

1 April 2026

Re: Disclosure of information of T.U. Dome Residential Complex Leasehold Property Fund (TU-PF) for year 2026

To: All the Unitholders

Enclosure Annual Report of the year 2025 (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 2026 as follow:

1. Report of the significant management of the Fund and the management guideline of the Fund in the future
 - Since 2013, after UOBAM took over the fund management, the Fund has continuous growth in net investment gain. In 2013, the Fund recorded a net investment loss of 27.30 million Baht, before successfully turning around and generating sustained net investment profits until reaching 34.73 million Baht in 2025, the highest level since UOBAM took over the fund management. The Fund's net investment gain increased by 0.84%, equivalent to 62.03 million Baht from the year 2013.
 - Compared to 2024 performance, the Fund's net investment gain in 2025 increased by 3.86 million Baht, or 12.51% (In 2024, the Fund's net investment gain was 30.87 million Baht). This growth was the result of collaboration between the Fund and its property managers, Thonglor Management Co., Ltd., and the Property and Sports Asset Management Office of Thammasat University in implementing strategies to increase rental and service rates, as well as adapting marketing strategies to suit market conditions and the nature of the project, in order to strengthen competitiveness against surrounding projects. The strategies also included



expanding public relations activities across multiple channels and organizing various events within the project, which effectively enhanced the Fund's image and attracted tenants.

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

	Dormitory	Serviced Apartment	Plaza
Year 2025	83%	77%	57%
Year 2024	75%	83%	56%

Over the past 10 years, the average occupancy rates of the dormitory, serviced apartment, and plaza have grown continuously, as follows:

- The dormitory average occupancy rate increased from 34% to 83%
- The serviced apartment average occupancy rate increased from 52% to 77%
- The plaza average occupancy rate increased from 23% to 57%

Remark

*Average occupancy rate refers to the average proportion of rentable area actually occupied by tenants compared to the total rentable area of the project in a specified period, shown in percentage.

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

1. Dormitory and Serviced Apartment

The project still mainly 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 2026, 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 repaired i.e. to change the furniture, air conditioned and water heater to elevate such rooms' image and be able to compete with other existing and new projects nearby. In the next phase, the project has a policy to increase the rental rate as it deemed appropriate, which is a part of the project's income generation and sustainable plan.

2. Plaza Space

In the year 2025, Thonglor Management Company Limited implemented the marketing plan by proposing promotions for new tenants who have potential and well-known to persuade them to lease the area for operating business in the plaza. In 2026, the plan from the previous year were continuously implemented the marketing plan as follows:

- Enhancing the image of the building, including maintaining and repairing the property in good condition for creating a positive impression to the users.
- Increasing the Cool Camp zones from 2 to 3 zones and managing all the Cool Camp zones in order to accommodate students and individuals, resulting to customers to spend more time and increase traffic for retail space.
- Implementing a plan to continually organize events according to festivals all the year to increase customers in the shopping center.
- Increasing cooperation with Thammasat University to support of a greater number of student activities within the project area.

In addition, in 2026, Thonglor Management Company Limited creates a marketing plan for image rebranding (Re-Brand), which is a key strategic marketing initiative aimed at elevating the project from plaza to a destination that connects people to use the project's services, whether they are tenants or target customers. The objective of such plan is to increase both the number of retail shops and the number of visitors to the project and strengthening the competitiveness. When the project can rent out more space, the rental rate will be higher, causing the Fund to continuously generate more revenue in long term.

The comparison of the total revenue and net investment income of the Fund in 2025 against in the year 2024 is as follows:

	Total Revenue (Million Baht)	Net Investment Gain (Million Baht)
Year 2025	109.02	34.73
Year 2024	108.13	30.87

From the operating results in the year 2025 that are better than the previous year, the Fund's net investment gain in 2025 was 34.73 million Baht, increasing from the year 2024 about 12.51 percent, equally 3.86 million Baht, representing the success of the above marketing plan and strategy. Therefore, the Fund will continuously maintain such plan to achieve the objective of increasing the Fund's revenues and sustainable growth in the future.

2. Report of the Statement of Financial Position and the performance of the Fund for the year 2025.

The Statement of Financial Position (Balance sheet) and the Statement of Comprehensive Income for the year ended 31 December 2025 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 2025 – 31 December 2025
1. Total Assets (Baht)	557,543,942.25
2. Total Liabilities (Baht)	462,411,542.08
3. Long-term loan (Baht)	-
4. Net assets (Baht)	95,132,400.17
5. Net asset value per unit (Baht)	0.9127
6. Total Income (Baht)	109,021,117.71
7. Net investment gain (Baht)	34,732,208.38
8. Increase in net assets from operations (Baht)	4,838,717.16

The performance of the Fund operations for the period between 1 January 2025 and 31 December 2025 appeared in the Annual Report for the year 2025 whose material details have been summarized as follows:

Fund Performance	1 January 2025 – 31 December 2025
1. Total income from investment (Baht)	109,021,117.71
1.1 Rental and service income(Baht)	102,515,822.32
1.2 Interest income (Baht)	1,587,581.83
1.3 other income (Baht)	4,917,713.56

Fund Performance	1 January 2025 – 31 December 2025
2. Total expenses (Baht)	74,288,909.33
3. Net Investment Gain (Baht)	34,732,208.38
4. Total net loss on investments (Baht)	(29,893,491.22)
5. Increase in net assets from operations (Baht)	4,838,717.16
6. Average occupancy rate	
● Dormitory	83%
● Serviced apartment	77%
● Plaza space	57%
7. Average rental rate	
● Dormitory (Baht/Room/Month)	3,512.17
● Serviced apartment (Baht/Room/Month)	6,206.93
● Plaza space (Baht/Sq.m./Month)	349.99

The Unitholders can see the full report of the financial statement of the Fund for the year 2025 from the Annual Report for the year 2025 of the Fund.

3. Report of the appointment of the Fund's auditors and their remuneration for the year 2026.

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 2026 with the remuneration for the year 2026 of Baht 825,000. The names of the auditors are as follows:

- | | |
|---------------------------------|------------------------|
| 1. Mr. Anusorn Kiatgungwalgri | C.P.A. No. 2109 and/or |
| 2. Ms. Kwunjai Kiatgungwalgri | C.P.A. No. 5875 and/or |
| 3. Mrs. Pornthip Lertthanongsak | C.P.A. No. 7633 and/or |
| 4. Mr. Satis Kiatgungwalgri | C.P.A. No. 9760 and/or |
| 5. Mr. Prasitporn Kesama | C.P.A. No. 9910 and/or |
| 6. Ms. Boonpen Likitvarin | C.P.A. No. 8668 and/or |
| 7. 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, 2024 and 2025 was Baht 900,000 Baht 850,000 and Baht 850,000, respectively.

4. Report of the payment of dividend and capital reduction for the year 2025.

Under the fund project of TU Dome Residential Complex Leasehold Property Fund ("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. However, if the Fund has retained losses, the management company is prohibited from making dividend payments in accordance with 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) and Notification of Capital Market Supervisory Board Thor Nor. 29/2566 Re. Asset Mutual Fund Management (No. 5).

According to the Fund's Statements of Financial Position as of 31 December 2025, the Fund has retained loss in the amount of Baht 928,716,925.22. Therefore, the Fund was unable to pay dividends to the unitholders in June and December 2025.

Regarding the payment of the capital reduction, the performance of the Fund in 2025 was significantly improved and 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 31 December 2025 at the rate of Baht 0.12 per unit to unitholders. The Management Company has determined that 2 March 2026 will be the record 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 17 March 2026.

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 2026 to 24 April 2026. 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 8 May 2026.

Please be informed accordingly.

Sincerely yours,

UOB Asset Management (Thailand) Co., Ltd.



(Vana Bulbon)

Chief Executive Officer

Wealth Service Department

Tel. 02-786-2222

Annual Report of the Year 2025

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

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