

Summary of Details on the Construction Project of the Sky Entrance Connection of MT-01 Station of the Pink Elevated Mass Transit Line, Muang Thong Thani Extension, to IMPACT Challenger

1. The model of the Sky Entrance Project

The project model is a 2 stories reinforced concrete building. The characteristic of the interior is a walkway with natural ventilation and a glass hall with air conditioning, having a total area of approximately 1,935 square meters, with the additional entrances on the 2<sup>nd</sup> floor and an entrance hall on the side of IMPACT Challenger 1. Furthermore, the area is capable of accommodating trade shows and exhibitions or establishing retail shops, as well as being the walkway connecting the MT-01 Station of the Pink Elevated Mass Transit Line, Muang Thong Thani Extension. In this regard, the design of the construction of such project has taken into consideration the climate change which causes global warming and brings about many natural disasters, affecting all countries across the world. At present, the global community has helped campaign for the cooperation of the member parties at the root of such problem to reduce greenhouse gas emissions. In addition, the design of the construction of the project, once completed, has been arranged to be consistent in terms of environmental friendliness in the utilization by focusing on saving energy and using clean renewable energy which can reflect the image of the main assets invested by IMPACT for its distinct awareness and priority in the cooperation with the society at the micro and macro levels in solving such problems.

The first floor

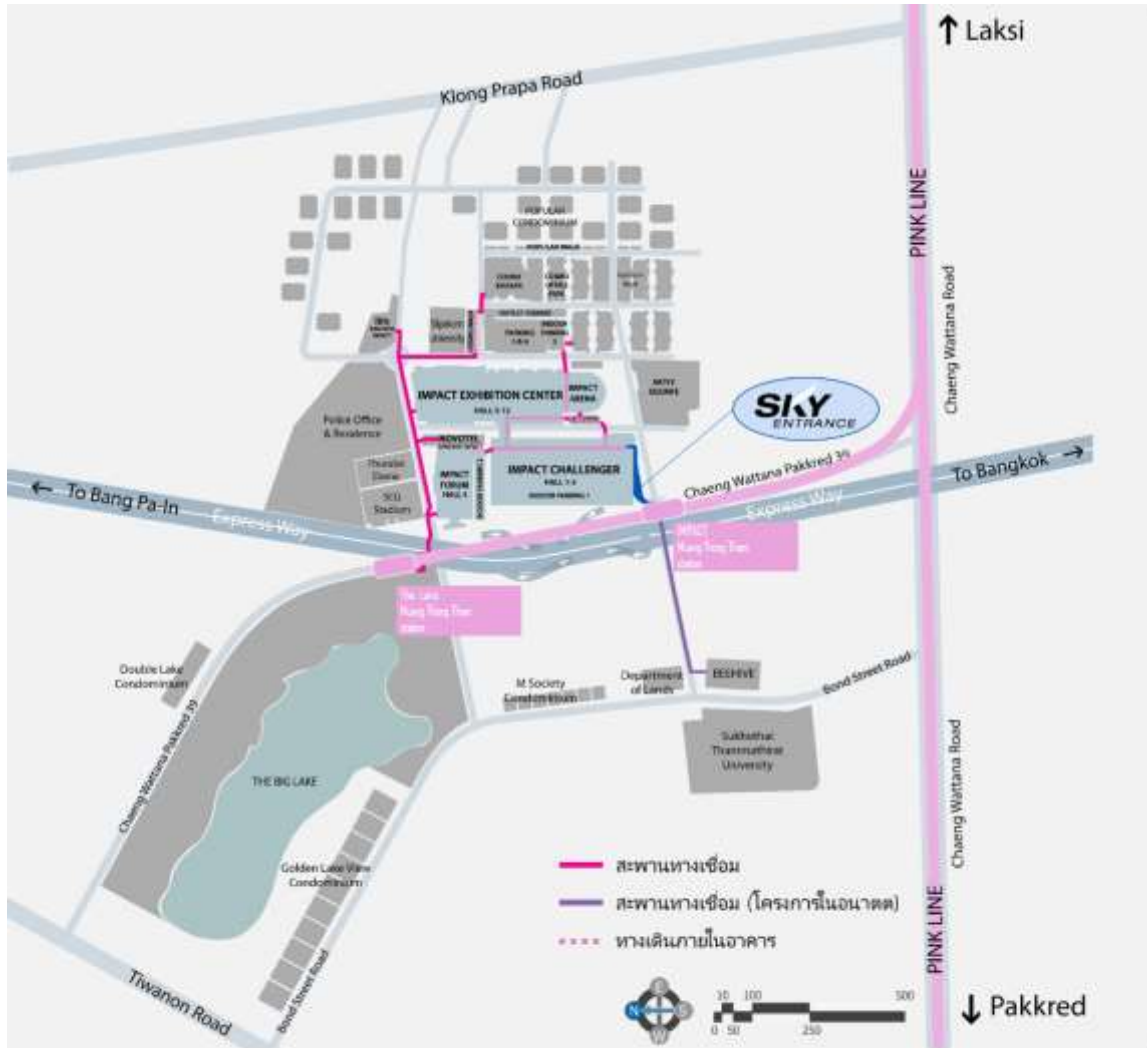
The first floor will be an open space under the building to be used as the passageway connecting the indoor parking 1 area and cargo area. The current entrance in both areas shall be kept as is while adding a parking area for 35 cars under the extension area.

The second floor

The main usage area which is directly connected to the entrance of MT-01 Station, divided into the walkway with natural ventilation and the glass hall with air conditioning, including adding the entrances to IMPACT Challenger 1.

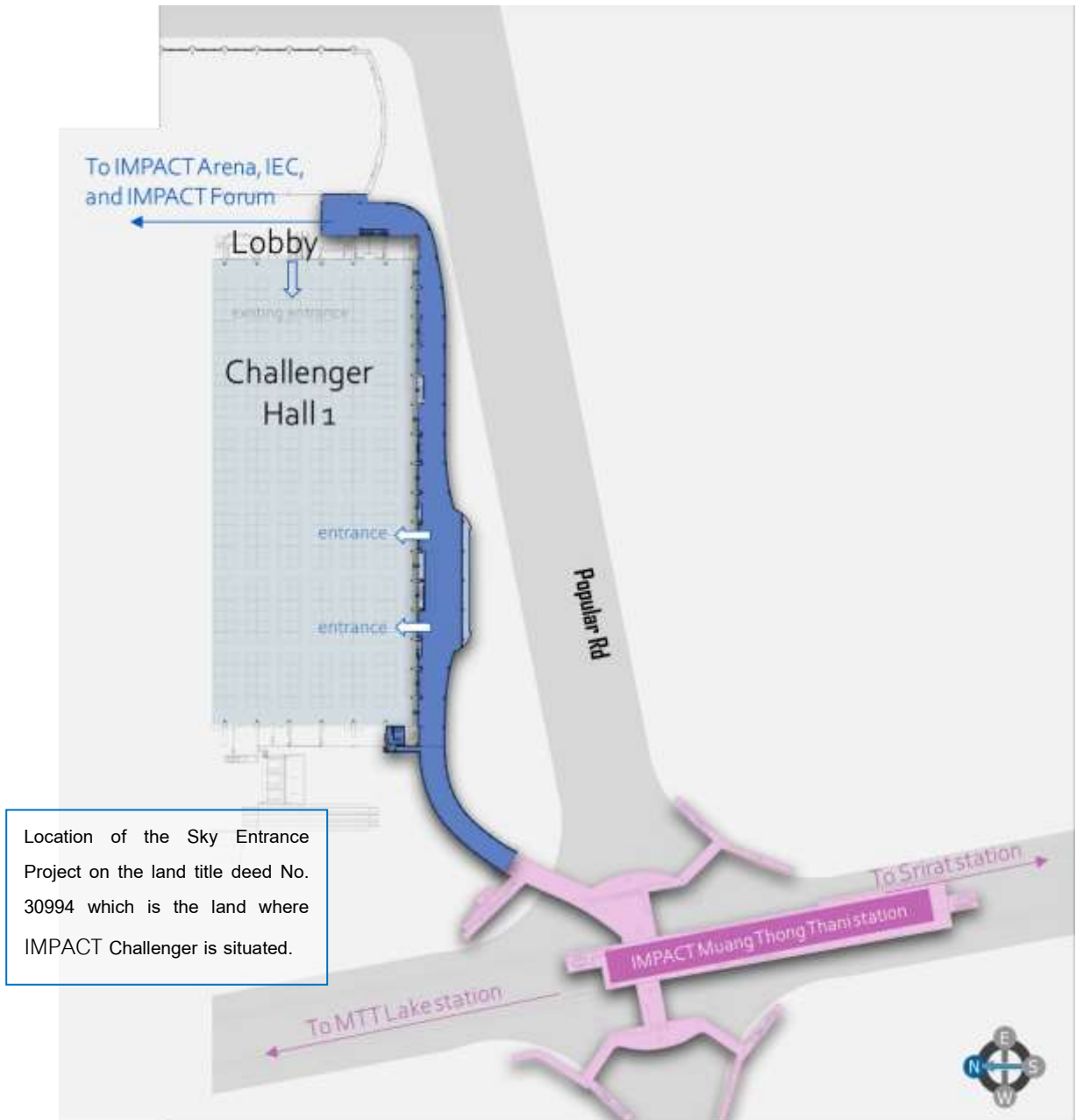
The other side of the building is connected to the lobby of IMPACT Challenger 1 and Royal Jubilee Ballroom which is a walkway to IMPACT Arena, IMPACT Exhibition Center and IMPACT Forum.

- Pink elevated mass transit line, Muang Thong Thani extension route and the construction area of the Sky Entrance Project.



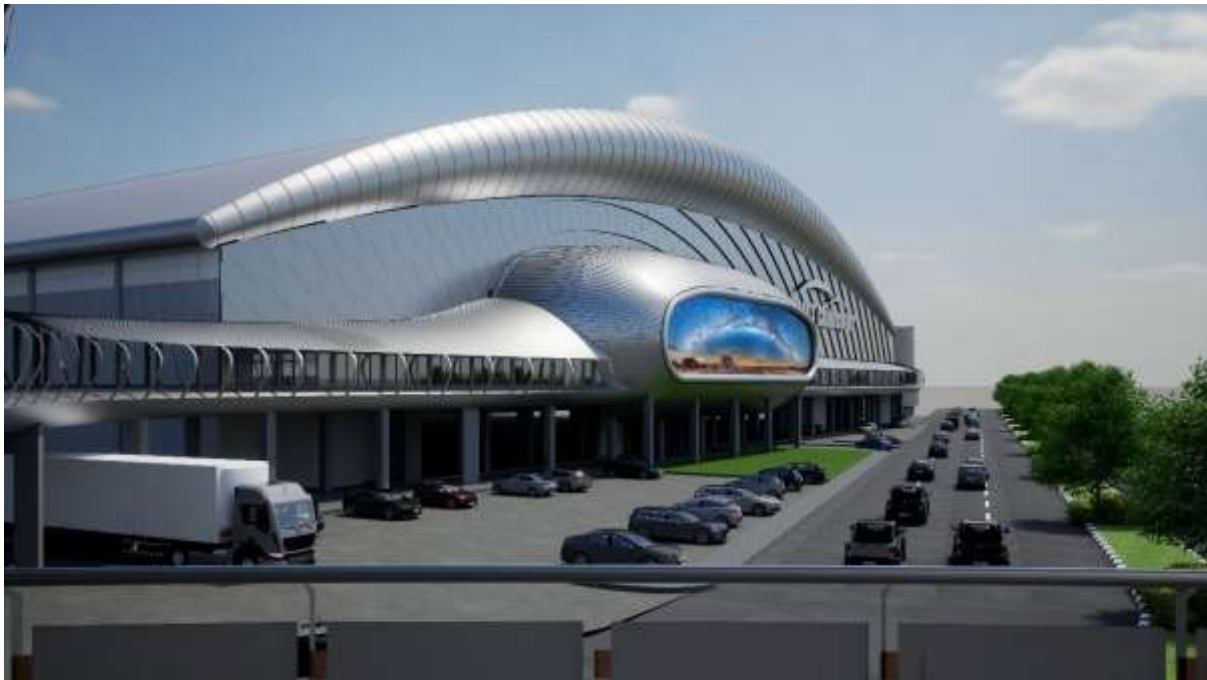
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- Plan of the Sky Entrance Project and the connection point of MT-01 Station with IMPACT Challenger on the land title deed No. 30994, Pak Kret District, Ban Mai Sub-district, Nonthaburi Province, which is the main asset invested by the Trust



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5. The architecture model



**6. Project implementation period**

The project implementation period shall be of approximately 12 - 14 months, with a plan to commence the project in the fourth quarter of the fiscal year of 2023/2024.

**7. The construction budget**

The total construction budget of approximately Baht 195,000,000 (One Hundred and Ninety-Five Million Baht) (exclusive of value-added tax).

**8. Sources of funds for the construction**

The construction of the sky entrance connection between the MT-01 Station of the pink elevated mass transit line sky train station, Muang Thong Thani extension, and IMPACT Challenger composes the cash flow from the operations of the Trust and/or the proceeds from the loan of the Trust. In this regard, the REIT Manager shall have discretion in considering the sources of funds.