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|  | Bhiraj Office Leasehold Real Estate Investment Trust  Review report and financial information  For the three-month and six-month periods ended 30 June 2025 |

**Independent Auditor's Report on Review of Interim Financial Information**

To the Unitholders of Bhiraj Office Leasehold Real Estate Investment Trust

I have reviewed the accompanying financial information of investments of Bhiraj Office Leasehold Real Estate Investment Trust (the Trust), which comprises the statement of financial position, including the detail of investments as at 30 June 2025, the related statements of comprehensive income for the three-month and six-month periods then ended, and the related statements of changes in net assets and cash flow for the six-month period then ended, as well as the condensed notes to the interim financial statements (collectively “the interim financial information”). The REIT Manager is responsible for the preparation and presentation of this interim financial information in accordance with the Accounting Guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies and approved by the Securities and Exchange Commission of Thailand. My responsibility is to express a conclusion on this interim financial information based on my review.

**Scope of review**

I conducted my review in accordance with Thai Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity.* A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

**Conclusion**

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with the Accounting Guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies and approved by the Securities and Exchange Commission of Thailand.

Pimjai Manitkajohnkit

Certified Public Accountant (Thailand) No. 4521

EY Office Limited

Bangkok: 8 August 2025