AMATA
SUMMIT GROWTH REIT

Criteria for Trust Unitholders to Propose Agenda for the 2027 Trust Unitholders' Meeting of Amata Summit Growth Freehold and Leasehold Real Estate Investment Trust

Section 1: Objective

Amata Summit Growth Freehold and Leasehold Real Estate Investment Trust ("the Trust") is committed to promoting good corporate governance and ensuring the fair and equitable treatment of all trust unitholders in accordance with the guidelines of the Office of the Securities and Exchange Commission ("SEC").

In this regard, Amata Summit REIT Management Company Limited ("the Company"), the REIT Manager, provides an opportunity for trust unitholders to propose matters in advance for consideration and inclusion in the agenda of the 2027 Trust Unitholders' Meeting, in accordance with the prescribed criteria and procedures.

Section 2: Qualification of Trust Unitholders to Propose the Agenda

Trust unitholders who wish to propose the agenda must be the AMATAR's unitholders, holding investment units continuously for at least 6 months by the date of submission of the proposal, and must have held the AMATAR units no less than 2 percent of total issued and paid-up units, either by one or several trust unitholders combined.

Section 3: Procedures for proposing the Trust Unitholders' Meeting Agenda

Trust unitholders who are qualified according to Section 2 are entitled to propose agenda items by completing the Agenda Proposal Form for the 2027 Trust Unitholders' Meeting ("Agenda Proposal Form") which can be downloaded from AMATAR's website at www.amatareit.com >> "Investors" >>"Unitholder Meetings" and submitting the signed Agenda Proposal Form together with all the relevant documents and evidences to the Company within the specified timeframe.

Section 4: Submission of Proposal

Trust unitholders must send the Agenda Proposal Form and related documents to the Board Secretary as following address;

To the Board Secretary,
Amata Summit Reit Management Company Limited
2126 Kromadit Building., 2nd Floor, New Petchburi Road.,
Bangkapi, Huaykwang, Bangkok 10310

(Propose Trust Unitholders' Meeting Agenda for year 2027)

Remarks: All expenses related to the submission of documents and associated costs shall be borne by the trust unitholders proposing the meeting agenda

Section 5: Process to Consider

The Board Secretary shall review the qualifications of the trust unitholders and verify the completeness and accuracy of the documents before submitting the proposals to the Board of Directors for further consideration. The Board's judgement for each proposal is deemed to be final. Proposals approved by the Board of Directors will be included in the agenda of the 2027 Trust Unitholders' Meeting invitation, together with the Board's opinion. Proposals not approved by the Board will be notified to trust unitholders, with the reasons for the Board's decision.

Criteria for Proposals Consideration by the Board Secretary and the Board of Directors are as follow

I. In case the information provided is incomplete or incorrect, Secretary to the Board of Director will notify the trust unitholder within 19 January 2027.

II. In case the trust unitholders are not considered fully qualified according to criteria, Secretary to the Board of Director shall notify the trust unitholder within 19 January 2027.

III. The Board of Directors will consider whether each proposed agenda item is appropriate for inclusion in the Trust Unitholders' Meeting, provided that such matter is not beyond the authority of the Company. Then, the proposed agenda approved by the Board of Directors will be included in the Agenda of the Trust Unitholders' Meeting invitation, together with the Board's opinion. For any proposed agenda not approved by the Board of Directors, the REIT Manager will notify the trust unitholder after the Board of Directors' Meeting, by 18 February 2027.

Proposal which complies with any of the following criteria will not be placed on the Agenda:

1. Generally, the proposals that will not be placed on the agenda are as prescribed in the second paragraph of Section 89/28 of the Securities and Exchange Act (no. 4) B.E. 2551 as follows:
    - A proposal that is relevant to the ordinary business operation and the fact given by the trust unitholders does not indicate any reasonable ground to suspect the irregularity of such matter;
    - A proposal that is beyond the company's power to produce the proposed result;
    - A proposal that was submitted to the Trust Unitholders' Meeting for its consideration within the previous twelve months and received the supporting votes of less than ten percent of the total number of the voting rights of the company, unless the fact pertaining in resubmission has significantly changed from that of the previous Trust Unitholders' Meeting;

- Any other cases as specified in the notification of the Capital Market Supervisory.

2. A proposal that violates the law, rules, regulations of government agencies or the company and AMATAR's governing agencies or do not comply with Trust Deeds;
3. A proposal that is beneficial for specific person or group;
4. A proposal that is the power and authority of the Company unless it has significant impacts on the trust unitholders in general; and
5. A proposal that the REIT Manager has already implemented.

Remarks: In case of several trust unitholders combined to propose an agenda, each of them must fill out the Agenda Proposal Form and sign their name as evidence separately and gather to submit into one set. Trust unitholders have to fill out a name of contact person in the form. When the Company contacts the appointed contact person, it shall be deemed that the Company contacts all signed Trust unitholders.

Section 6: Period for proposal submission

From the notification date until 31 December 2026