

No. Yor.Tor. 00479/2025

1 April 2025

Re: Disclosure of information of T.U. Dome Residential Complex Leasehold Property Fund (TU-PF) for year 2025

To: Unitholders

Enclosure: Annual Report of the year 2024 (QR Code)

The Notification of the Capital Market Supervisory Board No. TorNor 29/2566, Re: Management of Property Funds (No. 5) dated 31 October 2023 and the Notification of the Capital Market Supervisory Board No. TorJor 33/2566, Re: Rules, Conditions and Procedures for Disclosure of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (No. 12) dated 31 October 2023 repeal the rules on holding annual general meetings and provides the Fund to prepare and disclose information of the Fund to unitholders in a way of two-way communication within 4 months from the end of the Fund's fiscal year.

UOB Asset Management (Thailand) Co., Ltd. ("Management Company"), in its capacity of the fund manager of T.U. Dome Residential Complex Leasehold Property Fund (TU-PF) ("Fund") would like to disclose the information of the Fund for the year 2025 as follow:

1. Report of the significant management of the Fund and the management guideline of the Fund in the future

- In 2024, the project's performance has continuous growth from the year 2023. The rental and service revenue of the project increased by 7.92 million Baht, representing 8.45 percent. The increase in revenue in this year is due to the cooperation between the Fund and property managers in doing the rental and service fee adjustment plan and adjusting marketing plan to be suitable for the project to increase competitiveness with other nearby projects and publicize the project in many ways and holding events in the project. As a result, the Fund has revenue from rental and service fees in every area, especially the dormitory area increased by 6.52 million Baht, representing 15.37 percent, following by the plaza space increased by 1.19 million Baht, representing 3.44 percent, and from serviced apartments increased by 0.21 million Baht, representing 1.23 percent.

- The comparison of the average occupancy rate of the project against in the last year is as follows:

	Dormitory	Serviced Apartment	Plaza
Year 2024	75%	83%	56%
Year 2023	68%	86%	47%

In summary, in the year 2024, the project had the marketing policy as follows:

1. Dormitory and Serviced Apartment

The project still used the pricing policy to attract customers, except for rooms and the equipment in the rooms that have been renovated. The project has increased the price of such rooms. Recently, all the rooms in the project are in ready-to-rent condition. In 2025, other than the price policy, the project have a plan to continuously improve the rooms and equipment both in dormitory and serviced apartment that have not been majorly repaired i.e. to change the furniture, air conditioned and water heater so that such rooms are in a new condition and be able to compete with other existing and new projects and the project can increase the price of such rooms, which is according to continue the project's income generation plan.

2. Plaza Space

From the previous year, Thonglor Management Company Limited did the marketing plan by proposing promotions for new tenants who have potential and well-known to persuade them to lease the area for setting up shop in the plaza. In 2024, the policies from the previous year were continuously implemented as follows:

- Maintaining the image of the building, including maintaining and repairing the property in good condition for making an impression to the users.
- Managing all the 2 Cool Camp zones in order to be spaces for serving students and individuals to cause customers to spend more time and to increase traffic for retail space around the Cool Camp.

- Having a plan to continually organize events according to festivals all the year to increase customers in the shopping center.
- Increasing cooperation with Thammasat University in order to hold more activities of students in the space of the Project.

In 2025, Thonglor Management Company Limited will do the additional marketing plan on the unleased space since project opening by proposing promotions to persuade new tenants to lease such space for setting up shops. The target new tenants are the tenants who have potential and well-known to persuade the customers to enter into the Project and to increase the number of tenants in the Project. When the project can rent out more space, the value of rental space will be higher, causing the Fund to continuously gain revenue.

The comparison of the total revenue and net investment income of the Fund in 2024 against in the year 2023 is as follows:

	Total income (Million Baht)	Net Investment gain (Million Baht)
Year 2024	108.13	30.87
Year 2023	99.85	23.08

From the operating results in the year 2024 that are better than the previous year, the Fund's net investment profit in 2024 was 30.87 million Baht, increasing from the year 2023 about 33.75 percent, equally 7.79 million Baht, indicating the success of the above marketing policy. Therefore, the Fund will continuously maintain such policies to achieve the objective of increasing the Fund's revenues in the future.

2. Report of the Statement of Financial Position and the performance of the Fund for the year 2024.

The Statement of Financial Position (Balance sheet) and the Statement of Comprehensive Income for the year ended 31 December 2024 of the Fund, which have already been audited and certified by NEXIA ASV (THAILAND) Limited. The material summaries are as follows:

Fund Performance	1 January 2024 – 31 December 2024
1. Total Assets (Baht)	569,971,556.27
2. Total Liabilities (Baht)	469,254,893.26
3. Long-term loan (Baht)	-
4. Net asset value (Baht)	100,716,663.01
5. Net asset value per unit (Baht)	0.9662
6. Total income (Baht)	108,132,121.17
7. Net investment gain (Baht)	30,869,050.92
8. Decrease in net assets from operations (Baht)	(17,007,366.50)

The performance of the Fund operations for the period between 1 January 2024 and 31 December 2024 appeared in the Annual Report for the year 2024 whose material details have been summarized as follows:

Fund Performance	1 January 2024 – 31 December 2024
1. Total income (Baht)	108,132,121.17
1.1 Rental and service income (Baht)	101,676,479.37
1.2 Interest income (Baht)	1,497,532.50
1.3 Other income (Baht)	4,958,109.30
2. Total expenses (Baht)	77,263,070.25
3. Net Investment gain (Baht)	30,869,050.92
4. Total net loss on investments (Baht)	(47,876,417.42)
5. Decrease in net assets from operations (Baht)	(17,007,366.50)
6. Average occupancy rate	
● Dormitory	75%
● Serviced apartment	83%
● Plaza space	56%

Fund Performance	1 January 2024 – 31 December 2024
7. Average rental rate	
● Dormitory (Baht/Room/Month)	3,480.66
● Serviced apartment (Baht/Room/Month)	5,973.37
● Plaza space (Baht/Sq.m./Month)	373.56

The Unitholders can see the full report of the financial statement of the Fund for the year 2024 from the Annual Report for the year 2024 of the Fund.

3. Report of the appointment of the Fund's auditors and their remuneration for the year 2025.

The Management Company appointed the auditors from NEXIA ASV (THAILAND) Limited (formerly, A S V & Associates Company Limited) the Fund's auditors for the year 2025 with the remuneration for the year 2025 of Baht 850,000. The names of the auditors are as follows:

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|--------------------------------|------------------------|
| 1. Mr. Anusorn Kiatgungwalgri | C.P.A. No. 2109 and/or |
| 2. Ms. Kwunjai Kiatgungwalgri | C.P.A. No. 5875 and/or |
| 3. Ms. Sawinee Sawanont | C.P.A. No. 7092 and/or |
| 4. Mrs. Pornpip Lertthanongsak | C.P.A. No. 7633 and/or |
| 5. Mr. Satis Kiatgungwalgri | C.P.A. No. 9760 and/or |
| 6. Mr. Prasitporn Kesama | C.P.A. No. 9910 and/or |
| 7. Ms. Boonpen Likitvarin | C.P.A. No. 8668 and/or |
| 8. Ms. Juthamas Kraikittiwut | C.P.A. No. 9356 |

In the case that the above auditors are unable to perform their duties, NEXIA ASV (THAILAND) Limited shall arrange its other auditors who were approved by the Securities and Exchange Commission as the replacements to audit and to express the opinion to the Fund's financial statement.

The remuneration of the auditors for the year 2023 and 2024 was Baht 900,000 and Baht 850,000, respectively.

4. Report of the payment of dividend and capital decrease for the year 2024.

Under the fund project of the Fund, the policy is provided to pay dividend at least two times a year within 90 days after the end of fiscal year or the end of accounting period of dividend payment (as the case maybe). The period of dividend payment of the Fund is June and December. In addition, if the Fund still has retained loss, dividend payment will not be made, in accordance with the announcement of the capital market supervisory board on the management of property funds.

According to the Fund's Statements of Financial Position as of 31 December 2024, the Fund has retained loss in the amount of Baht 933,555,642.38. Therefore, the Fund was unable to pay dividends to the unitholders in December 2024.

Regarding the payment of the capital decrease, the performance of the Fund in 2024 was significantly improved and the performance in January and February 2025 continuously improved from the year 2024, including the Fund has excess liquidity due to a decrease in asset valuation, resulting in an increase in the Fund's cash flow. Therefore, the Fund hereby announces the payment of capital reduction of the Fund for the operating period ended 28 February 2025 at the rate of Baht 0.10 per unit to unitholders. The Management Company has determined that 16 April 2025 will be the book closing date to determine the list of unitholders who are entitled to receive the capital reduction and the date of payment of capital reduction to unitholders on 30 April 2025.

In the event the Unitholders have questions regarding the information of this report, they can ask questions via email: thuobamwealthservice@uobgroup.com, from 10 April 2025 to 25 April 2025. In asking questions, the Management Company would like to request the Unitholders to provide the following information to the Management Company for verification.

1. Name and surname or company name, the spelling of which corresponds to those you have registered.
2. National identification number or corporate registration number.

The Management Company reserves right to not answer the questions or inquires if the Management Company does not receive the above information or the above information is inaccurate or incorrect, or the information is confidential or the information have a negative effect on third party's right. Besides, the Management Company will make a summary in the form of questions and answers and disseminate the same via the information system of the Stock Exchange of Thailand by 9 May 2025.

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

Annual Report of the Year 2024

T.U. Dome Residential Complex Leasehold Property Fund (TU-PF)

Please download from the QR code provided below

