

No. RMI 035/2568

June 24, 2025

Subject: Disclosure of information of IMPACT Growth Real Estate Investment Trust for the year 2025

Attention: Unitholders of IMPACT Growth Real Estate Investment Trust

Attachment: 1. Annual Report as of March 31, 2025 (QR Code)

2. Biography of the Trust's auditors for the fiscal year 2025/2026

Under the Announcement of Capital Market Supervisory Board No. Tor Jor 33/2566, Re: Rules, Conditions and Procedures for Disclosure of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (No. 12) dated October 31, 2023, repeals the rules on holding annual general meetings and provides the trusts to prepare and disclose information of the trusts to unitholders in a way of Two-Way Communication within four months from the end of the trust's fiscal year.

RMI Company Limited ("the Company") as the REIT manager of IMPACT Growth REIT ("the Trust") hereby disclose the information of the Trust for the year 2025 to trust unitholders for acknowledgment as follows:

Agenda 1: The important matters in managing the Trust and guidelines for managing the Trust in the future

The Company would like to inform the trust unitholders of the important matters in managing the Trust for the fiscal year 2024/2025 and guidelines for managing the Trust in the future. The details are as follows.

1.1 The important matters in managing the Trust for the year 2024/2025

For the fiscal year 2024/2025, the Trust undertook several key projects to enhance both functionality and customer experience in alignment with evolving market expectations.

- **Sky Entrance Project**

The Trust has received approval from the 2023 Annual General Meeting of Trust Unitholders to proceed with the construction of the Sky Entrance project, which connect the pink elevated mass transit line, Muang Thong Thani extension, between IMPACT Muang Thong Thani Station (MT-01) and IMPACT Challenger. The construction was completed and officially opened on May 20, 2025, coinciding with the opening of the pink elevated mass transit line, Muang Thong Thani extension, which will be opened with a one-month free trial phrase preceding full operation in June 2025.

- Transformation of Jupiter 14-16 into Thai Thai Food Court

In order to maximize the utilization of space, the Trust has decided to transform the usage of Jupiter meeting rooms 14-16 in IMPACT Challenger into a food court named Thai Thai Food Court (“Food Court”). This Food Court serves as a dining area providing food and beverages for visitors and exhibitors of the Trust’s area. It operates under the concept of offering a Thai atmosphere and presenting Thai cuisine, inviting well-known and popular restaurants in Muang Thong Thani to join the Food Court project. This initiative aims to attract event attendees to spend more time in the area, thereby increasing revenue for the Trust. Furthermore, the expansion of dining areas is meant to accommodate large-scale events and support the pink elevated mass transit line, which may increase the density of people within the Trust’s area. Additionally, this project supports local businesses, aligning with the sustainable event management policy. The Food Court has been in operation since October 25, 2024.

- Renovation of Sky Kitchen

As the Sky Kitchen area has been serving food and beverages for visitors to the Trust’s area for over 17 years, the Trust has undertaken the development and renovation of the area to be modern, attractive, and suitable for the current era and changing technology. This is to enhance competitiveness and offer new experiences and options for customers with premium restaurants. Additionally, this serves to accommodate the connection of the pink elevated mass transit line, which may increase the density of people entering the Trust’s property. The newly renovated area has been opened since November 28, 2024.

1.2 Future Management Guidelines for the Trust

For the 2025/2026 fiscal year, the Trust will continue to implement ongoing developments to enhance convenience for event organizers and visitors, aligning with the increased accessibility provided by the new Pink Line Monorail. The Trust’s management strategy is as follows:

1. Venue Development and Facilities Enhancement

Beyond the **Sky Entrance project**, which connects the pink elevated mass transit line, Muang Thong Thani extension, between IMPACT Muang Thong Thani Station (MT-01) and IMPACT Challenger, the Trust is preparing to develop and improve existing spaces to further streamline the experience for event organizers and attendees. This includes **renovating and expanding facilities** within IMPACT Exhibition Center to better facilitate incentive events and concerts. The goal is to modernize these areas to meet user needs with higher satisfaction and accommodate the growing demand for concert and incentive event spaces. This will involve upgrades to amenities such as dressing rooms and lounges for artists and speakers.

Additionally, the Trust is planning to construct an **additional connecting pathway** between IMPACT Challenger Hall 3 and IMPACT Forum Hall 4. This will provide seamless access for organizers, exhibitors, and visitors

moving between the two buildings, particularly for large-scale events that utilize both buildings, such as ThaiFex, the Bangkok International Motor Show, the Thailand International Motor Expo, and other events that may expand in the future.

2. Traffic Management

With the completion of the pink elevated mass transit line, Muang Thong Thani extension construction this year, the property manager is planning to develop a **feeder public transportation system** within the area. This is particularly crucial during large or full-capacity events to facilitate smooth entry and exit, thereby reducing reliance on personal vehicles. Examples include **electric shuttle buses and tuk-tuks** operating between the Trust's premises and the two Pink Line stations. Furthermore, **additional digital traffic signs** will be installed around the Trust's area and Muang Thong Thani to provide faster updates on changing traffic conditions to road users.

3. Marketing and Sustainable Event Management

The Trust, through its property management, prioritizes and will continue to practice **sustainable event management**. This includes developing projects focused on **energy conservation, waste reduction, and the use of alternative energy sources**. The Trust also aims to engage local businesses by creating various packages that offer customers a wider range of service options.

4. Technology

The property management team has developed an **online system for ordering exhibition products and services** for event participants. This system is widely used in many leading exhibition and convention centers globally. It allows customers to independently select and purchase event-related services, from pre-event planning through payment, all within a single platform. This enhances convenience and security, and supports the increasing number of international clients.

Agenda 2: The Trust's 2024/2025 operational performance

The Company would like to report the Trust's operational performance ended on March 31, 2025, which showed the Trust's performance in the previous year as detailed in the Annual Report, March 31, 2025.

The operational performance could be summarized as detailed below:

Performance (Million Baht)	April 1, 2024 – March 31, 2025	April 1, 2023 – March 31, 2024	Change (%)
1. Total investment income	2,147.26	1,752.20	22.55
1.1 Service income	2,099.67	1,726.28	21.63
1.2 Interest income	5.16	2.66	93.76
1.3 Other income	42.43	23.26	82.38

Performance (Million Baht)	April 1, 2024 – March 31, 2025	April 1, 2023 – March 31, 2024	Change (%)
2. Total expenses	1,090.35	918.68	18.69
3. Net profit on investments	1,056.91	833.52	26.80
4. Hall area (sq.m.)	122,165.00	122,165.00	-
5. Occupancy Rate (%)	37.82	31.30	20.83
6. Average Rental Rate (Baht/sq.m./day)	89.01	86.56	2.83

Agenda 3: The Financial Statements for the fiscal year ended March 31, 2025, of the Trust

The Trust's financial statements for the year ended on March 31, 2025, had been audited and certified by Ms. Narissara Chaisuwan, CPA No.4812 of EY Office Limited. On May 22, 2025, the Board of Directors had considered that they were correctly and completely prepared in accordance with general accounting standards; therefore, the Board of Directors had approved the aforesaid financial statements and also deemed appropriate to propose them to the trust unitholders for acknowledgement. The details of financial statements are shown in the Annual Report, March 31, 2025.

Particulars (Million Baht)	April 1, 2024 - March 31, 2025	April 1, 2023 - March 31, 2024
Balance Sheet		
Total assets	20,940.13	20,710.86
Total liabilities	4,434.92	4,416.30
Net asset	16,505.21	16,294.56
Net asset value per unit (baht)	11.1333	10.9912
Income Statement		
Total investment income	2,147.26	1,752.20
Total expenses	(1,090.35)	(918.68)
Net investment income	1,056.91	833.52
Total realized and unrealized gains on investments	43.14	20.73
Net profit	1,100.05	854.25
Earning per unit (baht)	0.74	0.58
Cash Flows Statement		
Net cash flows from operating activities	1,089.61	951.01
Net cash flows used in financing activities	(1,021.95)	(993.85)
Net increase (decrease) in cash and cash at banks	67.66	(42.84)
Cash and cash at banks at beginning of the year	304.56	347.40
Cash and cash at banks at end of the year	372.22	304.56

Agenda 4: The 2024/2025 Distribution

The Trust had announced the distribution to the trust unitholders in order to comply with the Trust Deed, as specified that the REIT manager shall pay the distribution to unitholders not less than 90% of adjusted net profit and not over 4 times a year.

The performance of the year 2024/2025, the Trust had reported the net profit of Baht 1,100.05 million. The REIT manager had announced the 2024/2025 distribution at the rate of Baht 0.67 per one unit from the operation period April 1, 2024 – March 31, 2025. The dividend distribution increased by Baht 0.13 or 24.1% compared with the 2023/2024 distribution.

The details of distributions are summarized below:

Performance	April 1 – June 30, 2024	July 1 - September 30, 2024	October 1 - December 31, 2024	January 1 - March 31, 2025	Total
Net profit (Million Baht)	379.00	180.59	277.55	262.91	1,100.05
Number of unit trust (Million Units)	1,482.50	1,482.50	1,482.50	1,482.50	1,482.50
Distribution per unit (Baht)	0.22	0.11	0.17	0.17	0.67
Distribution payout	88.89	130.65	109.31	129.61	108.35
Payment Date	September 13, 2024	December 13, 2024	March 14, 2025	June 20, 2025	

Agenda 5: The appointment of auditor and determination of auditor's remuneration for the fiscal year 2025/2026

The REIT manager had considered and appointed the auditor of EY Office Limited as the Trust's auditor for the year 2025/2026. The names and CPA license numbers are as follows:

1. Ms. Bongkot Kriangphanamorn Certified Public Accountant No. 6777 (has never signed the Trust's financial statements) and/ or
2. Ms. Saranya Pludsri Certified Public Accountant No. 6768 (has never signed the Trust's financial statements) and/ or
3. Ms. Narissara Chaisuwan Certified Public Accountant No. 4812

Any of the above auditors may audit and express their opinion on the financial statements of the Trust. In the event where any of the above auditors is unable to perform the duties, EY Office Limited is authorized to identify any auditor of EY Office Limited, who qualifies as a Certified Public Accountant, to carry out the audit and express their opinion towards the financial statements of the Trust on behalf of such available auditors.

EY Office Limited has no relation to or any conflict of interest with the Trust, executive, major shareholder or any related person of such person and has independence in its performance of duty.

The remuneration of the auditor for the year 2025/2026 shall be in the amount of Baht 2,460,000 without any non-audit fee. The details of the remuneration for the year 2025/2026 compared to the year 2024/2025 are as follows:

Remuneration	FY's 2025/2026	FY's 2024/2025	Change (%)
Audit Fee	2,460,000	2,410,000	2.07

Non-audit fee: None

Subsidiaries Company: None

The Biography of the Trust's Auditors for the Year 2025/2026 shall be as attached herewith (Attachment No.2).

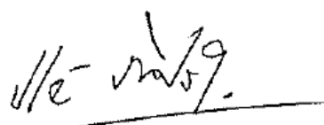
The Stock Exchange of Thailand allows the listed companies to provide Annual Report in the QR Code format. Therefore, the Company hereby provides the Annual Report, March 31, 2025, of the Trust to the trust unitholders in the QR Code format. In case, any trust unitholder requires the Annual Report, March 31, 2025, in the booklet format, please kindly contact to Mr. Supawat Kitwimontrakul at Investor Relations Department, RMI Company Limited, No.47/569-576 Moo 3, Floor 10, New Geneva Industry Condominium Popular Road 3, Banmai Subdistrict, Pakkred District, Nonthaburi, 11120 or Tel: 02-833-5589, Fax Number: 02-833-5588, E-mail: supawatk@rmicompany.co.th

The Company has provided channels for trust unitholders to submit an inquiry related to the above information commencing period from July 1 – 17, 2025, through e-mail: enquiry@rmicompany.co.th or the Trust's website http://investor.impactgrowthreit.com/ir_contact.html or registered postal at Investor Relations Department, RMI Company Limited, No.47/569-576 Moo 3, Floor 10, New Geneva Industry Condominium Popular Road 3, Banmai Subdistrict, Pakkred District, Nonthaburi, 11120. The Company will summarize the important matters in questions and answers and disclose on the SET's website within July 31, 2025.

Please specify your name and surname for supporting inquiries. The Company reserves the right not to respond any question and inquiry if the Company does not receive the information of trust unitholders, the information of trust unitholders is inaccurate, the information is confidential and may not be disclosed or the information affects to the third party's right.

Please kindly be informed accordingly.

Faithfully yours,



(Colonel Phichai Namsirikul)

Chairman

Annual Report as of March 31, 2025 (QR Code)



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Biography of the Trust's auditor for the fiscal year 2025/2026

Name:	Ms. Bongkot Kriangphanamorn Certified Public Accountant (Thailand) No. 6777
Age:	48 years
Education:	Master of Science (Accounting), Thammasat University
Position in the Audit Firm:	Partner
Auditing Experiences:	Star Money Company Limited Knight Club Capital Asset Management Public Company Limited JMT Network Services Public Company Limited LH Financial Group Public Company Limited Land and Houses Bank Public Company Limited Land and Houses Securities Public Company Limited Land and Houses Fund Management Company Limited
Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently:	None

Biography of the Trust's auditor for the fiscal year 2025/2026

Name:	Ms. Saranya Pludsri Certified Public Accountant (Thailand) No. 6768
Age:	52 years
Education:	Master's degree in business administration, Thammasat University
Position in the Audit Firm:	Partner
Auditing Experiences:	United Overseas Bank (Thai) Public Company Limited Bank Of China (Thai) Public Company Limited Ratchthani Leasing Public Company Limited Mizuho Bank, Ltd. Bangkok Branch T Leasing Company Limited Heng Leasing Company Limited S 11 Group Public Company Limited Beyond Securities Public Company Limited Advance Finance Public Company Limited TISCO Bank Public Company Limited TISCO Securities Company Limited
Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently:	None

Biography of the Trust's auditor for the fiscal year 2025/2026

Name:	Ms. Narissara Chaisuwan Certified Public Accountant (Thailand) No. 4812
Age:	53 years
Education:	Master of Accounting, Chulalongkorn University
Position in the Audit Firm:	Partner
Auditing Experiences:	Bangkok Health Insurance Public Company Limited MBK Life Assurance Public Company Limited Road Accident Victims Protection Company Limited Sompo Insurance (Thailand) Public Company Limited The Deves Insurance Public Company Limited Tune Insurance Public Company Limited Indara Insurance Public Company Limited Nam Seng Insurance Public Company Limited Thaire Life Assurance Public Company Limited
Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently:	None