

Attachment 4

Guidelines for trust unitholders to submit questions

Objective

As the Capital Market Supervisory Board and the Office of the Securities and Exchange Commission (“SEC”) have issued the rules and regulations related to the property funds, infrastructure funds, real estate investment trusts, and infrastructure trusts, effective from February 1, 2024 onwards. This requires that these entities shall provide a Two-way communication channel to communicate with its unitholders/trust unitholders. This is in accordance with the Notification of the SEC No. TorJor. 33/2566 Re: Criteria, Conditions and Procedures for Information Disclosure of Mutual Funds and Trusts Investing in Real Estate or Infrastructure (No. 12) dated October 31, 2023.

DAOL REIT Management (Thailand) Company Limited (“Company”), as the REIT manager of KTBST Mixed Freehold and Leasehold Real Estate Investment Trust (“REIT”) intends to promote good corporate governance and comply with the relevant rules and regulations of the SEC. Therefore, the Company would like to invite trust unitholders to ask about the management of the REIT for the fiscal year 2025 starting from today until April 28, 2025 by following our guidelines.

In the event that any trust unitholders have asked any questions relevant to the management of the REIT for the fiscal year 2025, the Company will prepare and disclose a summary in the form of questions/answers for all trust unitholders via the REIT's website by May 8, 2026.

Guidelines**1. Qualifications of trust unitholders entitled to ask questions**

Must be trust unitholder as of March 12, 2026, which is our record date that determined the eligibility to participate in the Two-way communication for the fiscal year 2026.

2. Steps for asking questions

Trust unitholders qualified according to the guidelines no. 1 are eligible to ask questions relevant to the management of the REIT for the fiscal year 2025 by using any of the following methods, as applicable:

2.1 Via online

Trust unitholders who choose to ask questions via online channels can submit questions via E-mail. The Company has prepared a document form “*Questionnaire Form Regarding the Management of the REIT for the Fiscal Year 2025*”, as per this Attachment, to facilitate trust

unitholders in filling out information and questions including attaching relevant documents/evidences. Please send your documents to this E-mail address: info_reit@daol.co.th.

2.2 Via registered mail

The Company has prepared a document form “*Questionnaire Form Regarding the Management of the REIT for the Fiscal Year 2025*”, as per this Attachment, to facilitate trust unitholders in filling out information and questions including attaching relevant documents/evidences, as follows:

To:

"Investment Relation and Business Development"

DAOL REIT Management (Thailand) Co., Ltd.

87/2 CRC Tower, 52nd Floor, All Seasons Place, Wireless Road,

Lumpini, Pathumwan, Bangkok 10330

(For the Fiscal Year 2026 Two-way communication)

3. Steps for considering and summarizing issues

Our Investment Relation and Business Development will consider all questions from trust unitholders relevant to the management of the REIT for the fiscal year 2025. We will prepare and disclose a summary in the form of questions/answers for all trust unitholders via the REIT's website at <https://www.ktbstmr.com/en/investor-relations/downloads/unitholders-meeting> by May 8, 2026.

The Company reserves the right not to consider questions that are not related to the REIT, not considering questions from trust unitholders with incomplete information or documents, or did not send them in time within the specified period, or could not be contacted.

Questionnaire Form Regarding the Management of the REIT for the Fiscal Year 2025

(Only for trust unitholders sending via E-mail or registered mail channel)

Part 1: Trust unitholder's information

Name-Surname (Mr./Mrs./Miss/Company/Other): _____

Current address/Contact information:

No. _____ Residential estate / Building _____

Unit _____ Floor _____ Moo _____ Land/Soi _____

Road _____ Sub-district _____

District _____ Province _____

Country _____ Postal Code _____

Tel _____ Fax _____

Email _____

Overseas address: (non-Thai nationals are required to provide overseas contact information)

No. of trust unit holding _____ As of _____

