

## **INDEPENDENT AUDITOR'S REPORT ON REVIEW OF THE INTERIM FINANCIAL INFORMATION**

### **To the Unitholders of AIM Commercial Growth Leasehold Real Estate Investment Trust**

I have reviewed the accompanying balance sheet and details of investments of AIM Commercial Growth Leasehold Real Estate Investment Trust as at 30 September 2019, and the related statements of income, changes in net assets, cash flows and significant financial information for the period from 3 July 2019 (registration date) to 30 September 2019, and condensed notes to the interim financial statements. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting". 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 on the interim financial information.

## **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 Thai Accounting Standard No. 34, "Interim Financial Reporting".

**Ms. Kanyanat Sriratchatchaval**

Certified Public Accountant

Registration No. 6549

Grant Thornton Limited

Bangkok

12 November 2019

(Unaudited but Reviewed)

**AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**

**BALANCE SHEET**

**AS AT 30 SEPTEMBER 2019**

	<b>Notes</b>	<b>Baht</b>
<b>ASSETS</b>		
Investment in properties - at fair value		
(At cost : Baht 2,832 million)	8, 15	2,831,810,632
Investment in securities - at fair value		
(At cost : Baht 90 million)	9, 15	90,129,462
Cash and cash equivalents	10	166,369,450
Receivables		
From rental and services	11	14,991,749
From interest		313,134
From revenue department		3,385,390
Unearned revenue		210,600
Deferred expenses		39,990,954
Other assets		2,268,587
<b>TOTAL ASSETS</b>		<b>3,149,469,958</b>
<b>LIABILITIES</b>		
Payables		8,035,530
Leasehold payable		102,966,143
Accrued expenses	14	14,586,128
Deposits and rental guarantee		91,484,699
<b>TOTAL LIABILITIES</b>		<b>217,072,500</b>
<b>NET ASSETS</b>		<b>2,932,397,458</b>
<b>NET ASSETS :</b>		
Trust registered		
288,000,000 units of Baht 10 each	12	2,880,000,000
Capital from unitholders		
288,000,000 units of Baht 10 each	12	2,880,000,000
Retained earnings	13	52,397,458
<b>NET ASSETS</b>		<b>2,932,397,458</b>
Net asset value per unit (Baht)		10.1819
Number of units issued at the end of period (Units)		288,000,000

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( ) Director

The accompanying notes form an integral part of these interim financial statements.

**AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**  
**DETAILS OF INVESTMENTS**  
**AS AT 30 SEPTEMBER 2019**

**Details of investments classified by asset type**

				30 September 2019		
				(Unaudited but Reviewed)		
Type of investments/ Land title deed	Area (Rai-Ngan-Sq. Wah)	Location	Building no.	Cost (Baht)	Fair value (Baht)	Percentage of investments (%)
<b>Investments in properties</b>						
<b>Leasehold Rights for Buildings and Movable assets - 72 Courtyard Project</b>						
-	-	Soi Sukhumvit 55 (Soi Thong Lor), Sukhumvit Road, Khlong Tan Nuea, Watthana, Bangkok	72	458,532,338	458,532,338	15.69
<b>Leasehold Rights of Lands, Building and Movable assets - Porto Chino Project</b>						
120935	10-2-19.3	Rama 2 Road, Na Di Subdistrict, Mueang Samut	99/120-124	915,105,164	915,105,164	31.32
117043	3-1-55.8	Sakhon District Samut Sakhon Province				
117042	0-0-84.9					
<b>Land Sub-Lease Agreement and/or Buliding and Movable Assets Sub-Lease Agreement - UD Town Project</b>						
907490226	23-1-69.9	Pho Si Road, Mak Khaeng Subdistrict,	99/9	1,458,173,130	1,458,173,130	49.90
901608085	0-3-81.7	Mueang Udon Thani District, Udon Thani Province				
907608086						
<b>Total investments in properties</b>				<b>2,831,810,632</b>	<b>2,831,810,632</b>	<b>96.91</b>

The accompanying notes form an integral part of these interim financial statements.

AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST  
DETAILS OF INVESTMENTS (CONTINUED)  
AS AT 30 SEPTEMBER 2019

Details of investments classified by asset type

Type of investments/Issuer	Maturity	Interest rate	30 September 2019		
			(Unaudited but Reviewed)		
			Cost	Fair value	Percentage
		(%)	(Baht)	(Baht)	of investments
					(%)
<b>Investments in securities</b>					
<b>Investment units</b>					
TMB Thana Plus Fund	-	-	34,000,000	34,041,613	1.17
TMB Ultra – Short Bond Fund	-	-	12,000,000	12,026,360	0.41
TMB Aggregate Bond Fund	-	-	44,000,000	44,061,489	1.51
<b>Total investment units</b>			<b>90,000,000</b>	<b>90,129,462</b>	<b>3.09</b>
<b>Total investments in securities</b>			<b>90,000,000</b>	<b>90,129,462</b>	<b>3.09</b>
<b>Total investments</b>			<b>2,921,810,632</b>	<b>2,921,940,094</b>	<b>100.00</b>

(Unaudited but Reviewed)

**AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**

**STATEMENT OF INCOME**

**FOR THE PERIOD FROM 3 JULY 2019 (REGISTRATION DATE) TO 30 SEPTEMBER 2019**

	<b>Notes</b>	<b>Baht</b>
<b>INVESTMENT INCOME</b>		
Rental and services income	7	78,646,972
Interest income	7	313,134
Other income	7	11,237,367
<b>Total income</b>		<b>90,197,473</b>
<b>EXPENSES</b>		
REIT Manager fee	7, 14.1	4,146,029
Trustee fee	7, 14.2	1,792,291
Registrar fee	14.3	285,838
Trust's property management fee	7, 14.4	2,989,528
Operating expenses	7, 14.5	25,327,680
Professional fee		425,236
Amortization of deferred expenses		2,023,693
Other expenses		939,182
<b>Total expenses</b>		<b>37,929,477</b>
<b>Net investment income</b>		<b>52,267,996</b>
<b>Gains on investments in securities</b>		
Net unrealised gains on investments in securities	9	129,462
<b>Total gain on investments in securities</b>		<b>129,462</b>
<b>Increase in net assets from operations</b>		<b>52,397,458</b>

The accompanying notes form an integral part of these interim financial statements.

(Unaudited but Reviewed)

**AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**

**STATEMENT OF CHANGES IN NET ASSETS**

**FOR THE PERIOD FROM 3 JULY 2019 (REGISTRATION DATE) TO 30 SEPTEMBER 2019**

	<u>Notes</u>	<u>Baht</u>
<b>Increase in net assets from operations for the period</b>		
Net investment income		52,267,996
Net unrealised gains on investments in securities	9	129,462
<b>Increase in net assets from operations</b>		<u>52,397,458</u>
Proceeds from issuance of investment trusts	12	<u>2,880,000,000</u>
<b>Increase in net assets during period</b>		<u>2,932,397,458</u>
<b>Net assets at the beginning of period</b>		<u>-</u>
<b>Net assets at the end of period</b>		<u><u>2,932,397,458</u></u>

(Unaudited but Reviewed)

**AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**

**STATEMENT OF CASH FLOWS**

**FOR THE PERIOD FROM 3 JULY 2019 (REGISTRATION DATE) TO 30 SEPTEMBER 2019**

**Baht**

**Cash flows from operating activities**

Increase in net assets from operations 52,397,458

**Adjustments to reconcile increase in net assets from**

**operations to net cash provided by (used in) operating activities :**

Purchase of investments in properties	(2,831,810,632)
Purchase of investments in securities	(90,000,000)
Increase in receivables from rental and services	(14,991,749)
Increase in receivables from interest	(313,134)
Increase in receivables from revenue department	(3,385,390)
Increase in unearned revenue	(210,600)
Increase in deferred expenses	(39,990,954)
Increase in other assets	(2,268,587)
Increase in payables	8,035,530
Increase in leasehold payable	102,966,143
Increase in accrued expenses	14,586,128
Increase in deposits and rental guarantee	91,484,699
Net unrealised gains on investments in securities	(129,462)

**Net cash flows used in operating activities** (2,713,630,550)

**Cash flows from financing activities**

Proceeds from issuance of investment trusts 2,880,000,000

**Net cash flows provided from financing activities** 2,880,000,000

**Net increase in cash and cash at banks for the period** 166,369,450

**Cash and cash at banks at the beginning of period** -

**Cash and cash at banks at the end of period** 166,369,450



## AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST

## SIGNIFICANT FINANCIAL INFORMATION

FOR THE PERIOD FROM 3 JULY 2019 (REGISTRATION DATE) TO 30 SEPTEMBER 2019

	<b>Baht</b>
<b>Operating performance information (per unit)</b>	
Net asset value at the beginning of period	-
Income from investing activities	
Net investment income	0.1815
Net unrealised gains on investments in securities	0.0004
<b>Total income from investing activities</b>	<b>0.1819</b>
<u>Add</u> Increase in capital from unitholders	10.0000
<b>Net asset value at the end of period</b>	<b>10.1819</b>

<b>Ratio of net increase in net assets from operations to average net assets during the period (%)</b>	<b>1.80</b>
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**Significant financial ratios and additional significant information**

Net assets at the end of period (Baht)	2,932,397,458
Ratio of total expenses to average net assets during the period (%)	1.30
Ratio of total investment income to average net assets during the period (%)	3.10
Ratio of weighted average investment purchases and sales during the period to average net assets during the period (%)	94.31
Average net assets during the period (Baht)	2,913,019,040

**Information**

The value of investment purchases and sales during the year does not included cash at bank  
and is calculated by a weighted average basis throughout the year.

**AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**  
**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**FOR THE PERIOD FROM 3 JULY 2019 (REGISTRATION DATE) TO 30 SEPTEMBER 2019**  
**(Unaudited but Reviewed)**

**1. DESCRIPTION OF AIM COMMERCIAL GROWTH LEASEHOLD REAL ESTATE INVESTMENT TRUST**

AIM Commercial Growth Leasehold Real Estate Investment Trust (“the Trust”) is a real estate investment trust established under the Trust for Transaction in Capital Market Act, B.E.2550 in accordance with the Trust Deed signed on 3 July 2019 between AIM Real Estate Management Company Limited as the Trust Settlor and SCB Asset Management Company Limited as the Trustee. The Trust was established as a specific closed-end real estate investment trust with an indefinite term. The Trust’s objectives are to mobilize funds raised from investors and loans from financial institutions to invest in the freehold or leasehold right of the immovable assets (including sub-leasehold right of immovable assets) and movable assets which are component parts and equipment of aforesaid immovable assets.

The Stock Exchange of Thailand (“SET”) approved the listing of the Trust’s investment trusts and permitted their trading from 12 July 2019 onwards.

AIM Real Estate Management Company Limited acts as REIT Manager, SCB Asset Management Company Limited acts as Trustee and there are Property managers of each Project as follows :

A) Udon Plaza Co., Ltd.	For UD Town Project
B) Chetchot Co., Ltd.	For 72 Courtyard Project
C) D-Land Property Co., Ltd.	For Porto Chino Project

**2. DISTRIBUTION POLICY**

The Trust has a policy to pay distributions to unitholders as follows:

- (1) REIT Manager shall distribute to the Trust’s unitholders at least 90 % of the adjusted net profit for the accounting period, comprising the year-end distribution and the interim distribution (if any). REIT Manager shall pay distributions to the Trust’s unitholders not more than 4 times in each accounting period, except in the event of a capital increase, when the Trust may pay more than 4 distributions in an accounting period in the best interests of the unitholders holding trust units prior to the capital increase (the distribution shall be begun to make in the first accounting period that the Trust has sufficient profits).

The adjusted net profit means the net profit adjusted by the following items:

- (1) Deduction of unrealized gain from appraisal or appraisal review of assets of the Trust including adjustment of other items as prescribed by the Securities and Exchange Commission to reflect the cash position of the Trust.
- (2) Deduction of the provision for payment for debt from borrowing or obligation arising from borrowing of the Trust under the limit stated in the registration statement and prospectus or annual report, as the case may be.
- (3) If the Trust has accumulated profit that is based on the adjusted annual net profit of the Trust, in accordance with the above information for any accounting period, REIT Manager may pay distributions to Trust's unitholders from such retained earnings.
- (4) If the Trust has accumulated losses, REIT Manager will not make any distributions to the Trust's unitholders.

With respect to distribution payment, if the amount of the distribution per unit to be paid is lower or equivalent to Baht 0.10, REIT Manager reserves the right not to pay a distribution at that time and to carry forward such distribution to be paid together with the following distribution.

### **3. BASIS OF INTERIM FINANCIAL STATEMENTS PREPARATION**

The interim financial statements are for the period from 3 July 2019 (Registration date) To 30 September 2019 and are presented in Thai Baht. They have been prepared in accordance with Thai Accounting Standard No. 34 (revised 2018) "Interim Financial Reporting" and prepared under the basis and format as required by the Thai Accounting Standards No. 106 "Accounting for Investment of Companies"

The interim financial statements are prepared in Thai language. The translation of these financial statements into other language should conform to the Thai financial report.

### **4. NEW AND REVISED FINANCIAL REPORTING STANDARDS, INTERPRETATIONS AND GUIDANCE**

#### **4.1 New standards that are effective from 1 January 2019**

The Federation of Accounting Professions has announced adoption Thai Financial Reporting Standard No.15 "Revenue from Contracts with Customers" (TFRS 15), and presents new requirements for the recognition of revenue, replacing Thai Accounting Standard No. 18 "Revenue", Thai Accounting Standard No. 11 "Construction Contracts", and several revenue related Interpretations. The new standard establishes a control-based revenue recognition model and provides additional guidance in many areas which are limited in detail under existing Thai Financial Reporting Standards.

REIT Manager has assessed that the impact on the financial statements is immaterial on revenue and others related accounts when the new standard is initial applied.

#### 4.2 New standards that are effective from 1 January 2020

- TFRS 16 “Leases”

This financial reporting standard replaces of Thai accounting standard No. 17 “Leases” and the relevant TFRIC, sets out the principles for the recognition, measurement, presentation and disclosure of leases. Leases will be recorded in the statement of financial position in the form of a right-of-use asset and lease liability.

- TFRS 9 “Financial instruments”, TAS 32 “ Financial instruments: Presentation”, TFRS 7 “Financial instruments: Disclosure”, TFRIC 16 “Hedges of a Net Investment in a Foreign Operation” and TFRIC 19 “Extinguishing Financial Liabilities with Equity Instruments”, which establish new requirements relating to the definition, recognition, classification, measurement, impairment of financial assets and liabilities, as well as providing guidance on hedge accounting.

The REIT will adopt these new standards when they become effective, and REIT’s management is in the process to assess the impact on the financial statements in the period of initial application.

### 5. SIGNIFICANT ACCOUNTING POLICIES

#### 5.1 Revenues and expenses

Rental and services income from investment in properties is recognized in the statement of income on a straight-line basis over the term of the lease.

Interest income is recognized on an accrual basis based on the effective rate.

Expenses are recorded on an accrual basis.

#### 5.2 Measurement of investments

Investments are recognized as assets at cost on the date which the Trust has rights on investments.

Cost of investments comprises the purchase prices paid by the Trust in order to acquire such investments.

#### *Investments in properties*

Investment in properties are presented at fair value without depreciation.

REIT Manager determined their fair values of such investment as at the first accounting period using the acquisition cost of investments. Subsequently, fair value of such investments will be based on the appraisal value assessed by an independent appraiser approved by the Thai Valuers Association and the Valuers Association of Thailand (Pursuant to the Notification of the Securities and Exchange Commission concerning the granting of approval of valuation companies and principle valuers for public use).

Gain or loss on measurement of such investments are presented as net unrealized gain or loss in the statement of income.

#### *Investments in securities*

Investments in unit trusts are presented at their fair value which is determined from their net asset value. Gains or losses on measurement of investments in unit trusts are presented as net unrealized gains or losses in the statement of income.

### 5.3 Receivables from rental and services

Receivables from rental and services are stated at the net realizable value. The allowance for doubtful accounts is assessed primarily on analysis of payment histories, debtor aging and future expectations of customer payments.

### 5.4 Related party transactions

Related parties of the Trust comprise individuals or enterprises that own voting interest of at least 10% in the Trust, control, or are controlled by, the Trust, whether directly or indirectly, or which are under common control with the Trust.

They also include REIT Manager, Trustee and their related parties and included associated companies and individuals or enterprises which directly or indirectly own a voting interest in the Trust that gives them significant influence over the Trust, key management personnel and directors of REIT Manager with authority in planning and directing the Trust's operations.

The relationships of related parties are as follows:

Related parties	Relationship
AIM Real Estate Management Company Limited	REIT Manager
D-Land Property Co., Ltd.	Property Manager of Porto Chino Project
Chetchot Co., Ltd.	Property Manager of 72 Courtyard Project
Udon Plaza Co., Ltd.	Property Manager of UD Town Project
SCB Asset Management Company Limited	Trustee
The Siam Commercial Bank Public Company Limited	Parent company of Trustee

#### 5.5 Distribution to unitholders

A decrease in retained earnings is recognized as at the date a distribution is declared.

#### 5.6 Income tax

The Trust has no corporate income tax liability since it is exempted from corporate income tax in Thailand.

#### 5.7 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between buyer and seller (market participants) at the measurement date. The Trust applies a quoted market price in an active market to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Trust measure fair value using valuation technique that are appropriate in the circumstances and maximises the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy into three levels based on categorise of input to be used in fair value measurement as follows:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
- Level 3 unobservable inputs for the asset or liability

At the end of each reporting period, the Trust determines whether transfers have occurred between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

## **6. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES**

The preparation of financial statements in conformity with financial reporting standards at times requires REIT Manager to make subjective judgements and estimates regarding matters that are inherently uncertain. These judgements and estimates affect reported amounts and disclosures, and actual results could differ from these estimates. Significant judgements and estimates are as follows:

### **6.1 Fair value of investments in properties**

As at the balance sheet date, the Trust measured value of investments in properties at fair value. The fair value is estimated based on investment cost for the first period ended and appraisal value which appraised by independent appraiser and/or financial adviser for other subsequent years. The independent appraiser/financial adviser value the investments using the income approach because they are revenue generated assets and there is no direct market price that could be used to apply a comparative approach. The key assumptions used in estimating the fair value are occupancy rate, discount rate, rental rate, capitalization rate and rental's growth rate.

### **6.2 Allowance for doubtful accounts**

In determining an allowance for doubtful accounts, REIT Manager needs to make judgement and estimates based upon, among other things, past collection history, aging profile of outstanding debts and the prevailing economic condition.

## **7. RELATED PARTY TRANSACTIONS**

During the period, the Trust had significant business transactions with the following related parties. Such related parties transactions have been agreed upon in the ordinary course of business between the Trust and its related parties. The pricing policies and amount for particular type of transactions are as follows:

		Baht
		For the period from
		3 July 2019
		(Registration date) to
		30 September 2019
Transfer Pricing Policy		
<b>Transactions with related parties</b>		
Rental and services income	Contract price	57,748,736
Other income	Contract price	1,669,617
Interest income	Market rate	313,134
REIT Manager fee	As detailed in Note 14	4,146,029
Base fee		
Trustee fee	As detailed in Note 14	1,792,292
Trust's property management fee	As detailed in Note 14	1,647,811
Property management fee		
Incentive fee	As detailed in Note 14	1,341,717
Operating expenses	As detailed in Note 14	25,193,728

As at 30 September 2019, the Trust has the following significant outstanding balances with its related parties as follows:

	Baht
<b>Related companies</b>	
Cash and cash equivalents	166,369,450
Receivables from rental and services	6,220,483
Receivables from interest	313,134
Leasehold payable	102,966,143
Accrued expenses	13,802,910
Deposit and rental guarantee	39,444,957

## 8. INVESTMENT IN PROPERTIES

The outstanding balances of investment in properties as at 30 September 2019 is as follows:

			(Unit: Baht)
	Cost	Fair value	
UD Town Project	1,458,173,130	1,458,173,130	
72 Courtyard Project	458,532,338	458,532,338	
Porto Chino Project	915,105,164	915,105,164	
Total	2,831,810,632	2,831,810,632	



Reconciliation of book value of investments in properties are as follows:

	(Unit: Baht)
	For the period from 3 July 2019 (Registration date) to 30 September 2019
Carrying amount at beginning of period	-
Addition purchase	2,831,810,632
Carrying amount at end of period	<u>2,831,810,632</u>

#### 8.1 Information of investment in properties

On 5 July 2019, the Trust entered into the following lease and/or sublease agreements to acquire investment totaling Baht 2,831.81 million which consists of

##### a) UD Town Project

Located on Mak Khaeng Sub-district Mueang Udon Thani District Udon Thanni Province, the total areas of land is approximately 45,313 square meters, total usable area approximately 48,765 square meters. The REIT invested in (i) land sublease and leasehold right to building and system for a period of 20 years and 10 months (ii) leasehold right to land and sublease building and system for a period of 4 years with a total land area of 45,271 square meters and total usable area approximately 45,279 square meters.

##### b) 72 Courtyard Project

Located on Sukhumvit 55 road (Soi Thong Lor) Sukhumvit road, Klong Tan Nuea Sub-district, Wattana District, Bangkok, total area is approximately 1 rai 0 ngan 53 square wah total usable area is approximately 5,019 square meters. The REIT invested leasehold right to building system including facilities and parts of the land and building is period of 13 years with total usable area approximately 5,019 square meters.

##### c) Porto Chino Project

Located on Rama 2 road Na Di Sub-district Mueang Samut Sakhon District Samut Sakhon Province, the total area 15 rai 1 ngan 60 square wah, total usable area of approximately 43,814 square meters. The REIT invested leasehold right to land building and other asset as part of the land building and utilities system for a period approximately 30 years and total area 14 rai 0 ngan 60 square wah usable area approximately 33,694 square meters.

Investment in properties has amounted to Baht 2,831 million which were 97% of average net assets during the period of the financial statements. The investment in properties is the proceeds from the distribution of trust units in the amount of Baht 2,880 million.

## 8.2 Fair value of investment in properties

As of 30 September 2019, the REIT estimates the fair value of investment in properties equal to the cost of investment on 5 July 2019. The REIT manager believes that the price is the best fair value due to it is the price with the latest real exchange and occurs near the end of the period.

## 9. INVESTMENT IN SECURITIES

	Baht		
	30 September 2019		
	Amortized	Unrealized gain	
	cost	from changes in	Fair value
		value of investments	
TMB Thana Plus Fund	34,000,000	41,613	34,041,613
TMB Ultra – Short Bond Fund	12,000,000	26,360	12,026,360
TMB Aggregate Bond Fund	44,000,000	61,489	44,061,489
Total	90,000,000	129,462	90,129,462

## 10. CASH AND CASH EQUIVALENTS

As at 30 September 2019, the Trust has the details of cash and cash equivalents as follows:

	30 September 2019	
	Interest rate	
	(%)	Baht
Cash at Banks - Savings accounts		
The Siam Commercial Bank Public Company Limited	0.375	166,369,450
Total		166,369,450

## 11. RECEIVABLES FROM RENTAL AND SERVICES

The outstanding balances of receivables as at 30 September 2019 is aged on the basis of due dates as follows:

	Baht
	30 September 2019
<u>Age of receivables</u>	
Not yet due	11,888,435
Past due	
Less than 3 months	3,103,314
Total	<u>14,991,749</u>

## 12. UNITHOLDERS' EQUITY

On 3 July 2019, REIT Manager established the Trust with a registered capital of Baht 2,880 million, consisting of 288 million units with a par value of Baht 10 each. The Trust called up and received payment for all of these trust units.

## 13. RETAINED EARNINGS

	(Unit: Baht)
	For the period from 3 July 2019 (Registration date) to 30 September 2019
Retained earnings at the beginning of period	-
<u>Add</u> Increase in net assets resulting from operations	52,397,458
Retained earnings at the end of period	<u>52,397,458</u>

## 14. EXPENSES

### 14.1 REIT Manager fee

REIT Manager is entitled to REIT Manager's fee (exclusive of value added tax or any other similar taxes) from the Trust, as detailed below:

- (1) A base fee, paid monthly and calculated at a rate not exceeding 0.75% per annum on the Trust's total asset value, as specified in the agreement.

- (2) An acquisition fee which is calculated at a rate not exceeding 3.00% on the total asset value acquired by the Trust in each period and a disposal fee which is calculated at a rate not exceeding 3.00% on lower of the total asset value disposed by the Trust in each period and the appraisal value assessed by an independent appraiser approved by the Securities and Exchange Commission.

#### 14.2 Trustee's fee

The Trustee is entitled to monthly remuneration at a rate not exceeding 1.00% per annum (exclusive of value added tax or any other similar taxes) of the Trust's total asset value, as calculated by the REIT Manager and verified by the Trustee.

#### 14.3 Registrar's fee

Operating expenses of the Trust Unit Registrar is monthly charged based on actual cost incurred.

#### 14.4 Trust's property management fee

REIT Manager is entitled to Trust's property management fee (exclusive of value added tax or any other similar taxes) from the Trust, as detailed below:

- (1) A property management fee, paid monthly and calculated at a rate not exceeding 3.00% per annum on the Trust's net revenue from rental and service.
- (2) A incentive fee, paid monthly and calculated at a rate not exceeding 3.00% per annum on profit from operation of core assets of the Trust.
- (3) A commission fee from renewal of the rental and service agreement by retail tenants and provision of new retail tenants for vacant units, calculated not exceeding 1 month rental and service fee as specified in the rental and services agreement receivable from retail tenants.

#### 14.5 Operating expenses

Operating expenses of the Trust include common area fee, insurance expense and property tax.

## 15. FAIR VALUE MEASUREMENT

The following table present assets that are measured at fair value as at 30 September 2019.

	Baht			Total
	Level 1	Level 2	Level 3	
<u>Assets</u>				
Investment in properties	-	2,831,810,632	-	2,831,810,632
Investment in securities	90,129,462	-	-	90,129,462
Total	90,129,462	2,831,810,632	-	2,921,940,094

## 16. COMMITMENTS

- 17.1 The Trust is committed to pay fees to counterparties under the terms and conditions as described in Note 14.
- 17.2 As at 30 September 2019, the Trust has commitments under three service and property management agreement of Baht 35.30 million for a period of 1 year and the service rate will increase by 1.5% per annum for the next year.
- 17.3 As at 30 September 2019, the Trust has commitments in respect of payments in accordance with the land lease agreement as follows:

	Baht
Within 1 year	8,663,713
2 – 5 years	17,963,346
more than 5 years	91,962,945
Total	118,590,004

## 17. EVENTS AFTER THE REPORTING PERIOD

- 18.1 At the Board of Directors Meeting of REIT Manager No. 2/2019 held on 4 September 2019, the Board of Directors has approved the additional investment in properties and leasehold rights with an investment value of not more than Baht 210 million. The capital that will be used to invest in the additional assets of REIT will be the loans of the REIT from commercial bank.
- 18.2 At the Board of Directors Meeting of REIT Manager No. 3/2019 held on 12 November 2019, the Board of Directors has passed resolutions approving the appropriation of distribution of Baht 0.1904 per unit which will be paid from operation period for the period as from 3 July 2019 (Registration date) to 30 September 2019. The distribution will be paid on 6 December 2019.

## **18. APPROVAL OF INTERIM FINANCIAL STATEMENTS**

These interim financial statements were authorized for issue by REIT Manager's Board of Directors on 12 November 2019.