

Re: Summary of questions and answers for the unitholders regarding the report on matters related to Major Cineplex Lifestyle Leasehold Property Fund (MJLF) for the year 2025

Pursuant to which Kasikorn Asset Management Company Limited (the “**Management Company**”), as the management company of Major Cineplex Lifestyle Leasehold Property Fund (MJLF) (“**MJLF**”) has disseminated the letters to report the matters related to MJLF for the year 2025 to the unitholders of MJLF whose names appear in the unitholder registration book of MJLF as of 5 March 2025, the date to determine the rights of the unitholders to receive the delivery of the letters to report the matters related to MJLF (record date), as well as disclosed such report on the website of the Management Company for the acknowledgment of the unitholders on 18 March 2025 and has given the opportunity to the unitholders to submit additional questions to the Management Company from 18 March 2025 to 18 April 2025.

The Management Company has complied the questions from the unitholders and prepared a summary of significant issues in the form of questions and answers, having the details as follows:

Matter No. 1 The management of MJLF on significant matters and the management guidelines for the future

No unitholder submitted any question for Matter No. 1

Matter No. 2 The financial position and operating results of MJLF for the accounting period from 1 January 2024 to 31 December 2024

No unitholder submitted any question for Matter No. 2

Matter No. 3 The appointment of the auditor of MJLF and the audit fee for the year 2025

No unitholder submitted any question for Matter No. 3

Matter No. 4 Other matters

Question 1 The lease agreement for the Major Cineplex Rangsit Project will expire in 2028. Does MJLF plan to renew the said lease agreement?

Answer MJLF has no plans to renew the lease agreement for the aforementioned Major Cineplex Rangsit Project. Should the lease expire as originally stipulated, MJLF anticipates a revenue reduction of approximately 12 percent of the total income of MJLF.

Question 2 Following the recent earthquake, have the 3 projects of the main assets of MJLF been affected? If so, what is the estimated budget required for repairs, who is responsible for covering the repair costs, and is it possible to file an insurance claim for compensation?

Answer The utility systems within the buildings of the 3 projects of the main assets of MJLF were unaffected by the earthquake and have remained fully operational since 29 March 2025. However, MJLF is currently conducting inspections and carrying out repairs for cracked and peeling plaster walls. Preliminary estimates indicate that MJLF will cover the repair costs.

Meanwhile, the insurance company is currently in the process of determining coverage eligibility for compensation.

Question 3 Does MJLF have plans to convert from a Property Fund to a Real Estate Investment Trust (REIT)?

Answer Currently, MJLF has no plans to convert from a Property Fund to a Real Estate Investment Trust (REIT). However, should MJLF consider such a conversion in the future, the matter will be proposed to the unitholders for consideration.

Question 4 Regarding the additional investment in the leasehold rights of the Major Cineplex Ratchayothin Project last year, in which specific area of the project was the additional investment? Was this area newly constructed in addition to the existing building? And why did MJLF not consider investing in this area during the initial investment?

Answer The additional investment in the leasehold rights of the Major Cineplex Ratchayothin Project last year involved Units 101, 101A, and 109B, located on the 1st floor of the Major Cineplex Ratchayothin Project. These units are leased for commercial purposes within the shopping complex. The reason that MJLF did not invest in these units during the initial investment was that, at the time, Major Cineplex Group Public Company Limited had already entered into long-term lease agreements, including a sell-out fee, with long-term tenants for these spaces. As a result, MJLF was unable to acquire the leasehold rights to these units at that time.

Question 5 How much will the additional investment in leasehold rights of MJLF in December 2024 increase the revenue in 2025? Will the lease terms for these additional assets expire concurrently with the lease term of the main building?

Answer According to the projections, the additional investment in leasehold rights for Units 101, 101A, and 109B is expected to increase the Internal Rate of Return (IRR) of MJLF by approximately 0.33 percent. Furthermore, the lease agreements for these additionally acquired properties will expire simultaneously with the lease term of the main building.

Question 6 Does MJLF plan to make additional investments in other areas within the existing projects?

Answer MJLF currently has no plans for additional investments in the existing projects, as none of the areas in the current invested areas will reach lease expiration in 2025.

Yours faithfully,