



บริษัท ทีเอสทีอี รีท แมเนจเม้นท์ จำกัด  
TSTE REIT MANAGEMENT COMPANY LIMITED

สำนักงานใหญ่: 90 หมู่ที่ 1 ถนนปู่เจ้าสมิงพราย ตำบลสำโรงกลาง อำเภอพระประแดง จังหวัดสมุทรปราการ 10130 โทรศัพท์ 02-183-4567 โทรสาร 02-722-5079  
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(Translation)

No. TRM - SC 017/2569

12<sup>th</sup> May 2026

Subject: Detail of Siripinyo Real Estate Investment Trust Assets

To: President  
The Stock Exchange of Thailand

TSTE REIT Management Company Limited (the “REIT Manager”) as the REIT Manager Siripinyo Real Estate Investment Trust (“SIRIPRT”) would like to notify the appraisal details of the assets of SIRIPRT as of 31 March 2026 as per the detail below:

| Trust name                             | Total Asset (Baht) | Net Asset Value (Baht) | NAV per Unit (Baht/Unit) |
|--|--------------------|------------------------|--------------------------|
| Siripinyo Real Estate Investment Trust | 2,022,403,565      | 1,989,360,756          | 11.7021                  |

| Office Building Name              | Siripinyo Office Building  |
|-----------------------------------|--|
| Location                          | 475 Sri Ayudhaya Rd., Thanon Phaya Thai, Ratchathewi, Bangkok, 10400 |
| Appraiser Date                    | 31 <sup>st</sup> March 2026  |
| Appraiser Name                    | Quality Appraisal Co., Ltd.  |
| Appraised Value (Income Approach) | 1,966,000,000 Baht   |
| Discount Rate                     | 9%   |
| Calculation Period                | Approximately 10 years (Freehold)                                    |

Please be informed accordingly.

Your faithfully,

-Nattawat Atsawathanikkul-  
(Mr. Nattawat Atsawathanikkul)

Managing Director

TSTE REIT Management Company Limited