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**Summary of the Repayment of the Outstanding Debts owed by D-Land Property Company Limited  
to AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust**

AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (“**AIMCG**”) and D-Land Property Company Limited (“**D-Land**”) have entered into the Memorandum of Agreement on the Rental Payment of Porto Chino Project dated 2 September 2022 and Rent Extension Letter of Porto Chino Project dated 2 September 2022 (collectively referred to as the “**Settlement Agreements**”), and the related agreements of which comprise the Leaseback Agreement of Porto Chino Project dated 5 July 2019 and the Leaseback Agreement of Porto Chino Project dated 2 September 2022 between AIMCG and D-Land (collectively referred to as the “**Leaseback Agreements**”), and the Undertaking Agreement of Porto Chino Project dated 5 July 2019 and the Undertaking Agreement of Porto Chino Project dated 2 September 2022 between AIMCG and D-Land (collectively referred to as the “**Undertaking Agreements**”), and, for the investment of AIMCG in Porto Chino Project, D-Land has entered into the Agreement on the Investment of AIMCG in Porto Chino Project which comprises an agreement regarding measures to reduce the risk of loss of rental income and service fees of AIMCG (the “**Agreement on the Investment of AIMCG in Porto Chino Project**”), under which D-Land agreed to pay the difference between the actual rental fee and the projected rental fee to AIMCG, starting from the investment date of AIMCG in the Porto Chino Project until 4 July 2024 (the “**Rental Fee Difference of Porto Chino Project**”). The repayment plan for the outstanding debt is detailed as follows:

Items	Details
1) The outstanding debt owed by D-Land which was partially repaid with the leasehold right over lands and buildings of Porto Chino Project for a period of 5 years and the release of the said outstanding debt when D-Land repays the rental fee and the Rental Fee Difference of Porto Chino as per Item 2) correctly and completely	The outstanding debt as of 31 December 2021 amounting to Baht 46,673,772.49, which D-Land had partially repaid such outstanding debt by letting the lands and building of Porto Chino Project, in which AIMCG had been investing in, to AIMCG for an additional period of 5 years, starting from the expiration date of such lands and buildings lease agreement, whereby it is considered as the partial payment amounting to Baht 32,000,000. As for the remaining outstanding debt amounting to Baht 14,673,772.49, D-Land requested AIMCG to release such remaining outstanding debt when D-Land repays the rental fee and the Rental Fee Difference of Porto Chino Project as per Item 2) correctly and completely.

Items	Details
	<p>However, in the event of default or failure to correctly and completely repay the rental fee and the Rental Fee Difference of Porto Chino Project as per Item 2) by D-Land, whether in any installment payment, D-Land agrees that AIMCG may immediately demand for the payment of the remaining outstanding debt amounting to Baht 14,673,772.49.</p>
<p>2) The debts arising from the Rental Fee Difference of Porto Chino Project which were due from 1 January 2022 to 4 July 2024</p>	<p><u>Rental Fees under the Leaseback Agreements:</u></p> <ul style="list-style-type: none"> <li>From 1 January 2022 to 4 July 2024, D-Land shall pay the rental fee at the rate of Baht 1,500,000 per month (which is lower than the rental fee specified in the Leaseback Agreements).</li> <li>From 5 July 2024 onwards, D-Land shall pay the rental fee in accordance with the terms specified in the Leaseback Agreements.</li> </ul> <p><u>Rental Fee Difference of Porto Chino Project:</u></p> <ul style="list-style-type: none"> <li>From 1 January 2022 to 31 December 2022, D-Land had requested for the suspension of payment for the Rental Fee Difference of Porto Chino Project that would occur and due during this period, and D-Land shall begin to pay such Rental Fee Difference of Porto Chino Project for this period in the amount to be notified by AIMCG in 36 monthly installments until fully paid, starting from 1 January 2023.</li> <li>From 1 January 2023 to 4 July 2024, D-Land shall pay the Rental Fee Difference of Porto Chino Project for this period in the amount to be notified by AIMCG in 36 monthly installments until fully paid, with the first installment to be made immediately.</li> </ul>

From the beginning of rental payments under the Settlement Agreements until 31 March 2025, D-Land has paid the rental fees to AIMCG as follows:

Repayment of Outstanding Debts owed by D-Land (Baht)						
Month	Rental Fee under the Leaseback Agreements	Rental Fee Difference of Porto Chino Project <sup>(1)</sup>	Total Rental Fee Payable owed by D-Land	Rental Fee Paid by D-Land	Rental Fee Settled through the Set-off with AIMCG's Obligations or by Security Deposit Forfeiture	Accumulated Outstanding Debts owed by D-Land that has become Due and Payable
	(1)	(2)	(3) = (1) + (2)	(4)	(5)	(6) = (3) – (4) – (5)
Jan 22	1,500,000	-	1,500,000	1,500,000	-	-
Feb 22	1,500,000	-	1,500,000	1,500,000	-	-
Mar 22	1,500,000	-	1,500,000	1,500,000	-	-
Apr 22	1,500,000	-	1,500,000	1,500,000	-	-
May 22	1,500,000	-	1,500,000	1,500,000	-	-
Jun 22	1,500,000	-	1,500,000	1,500,000	-	-
Jul 22	1,500,000	-	1,500,000	1,500,000	-	-
Aug 22	1,500,000	-	1,500,000	1,500,000	-	-
Sep 22	1,500,000	-	1,500,000	1,500,000	-	-
Oct 22	1,500,000	-	1,500,000	1,500,000	-	-
Nov 22	1,500,000	-	1,500,000	1,500,000	-	-
Dec 22	1,500,000	-	1,500,000	1,500,000	-	-
Jan 23	1,500,000	-	1,500,000	2,976,224	-	(1,476,224)
Feb 23	1,500,000	-	1,500,000	-	-	23,776
Mar 23	1,500,000	1,605,302	3,105,302	3,234,381	-	(105,302)
Apr 23	1,500,000	1,740,806	3,240,806	3,376,309	-	(240,806)
May 23	1,500,000	1,868,911	3,368,911	3,497,016	-	(368,911)
Jun 23	1,500,000	1,998,991	3,498,991	1,500,000	-	1,630,080
Jul 23	1,500,000	2,130,864	3,630,864	1,500,000	-	3,760,944
Aug 23	1,500,000	2,264,043	3,764,043	1,500,000	-	6,024,987
Sep 23	1,500,000	2,389,643	3,889,643	1,500,000	-	8,414,629
Oct 23	1,500,000	2,514,206	4,014,206	1,500,000	-	10,928,836
Nov 23	1,500,000	2,641,999	4,141,999	1,500,000	-	13,570,835
Dec 23	1,500,000	2,770,755	4,270,755	1,500,000	13,813,131	2,528,459
Jan 24	1,500,000	2,896,467	4,396,467	1,500,000	5,982,194	(557,268)

**Repayment of Outstanding Debts owed by D-Land (Baht)**

Month	Rental Fee under the Leaseback Agreements  (1)	Rental Fee Difference of Porto Chino Project <sup>(1)</sup>  (2)	Total Rental Fee Payable owed by D-Land  (3) = (1) + (2)	Rental Fee Paid by D-Land  (4)	Rental Fee Settled through the Set-off with AIMCG's Obligations or by Security Deposit Forfeiture  (5)	Accumulated Outstanding Debts owed by D-Land that has become Due and Payable  (6) = (3) – (4) – (5)
Feb 24	1,500,000	3,017,305	4,517,305	1,500,000	-	2,460,037
Mar 24	1,500,000	3,148,019	4,648,019	1,500,000	-	5,608,056
Apr 24	1,500,000	3,277,503	4,777,503	1,500,000	-	8,885,559
May 24	1,500,000	3,402,898	4,902,898	1,500,000	-	12,288,456
Jun 24	1,500,000	3,529,639	5,029,639	1,500,000	-	15,818,095
Jul 24	2,795,156	3,657,775	6,452,931	1,500,000	-	20,771,026
Aug 24	2,168,586	3,785,174	5,953,760	1,500,000	-	25,224,786
Sep 24	2,171,200	3,785,174	5,956,375	1,570,903	25,383,769	4,226,489
Oct 24	1,976,157	3,785,174	5,761,331	-	-	9,987,820
Nov 24	1,976,157	3,785,174	5,761,331	-	-	15,749,151
Dec 24	1,983,537	3,785,174	5,768,711	-	-	21,517,862
Jan 25	1,983,537	3,785,174	5,768,711	-	-	27,286,574
Feb 25	1,983,537	3,785,174	5,768,711	-	-	33,055,285
Mar 25	1,983,537	3,785,174	5,768,711	-	-	38,823,996
<b>Total</b>	<b>64,021,402</b>	<b>75,136,521</b>	<b>139,157,922</b>	<b>55,154,833</b>	<b>45,179,094</b>	<b>38,823,996</b>

**Summary of the net outstanding debts of D-Land**

<i>(Unit: Baht)</i>	
Outstanding debts owed by D-Land which had become due and payable as of 31 March 2025	38,823,996
Outstanding debts owed by D-Land which are not yet due and payable under the Settlement Agreements	61,127,774
<b>Total Outstanding Debts owed by D-Land as of 31 March 2025<sup>(2)</sup></b>	<b>99,951,770</b>
(Less) Obligations owed by AIMCG to D-Land as of 31 March 2025 <sup>(3)</sup>	(13,422,052)
<b>Net remaining outstanding debts owed by D-Land as of 31 March 2025</b>	<b>86,529,717</b>

**Remarks:**

- (1) Based on the date on which the Rental Fee Difference of Porto Chino Project is invoiced to D-Land, with a billing period of 60 days, for example, AIMCG shall invoice the Rental Fee Difference for January 2023 on March 2023.
- (2) Not including the penalty due to the late payment and the remaining outstanding debt of D-Land amounting to Baht 14,673,772.49 which AIMCG will release when D-Land completely repays the rental fee under the Settlement Agreements in accordance with the resolution of the 2022 Annual Trust Unitholders' Meeting.
- (3) The obligations owed by AIMCG to D-Land consists of the expenses on property management and administration, maintenance cost for common utility systems, accrued marketing expenses, unpaid land and building tax collected from tenants, and the property management fees.