

18 March 2024

- Subject:** Report on Matters Related to KPN Property Fund (KPNPF) for the year 2024
- To:** Unitholders of KPN Property Fund (KPNPF)
- Enclosure:**
1. 2023 Annual Report in QR Code (or download from <http://www.kasikornasset.com>)
 2. Query Form
 3. Postal Envelope of Business Reply Service
- In reference to:**
- (1) Notification of the Capital Market Supervisory Board No. TorNor. 29/2566 Re: Management of Property Fund (No. 5), dated 31 October 2023
 - (2) Notification of the Capital Market Supervisory Board No. TorJor. 33/2566 Re: Rules, Conditions, and Procedures for Disclosure of Information of Mutual Fund and Real Estate Investment Trust or Infrastructure Trust (No. 12), dated 31 October 2023

((1)) and (2) collectively referred to as the “**Related Notifications**”
 - (3) Letter No. NorRor.(Wor) 2/2566 Re: Submission of Notification regarding Mutual Fund, Real Estate Investment Trust and Infrastructure Trust, and the Preparation for the Procedures of Establishing Two-way Communication Channels with Unitholders and Trust Unitholders, dated 6 December 2023 (“**Preparation Letter**”)

The Related Notifications have canceled the criteria for holding Annual General Meeting and have changed the disclosure channels to two-way communication channels for disclosing matters related to the property fund to unitholders, whether by direct meetings with unitholders or any other means that allow the unitholders to ask additional questions, within 4 months from the end of the fiscal year of the property fund, as opposed to the previous requirement of disclosing at the Annual General Meeting.

In this regard, Kasikorn Asset Management Company Limited (the “**Management Company**”), as the management company of KPN Property Fund (KPNPF) (the “**Property Fund**”) would like to inform the unitholders on matters as specified in the Related Notifications and relevant laws as follows:

Item no. 1 The management of the Property Fund on significant matters and the future managing plan

The Management Company considered and deemed appropriate to inform the unitholders of the Property Fund of the following matters:

1.1 Details of general information of the Property Fund and main assets currently invested by the Property Fund

General Information of the Property Fund

Fund name	KPN Property Fund (KPNPF)
Registered capital	THB 1,800 million (one thousand eight hundred million baht)
Par value per unit as of the commencement date of investment	THB 10.00 (ten baht)
Par value as of 31 December 2023	THB 9.6827 as of 31 December 2023
Management Company	Kasikorn Asset Management Company Limited
Fund Supervisor	TMBThanachart Bank Public Company Limited
Property Manager	KPN Land Co., Ltd. (" Property Manager ") (former name – KPN Group Corporation Co., Ltd.)

Main Assets of the Property Fund

Building name	KPN Tower, 27 story office building consisting of: <ul style="list-style-type: none"> - Commercial area (shops) - Office area - Storage area - Car parking area on floor 1A – 10 and underground floor U1 and U2 - Advertisement area (outside of the building) - Utilities
Utilization	27 story office building
Building term	<ul style="list-style-type: none"> - 25 years from the date of utilization since December 1998 - The building had a major maintenance and renovation in 2010-2011
Utilization area	59,839 square meters, consisting of leasable area of 25,978.43 square meters and common area of 33,860.57 square meters
Procurement of benefits by the Property Fund	The office and shop areas (except the common area) will be let to the lessees of the building, and the advertisement areas will be let to the lessees of the building and/or third parties for advertising purposes. The Property Manager will oversee

	<p>the existing lessees and procure prospective tenant who are interested to lease the building area and/or advertisement area in order to increase the occupancy rate via sale channels e.g. networks and/or allies of the Property Manager, agent company, or advertisement via medias as appropriate.</p>
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1.2 Significant legal disputes

The Property Fund has significant legal disputes, due to a shareholder in KPN Land Company Limited, which is the Property Manager of the Property Fund, did not perform in accordance with the Lease and Service Agreement.

In 2023, Siam Wilson Learning Company Limited, KPN Tutoring Company Limited, and KPN Academy Company Limited have received the court decision. Currently, the court is in the process of issuing an enforcement order.

1.3 Management guideline of Property Fund in the future

Market strategy

- Build relationships, provide the most satisfying service, and meet the needs of lessees to ensure that they are satisfied with the service and receive maximum benefit. This includes a plan to organize engaging activities such as MEET&EAT to foster cordial relations with lessees.
- There are plans to increase the number of new lessees for the office spaces by offering attracting promotions.
- There are plans to increase the number of stores, restaurants, retail spaces for daily rental and event spaces in both outdoor and indoor to attract lessees.
- The Property Fund has hired a designer to redesign and renovate the KPN Tower. The Property Fund will gradually renovate the building in accordance with the allocated budget and income generated to enhance its image. In addition, the MRT Orange Line is under construction and is expected to be completed in 2025 which will further enhance the travel convenience.

Building management strategy

CBNP (Thailand) Company Limited which is an affiliate company of the Property Manager has appointed Knight Frank Chartered (Thailand) Company Limited which has personnel with expertise in real estate management and engineering systems, in order to increase the potential of building resources management, which maintain the quality by providing Standard Operating Procedures

(SOP) in order to be in accordance with the standards and decrease the operational mistakes. Whereby the work process has been specified clearly in the SOP and can be amended as appropriate.

Opinions of the Management Company

It is deemed appropriate to inform the unitholders to acknowledge details of the management of the Property Fund on significant matters and the future managing plan of the Property Fund in order to comply with the Notification of the Capital Market Supervisory Board No. TorNor. 36/2562 (2019) Re: Management of Property Fund (as amended) and the Notification of the Capital Market Supervisory Board No. TorJor. 20/2561 (2018) Re: Rules, Conditions, and Procedures for Disclosure of Information of Mutual Fund and Real Estate Investment Trust or Infrastructure Trust (as amended), which requires the reporting of such matters of the Property Fund to the unitholders.

Item no. 2 The financial status and operation results of the Property Fund during the accounting period from 1 January 2023 to 31 December 2023

The Management Company has prepared the summary of financial status and operation results of the Property Fund for the year 2023 for the accounting period from 1 January 2023 to 31 December 2023. Such details are in accordance with the Notification of the Capital Market Supervisory Board No. TorJor. 20/2561 (2018) Re: Rules, Conditions and Procedures for Disclosure of Information of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (as amended) including the financial statement and the profit and loss statements at the end of the accounting period of the Property Fund (ended on 31 December of every year) according to generally accepted accounting principles, which have been audited by Grant Thornton Company Limited, the details of which appear in the 2023 Annual Report (Page 1-3) in the Enclosure 1 which has been delivered to the unitholders together with this report.

Operating result (unit : Baht)	For the year ended 31 December 2023
Investment Income	86,929,055
Expenses	63,709,895
Net Investment Income	23,219,160
Net Unrealized Profit (Loss) from Investment	(68,000,000)
Increase in Net Asset from Operation	(44,780,840)
Items (unit : Baht)	For the year ended 31 December 2023
Total Assets	1,687,115,578
Total Liabilities	37,071,747
Net Assets	1,650,043,831
Net Asset Value per Unit	9.1669
Outstanding Investment Units (unit)	180,000,000

In respect of the operation guideline in relation to anti-corruption, Kasikorn Asset Management Co., Ltd., as the Management Company, has signed the Declaration of Intent in View of Establishing Thailand's Private Sector Collective Action Coalition against Corruption powered by Thai Institute of Directors (IOD), Thai Chamber of Commerce, the International Chamber of Commerce of Thailand, the Thai Listed Companies Association, the Thai Bankers Association, the Federation of Thai Capital Market Organizations and the Federation of Thai Industries which aim to encourage anti-corruption practices broadly. In addition, the Management Company has received the certificate certifying the membership of Thailand's Private Sector Collective Action Coalition against Corruption (CAC) since 4 October 2013 and has determined all forms of anti-corruption measures, including the prohibition of taking or offering bribes and incentives, in the code of conduct for the employees, which must be strictly complied by all of the directors and employees. Furthermore, in 2013, the board of directors of the Management Company approved the anti-corruption policy, which includes bribe and incentive, gift and benefit, donation for charity and grant financial support for political activities and participation.

Opinions of the Management Company

It is deemed appropriate to inform the unitholders to acknowledge the financial status and operation results of the Property Fund for the accounting period from 1 January 2023 to 31 December 2023, which have been audited by the certified public auditor in accordance with the Notification of the Capital Market Supervisory Board No. TorNor. 36/2562 (2019) Re: Management of Property Fund (as amended) and the Notification of the Capital Market Supervisory Board No. TorJor. 20/2561 (2018) Re: Rules, Conditions and Procedures for Disclosure of Information of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (as amended), which requires the reporting of such matters of the Property Fund to the unitholders.

Item no. 3 The appointment of the auditor of the Property Fund and the audit fee for the year 2024

The Management Company has appointed auditors of the Property Fund and determined the audit fees for the financial statements of the year 2024, the details of which are as follows:

3.1 Appointment of the auditors

The Management Company has appointed auditors of the Property Fund and determined the audit fees for the financial statements of the year 2024, the details of which are as follows:

The appointment of the auditors

The Management Company has appointed auditors of the Property Fund, who were approved and have the qualifications without any prohibited qualifications pursuant to the Notification of the Office of the Securities and Exchange Commission No. SorChor. 39/2553 (2010) Re: Approval in relation to the Auditors in

Capital Market (as amended). In this regard, the Management Company considered the qualifications and capability of the auditors based on the criteria on qualification, quality of the auditors, work performance, and the independency of the auditors with no relations nor conflict of interest in a manner that may affect the duty of auditors of the Property Fund. The names of the auditors are as follow:

Grant Thornton Company Limited

	<u>Name - Surname</u>	<u>Number of year(s) being an auditor</u>	<u>License</u>
1	Ms. Luxsamee Deetrakulwattanapol	-	Certified Public Account No. 9056 and/or
2	Ms. Kesanee Srathongphool	-	Certified Public Account No. 9262 and/or
3	Ms. Saranya Akharamahaphanit	1	Certified Public Account No. 9919 who signed the financial statement of the Property Fund for the year 2023 and/or
4	Mr. Paisan Boonsirisukapong	-	Certified Public Account No. 5216

Any of the abovementioned auditors can audit and provide an opinion on the financial statements of the Property Fund. In the case that any of the said auditors are unable to perform their duties, Grant Thornton Thailand Company Limited shall procure other certified auditors of Grant Thornton Thailand Company Limited to audit and opine such financial statement of the Property Fund. The aforementioned list of the auditors has changed from 2023 due to the resignation of Mr. Somkid Tiatragul, a Certified Public Account No. 2785 and Ms. Kanyanat Sriratchatchaval, a Certified Public Account No. 6549, from Grant Thornton Thailand Company Limited.

3.2 Determination of Audit Fees

The Management Company has determined the audit fees of the auditors of the Property Fund for the year 2024, the details of which are as follow:

Fiscal Period	Audit fees (Baht)		% of the change	Other service fees (Baht)		% of the change
	2023	2024		2023	2024	
1 January – 31 March	172,500.00	179,000.00	3%	-	-	0%
1 April – 30 June	172,500.00	179,000.00	4%	-	-	0%
1 July – 30 September	172,500.00	179,000.00	4%	-	-	0%
1 October – 31 December	522,500.00	538,000.00	4%	-	-	0%
Total	1,040,000.00	1,075,000.00	3%	-	-	0%

Opinions of the Management Company

It is deemed appropriate to inform the unitholders to acknowledge the appointment of the auditors of the Property Fund and the audit fees as informed by the Management Company to be in accordance with the Notification of the Capital Market Supervisory Board No. TorNor. 36/2562 (2019) Re: Property Fund Management (as amended) and the Notification of the Capital Market Supervisory Board No. TorJor. 20/2561 (2018) Re: Rules, Conditions and Procedures for Disclosure of Information of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (as amended), which requires the reporting of such matters to the unitholders for acknowledgement. In this regard, the aforementioned auditors were approved in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorChor. 39/2553 (2010) Re: Approval of the Auditors in Capital Market (as amended) and such audit fee is in line with the market price typically charged by the auditors for providing audit services to other individuals.

In this regard, the Management Company would like to inform that if the unitholders wish to seek further information or ask additional questions regarding the aforementioned matters, the unitholders can submit questions through email, call center or the Query Form from today to 18 April 2024 which the details are as follows:

- 1) Email: KPNPF_2024@kasikornasset.com
- 2) Call Center : 02-673-3999
- 3) Query Form as appeared in the Enclosure 2 : to be sent to the Management Company by Postal Envelope of Business Reply Service as appeared in the Enclosure 3 or to be sent to the following address:

Address of KPN Property Fund
Kasikorn Asset Management Company Limited
400/22 KASIKORNBANK Building,
6th Floor, Phahon Yothin Road,
Samsen Nai Sub-District, Phaya Thai District,
Bangkok 10400

The Management Company will disclose the summary of questions and answers through the information disclosure system of the Stock Exchange of Thailand and the Management Company's website www.kasikornasset.com by 2 May 2024.

Sincerely Yours,

Kasikorn Asset Management Company Limited
KPN Property Fund (KPNPF)

สิ่งที่ส่งมาด้วย 1

Enclosure 1

รายงานประจำปี 2566

ท่านผู้ถือหน่วยลงทุนสามารถดาวน์โหลดรายงานประจำปี 2566 ของ กองทุนรวมได้ที่เว็บไซต์ <http://www.kasikornasset.com> หรือโดยการ สแกนรหัสคิวอาร์ (QR-Code) ตามที่ปรากฏนี้



รายงานประจำปี 2566

2023 Annual Report

Unitholders can download 2023 Annual Report of the Property Fund via the website: <http://www.kasikornasset.com> or by scanning the QR-Code provided herein.



2023 Annual Report

Query Form

(Report on Matters Related to KPN Property Fund (KPNPF) for the Year 2024)

Date _____

To Kasikorn Asset Management Company Limited
as the Management Company of KPN Property Fund

I/We _____ being a unitholder of KPN Property Fund, holding the total number of _____ units, unitholder's identification number _____, have additional questions regarding the Report on Matters Related to KPN Property Fund for the year 2024, as follows:

Item no. 1 The management of the Property Fund on significant matters and the future managing plan

Question

Item no. 2 The financial status and operation results of the Property Fund during the accounting period from 1 January 2023 to 31 December 2023

Question

Item no. 3 The appointment of the auditor of the Property Fund and the audit fee for the year 2024

Question

Item no. 4 Others

Question

signed _____
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Please deliver this document to the Management Company within 18 April 2024.