

(Translation)

Summary of Key questions and answers from
the 2026 Two-way Communication in Person with Trust Unitholders of
Hydrogen Freehold and Leasehold Real Estate Investment Trust (HYDROGEN)
on 28 April 2026 at 11.00– 11.30 A.M.

at No. 989 KingBridge Tower, Rama 3 Road, Bangpongpag Sub-district, Yannawa District, Bangkok

A total of 4 topics to be reported at the 2026 Two-way Communication in Person with Trust Unitholders of Hydrogen Freehold and Leasehold Real Estate Investment Trust (HYDROGEN) are as follows:

- Topic 1 To acknowledge the performance of HYDROGEN for the year 2025, significant management of HYDROGEN for the year 2025, and the future management plan of HYDROGEN for the year 2026
- Topic 2 To acknowledge the Financial Statements of HYDROGEN for the year ended 31 December 2025
- Topic 3 To acknowledge the appointment of auditors of HYDROGEN and the determination of the audit fees for the year 2026
- Topic 4 To consider other matters (if any)

The REIT Manager would like to summarize the key issues in the form of questions and answers for each topic as follows:

Topic 1 To acknowledge the performance of HYDROGEN for the year 2025, significant management of HYDROGEN for the year 2025, and the future management plan of HYDROGEN for the year 2026

The Trust Unitholders acknowledged the performance of HYDROGEN for the year 2025, the significant management matters, and the future management plan of HYDROGEN for the year 2026, as presented. The Trust Unitholders had no questions regarding this matter.

Topic 2 To acknowledge the Financial Statements of HYDROGEN for the year ended 31 December 2025

The Trust Unitholders acknowledged the financial statements of HYDROGEN for the fiscal year ended 31 December 2025, which have been audited by a certified public accountant, as well as the distribution payment for the year 2025. The Trust paid total distributions of

Baht 120.48 million, or Baht 0.5800 per unit, as presented. The Trust Unitholders had no questions regarding this matter.

Topic 3 To acknowledge the appointment of auditors of HYDROGEN and the determination of the audit fees for the year 2026

The Trust Unitholders have acknowledged the appointment of the auditors and the audit fees for the year 2026. The Company has considered and approved the appointment of auditors from EY Office Limited as the auditors of the Trust for the year 2026. The lists of the auditors are as follows:

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|-----------------------------------|-------------------|----------|--------|
| 1. Mr. Somsak Chiratdhitiampiyong | C.P.A. (Thailand) | No. 8874 | and/or |
| 2. Mr. Wichart Lokatekrawee | C.P.A. (Thailand) | No. 4451 | and/or |
| 3. Mr. Chawalit Chaluayampornbut | C.P.A. (Thailand) | No. 8881 | and/or |
| 4. Mr. Samran Taengcham | C.P.A. (Thailand) | No. 8021 | |

Whereby, one of the aforementioned persons shall audit and render their opinions to HYDROGEN's financial statements. In case such auditors cannot perform, EY Office Limited shall provide other certified public accountants of the company to carry out the work instead.

Audit fee for the auditors of HYDROGEN for the year 2026 is Baht 960,000 (exclusive of other expenses), as presented. The Trust Unitholders had no questions regarding this matter.

Topic 4 To consider other matters (if any)

- There were no questions raised by the Trust Unitholders -

Yours respectfully,

(Mr. Apicha Chanprasert)

Managing Director

Hydrogen REIT Management Company Limited as the REIT Manager of
Hydrogen Freehold and Leasehold Real Estate Investment Trust