

No. 015 / 2022

15 August 2022

Subject: Notification of the adjourning the transaction to dispose of assets, “Bangkok Business Center Building”
to BUALUNG Office Leasehold Real Estate Investment Trust

To: The President
The Stock Exchange of Thailand

Regarding to Principal Capital Public Company Limited (the “Company”) has the resolutions passed by the Board of Directors’ Meeting No.3/2021 held on 17 March 2021 approved the transaction to dispose the asset, Bangkok Business Center Building (“BBC”), to BUALUNG Office Leasehold Real Estate Investment Trust (“B - WORK”). BBL Asset Management Company Limited, acting as the REIT Manager, has submitted a public offering application to the Securities and Exchange Commission (“SEC”) and the application was effective on 29 September 2021. Regarding to the regulation, the REIT Manager must complete the offering of trust units within 6 months from the first effective date, otherwise the REIT Manager can submit the request for an extension of the offering period of the capital increase trust units for further 6 months. Thus far, the REIT manager has already submitted the request for an extension of the offering period which prolonged the completion date of the offering of trust units to 28 September 2022.

However, during the past 1 year, the epidemic situation of coronavirus disease 2019 (COVID-19) in Thailand is still violent caused a significant change in both domestic and international capital markets, together with the market conditions of office buildings for rent and REIT’s additional assets are currently in the process of recovering from the epidemic situation of the coronavirus disease 2019 (COVID-19).

For the best benefit of the Company, Board of Directors considered to adjourning the transaction to dispose of assets until the office building market for rent is in an appropriate condition. The Company will consider the information and request approval on the relevant matters again via the digital platform of the Stock Exchange of Thailand.

Please be informed accordingly

Yours sincerely

- Signature -

(Ms. Ritima Jirasuradate)

Corporate Secretary