year 2021

วาระที่ 4 **รับทราบการจ่ายเงินปันผลและเงินลดทุนประจำปี 2564**

Agenda 4 To acknowledge the payment of dividend and capital return for the year 2021

วาระที่ 5 **รับทราบการแต่งตั้งผู้สอบบัญชีและกำหนดค่าตอบแทนของผู้สอบบัญชีกองทุนรวม ประจำปี 2565**

Agenda 5 To acknowledge the appointment of auditor for the year 2022

หมายเหตุ: วาระที่ 1-5 ข้างต้นเป็นวาระเพื่อทราบ ไม่ต้องมีการออกเสียงลงคะแนน

Note: Agenda Item 1-5 above are for acknowledgement; therefore, no voting is required.

วาระที่ 6 **เรื่องอื่น ๆ (ถ้ามี)**

Agenda 6 Other matters (if any)

☐ ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้าดังนี้

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

❒ เห็นด้วย Approve ❒ ไม่เห็นด้วย Disapprove ❒ งดออกเสียง Abstain

☐ ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

To grant my/our proxy to vote on my/our behalf as he/she may deem appropriate it all respects.

(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 unit holder.

(6) ในกรณีที่ข้าพเจ้าแต่งตั้งให้บุคคลอื่นเป็นผู้รับมอบฉันทะของข้าพเจ้าแต่ไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/we have appointed a person as my/our proxy, but have not specified my/our voting instruction in any agenda or such instruction is not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above, including in case there in 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 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

(.....)

<u>หมายเหตุ</u>

1. ผู้ถือหน่วยลงทุนที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหน่วยลงทุนให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
   The unit holder appointing the proxy must authorize only one proxy to attend and vote at the meeting and may not split the number of units to several proxies for splitting votes.
2. กรุณาติดอากรแสตมป์ 20 บาท
   Please affix duty stamp of Baht 20.