

**Re:** Summary of Questions and Answers for Unitholders Regarding the Report on Matters Relating to Major Cineplex Lifestyle Leasehold Property Fund (MJLF) for the year 2026

Pursuant to which Kasikorn Asset Management Company Limited (the “**Management Company**”), as the management company of Major Cineplex Lifestyle Leasehold Property Fund (MJLF) (“**MJLF**” or the “**Property Fund**”), disseminated the Report on Matters Relating to MJLF for the year 2026 to the unitholders of MJLF whose names appeared in the unitholder register of MJLF as of 11 March 2026, which was the date to determine the list of unitholders eligible to receive the Report on Matters Relating to CTARAF (Record Date), as well as published such Report on the website of CTARAF for the unitholders’ acknowledgement on 20 March 2026 and provided the opportunity to the unitholders to submit additional questions to the Management Company from 20 March 2026 to 17 April 2026.

The Management Company has compiled the list of questions and has prepared a summary of significant issues in the form of questions and answers. The details are as follows:

| Item No. 1 | Key issues regarding Property Fund management and future management plan |
|------------|--|
|------------|--|

**Question 1** What is the plan to mitigate the impact from the opening of Central Phaholyothin, which is located approximately 800 meters from Major Cineplex Ratchayothin Project and Suzuki Avenue Ratchayothin Lifestyle Shopping Center Project?

**Answer** \The Property Manager have prepared strategic plans to mitigate the impact of the opening of Central Phaholyothin. The focus is on adapting to changing consumer behavior and the increasingly competitive environment, as follows:

1. Increasing the number of Grab & Go outlets: To provide faster service to office workers customer group during rush hours;
2. Enhancing tenant flexibility through short-term lease agreements and pop-up stores: To attract small-scale retail tenants and emerging brands to test the market;
3. Launching “Movie + Dining + Café Package” promotional campaigns: To increase spending per visit and encourage cross-category consumption;
4. Arranging weekly marketing activities (Weekly Activities): To increase the frequency of visits and repeat visit;
5. Supporting tenants through free online promotional channels: To help reduce tenants’ marketing costs;
6. Expanding the customer base through CRM systems (M Gen / M Pass): to enable targeted marketing, alongside “Troop Campus” activities in educational institutions to expand the student customer base, including joint promotional discounts with tenants; and
7. Improving entry-exit and parking management systems: To enhance convenience and reduce congestion for visitors.

**Item No. 2** Financial position and performance of the Property Fund for the accounting period from 1 January 2025 to 31 December 2025

**Question 1** In 2025, which aspects of the asset valuation assumptions were changed compared to 2024?

**Answer** In 2025, the occupancy rate and the rental rates increased in line with the actual operating performance, while other assumptions remained largely unchanged. In this regard, the unitholders may find further details in the asset valuation report available on the Property Fund's website.

**Item No. 3** The appointment of auditors of the Property Fund and determination of audit fee of the Property Fund for the year 2026

**Question 1** What factors contributed to the increase in the audit fee for the year 2026 compared to the year 2025?

**Answer** It was increased in line with the market conditions.

**Item No. 4** Others

**Question 1** The lease agreement for the Major Cineplex Rangsit Project is set to expire in 2028. Does the Management Company have any plans to renew the leasehold term? In the event that the leasehold term is not renewed, how will this affect MJLF's income and the dividend distribution to the unitholders?

**Answer** The Management Company currently has no plans to renew the leasehold term for the Major Cineplex Rangsit Project. In this regard, should the lease agreement expire as scheduled in 2028, it is anticipated that MJLF's revenue will decrease by approximately 10 percent of the total income of MJLF. This may impact dividend payments, which are likely to decrease. However, it depends on the MJLF's performance at that time.

Yours faithfully,

Kasikorn Asset Management Company Limited  
Centara Hotels and Resorts Leasehold Property Fund (CTARAF)