

Dusit Thani

PROPERTIES REIT

(Translation)

6 September 2019

Re: Notification of subscription right for additional trust units of the first capital increase of Dusit Thani Freehold and Leasehold Real Estate Investment Trust

To: Trust unitholders
Dusit Thani Freehold and Leasehold Real Estate Investment Trust

- Enclosures
1. Notification of Allotment of Additional Trust Units for the First Capital Increase
 2. Registration statement of trust unit offering for the First Capital Increase in the part of executive summary (“Fact Sheet”)
 3. Subscription Form for New Trust Units for the First Capital Increase of DREIT
 4. Certificate of subscription right for the First Capital Increase (issued by Thailand Securities Depository Co., Ltd. as DREIT’s Registrar)

Dusit Thani Properties REIT Co., Ltd. (“Company” or “REIT Manager”), in its capacity of the REIT Manager of Dusit Thani Freehold and Leasehold Real Estate Investment Trust (“DREIT”), has convened the Annual General Meeting of Trust Unitholders No. 1/2019 on 29 April 2019, whereas the trust unitholders have approved the first capital increase of DREIT by issuance and offering new trust units not exceeding approximately 365,000,000 units by (1) allotting additional trust units not less than 100 percent of the total additional trust units issued and offered in the first capital increase to existing trust unitholders whose names appear in the register book of trust unitholders proportionately to their unitholding (Rights Offering) and (2) allotting the remaining additional trust units from the issuance and offering under (1) above to the general public (Public Offering) as the REIT Manager deems appropriate, to invest the money received from the aforementioned issuance and offering of additional trust units in Additional Investment Assets No. 1 and/or for the use in DREIT’s operation and/or for the repayment of the existing loans of DREIT where the REIT Manager is authorized to perform any act relating to the aforementioned.

As per the resolution of the Annual General Meeting of Trust Unitholders No. 1/2019 above, the REIT Manager deems appropriate to offer new trust units of 302,100,000 units to existing trust unitholders (Rights Offering) in the proportion of 100 percent during 13 – 23 September 2019, at the offering price not exceeding Baht 5.90 per unit. (the final offering price will be

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publicly announced within 12 September 2019 via website of the Stock Exchange of Thailand (www.set.or.th). The details and methods or conditions shall be in accordance with the Notification of Allotment of Additional Trust Units for the First Capital Increase as set out in Enclosure 1. The existing trust unitholders whose names appear in the register book of trust unitholders as of 2 September 2019 shall be eligible to subscribe to additional trust units at the ratio equivalent to 1 existing trust unit is entitled to 0.7379 additional issued and offered trust unit. In this regard, in case there is remaining fraction of trust unit from allotment to any existing trust unitholder, the REIT Manager shall round down the unit to be allotted to such existing trust unitholder to the nearest whole number. Whereby the existing trust unitholders may express their intention to subscribe to this issued and offered additional trust units in accordance with their subscription right or in excess of their subscription right or less than their subscription right or waive their right to subscribe to trust unit of this issuance and offering.

In this regard, the REIT Manager hereby informs your right to subscribe to additional trust units for the first capital increase of DREIT at the amount as set out in the Certificate of subscription right for the First Capital Increase, as appeared in Enclosure 4. The details of additional trust unit subscription shall be pursuant to the Notification of Allotment of Additional Trust Units for the First Capital Increase, as appeared in Enclosure 1.

Should you have any enquiries regarding the allotment, procedure and method for subscription of the capital increased trust units, please contact:

Underwriter

CIMB Thai Bank Public Company Limited

No. 44 CIMB Thai Building, Langsuan Road, Lumpini Sub-District, Patumwan District, Bangkok 10330

Tel. +66 (2) 626-7777

Please be informed accordingly.

Graciously Yours,

Sarnthor Mudhasakul

Managing Director Dusit Thani Properties REIT Co., Ltd.

acting as the REIT Manager of DREIT