

AIMCG

AIM Commercial Growth REIT



AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust

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Introduction



AIMCG Overview

Name of Trust (English)	AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust
Symbol	AIMCG
Investment Policy	Commercial Real Estate i.e. Lifestyle Mall, Shopping Center, Office Building, Convention Center
Establishment	3 July 2019
Listed on SET	12 July 2019
REIT Manager	AIM Real Estate Management Company Limited
Trustee	SCB Asset Management Company Limited
Investment Type	Freehold 7% : Leasehold 93% (Average Remaining Leasehold Life = 21 years) ^{/1}
Land Area	46-3-86 Rai
Investment Area	85,356 Sq.m.
Leasable Area	45,257 Sq.m.
Occupancy Rate	100%

Note: Info as of September 2020

^{/1} Average remaining leasehold life based on appraisal value as of 30 September 2020

AIMCG Background & Milestones

REIT Manager license
was granted by Securities and
Exchange Commission (SEC) on
18 January 2019

Jan 2019

REIT Manager License

AIMCG Establishment

AIMCG was listed on SET on
12 July 2019

12 Jul 2019

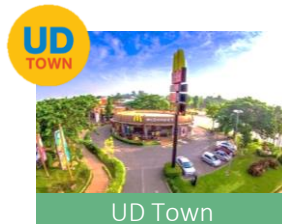
AIMCG Listed on SET



Additional Asset Investment

3 Jul 2019

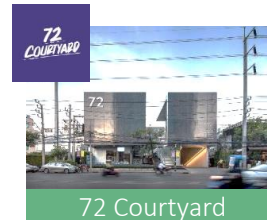
AIMCG was established with initial
assets investment worth
Baht 2.8 billion



UD Town



Porto Chino



72 Courtyard

Nov 2019

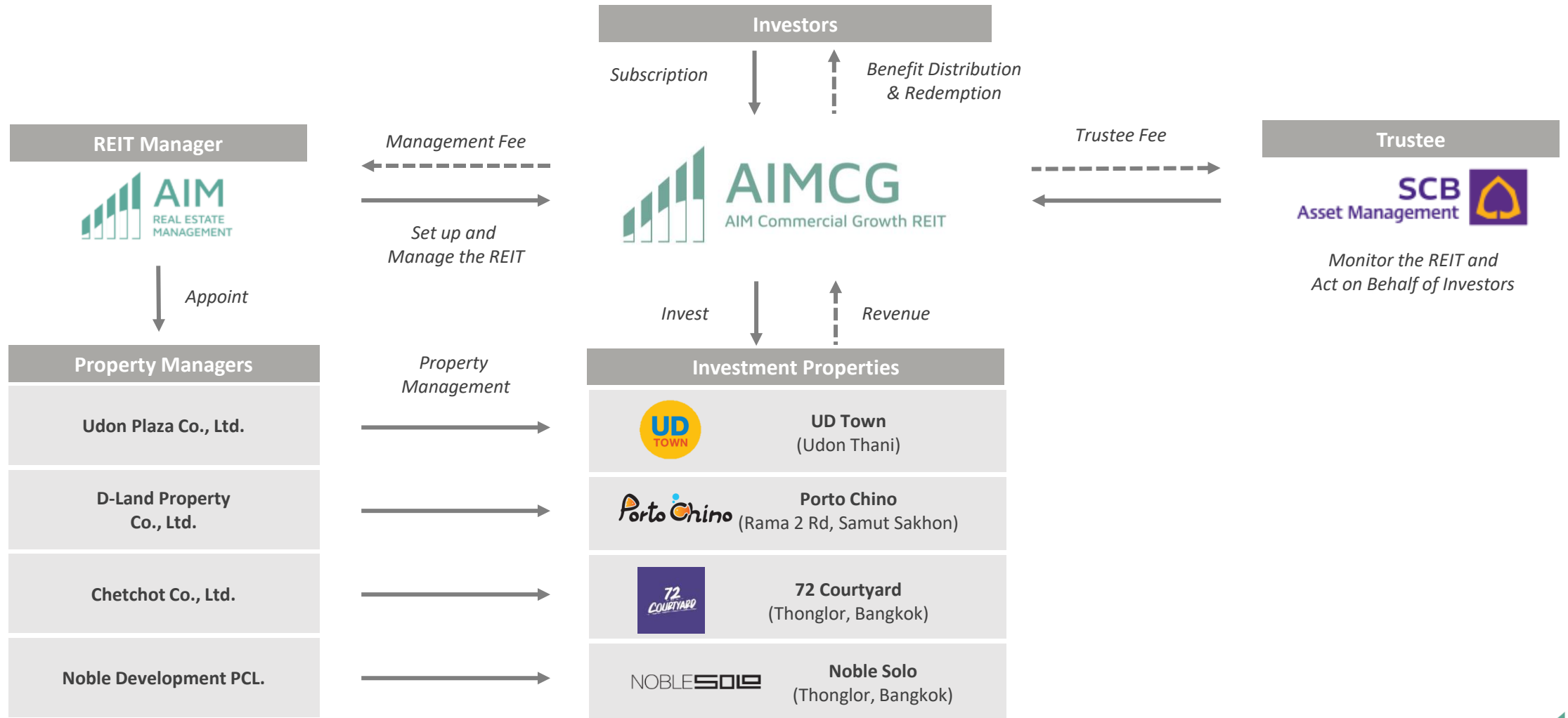
AIMCG has successfully
invested in additional asset
worth Baht 0.2 billion on 28
November 2019



Noble Solo

Note: Info as of September 2020

AIMCG Structure



Note: Info as of September 2020

AIMCG Investment Highlights



Diversified Investment Policy

Having investment strategy in various types of commercial real estate including retail space, office building and convention center could strengthening diversified portfolio and revenue stability



Unique Retail Projects and Capturing Target Customers

Investing in the superior assets locating in profound locations



Robust Magnet by Well-known Tenants

Each project occupied by well-known magnet tenants



Stable Revenue from Leaseback Area to Sponsor and 5-Year Fill-In Scheme

Leaseback area by asset owners and 5-year fill-in scheme provided assurance to some extent on revenue stability



Inorganic Growth Opportunity from Being 'Independent REIT' and 'Multi-Sponsors REIT'

Being an 'Independent REIT' and a 'Multi-Sponsors REIT' with transparency could have extensive opportunities to expand fund size and earnings growth from both existing and new asset sponsors

Note: Info as of September 2020



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Portfolio Overview



AIMCG Asset Profile



	UD Town	Porto Chino	72 Courtyard	Noble Solo
				
				
Location	Udon Thani	Samut Sakhon	Bangkok (Thonglor)	Bangkok (Thonglor)
Asset Type	Lifestyle Mall	Lifestyle Mall	Lifestyle Mall	Retail Space
Investment Type	Leasehold	Leasehold	Leasehold	Freehold
Leasehold Life	Approx. 21 years ^{/1}	30 years	Approx. 13 years	-
Sponsor	Udon Plaza Co., Ltd.	D-Land Property Co., Ltd.	Membership Co., Ltd.	Noble Development PCL.
Land Area	28-1-18 Rai	14-0-60 Rai	1-0-53 Rai	3-1-55 Rai
Investment Area	45,219 Sq.m.	33,694 Sq.m.	5,019 Sq.m.	1,424 Sq.m.
Leasable Area	27,872 Sq.m.	14,321 Sq.m.	2,156 Sq.m.	908 Sq.m.
Revenue Contribution ^{/2}	49%	28%	19%	4%
Occupancy Rate	100%	100%	100%	100%

Note: Info as of September 2020

^{/1} Major areas of the project

^{/2} Percentage of total rental revenue from all projects based on contracts in September 2020

UD Town Asset Information



Overview

Investment Type	Leasehold (approx. 21 years) ^{/1}
Investment Date	5 July 2019
Sponsor	Udon Plaza Co., Ltd.
Location	Pho Si Rd, Amphoe Mueang, Udon Thani
Land Area	28-1-18 Rai
Total Investment Area	45,219 Sq.m.
Leasable Area	27,872 Sq.m.
Occupancy Rate	100%



Asset Highlights

- **Being the largest lifestyle mall in the Northeast** located in the heart of Udon Thani city center
- **Serving various type of customers** consisting of restaurants, walking street, food court, event area, and concert area
- **Bringing traffic from both local and travelers** as the city of gateway to Laos and major city in Northeast part of Thailand

Asset Location



Note: Info as of September 2020
^{/1} Major areas of the project

Porto Chino

Asset Information



Overview

Investment Type	Leasehold (30 years)
Investment Date	5 July 2019
Sponsor	D-Land Property Co., Ltd.
Location	Rama 2 Rd, Samut Sakhon District, Samut Sakhon
Land Area	14-0-60 Rai
Total Investment Area	33,694 Sq.m.
Leasable Area	14,321 Sq.m.
Occupancy Rate	100%

Asset Highlights

- **The largest lifestyle mall in Samut Sakhon**, located at Rama 2 Rd.
- **Prime location** with strong support from fast-growing residential neighborhoods.
- Positioning as **“Food Oasis”** for the local community in Samut Sakhon, especially Mahachai



Asset Location



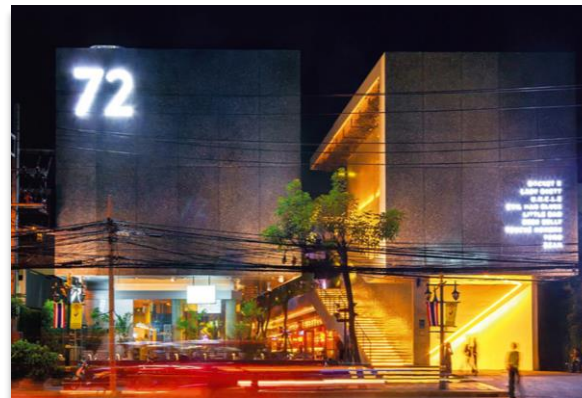
Note: Info as of September 2020

72 Courtyard Asset Information

72
COURTYARD

Overview

Investment Type	Leasehold (approx. 13 years)
Investment Date	5 July 2019
Sponsor	Membership Co., Ltd.
Location	Sukhumvit Soi 55, Thonglor, Bangkok
Land Area	1-0-53 Rai
Total Investment Area	5,019 Sq.m.
Leasable Area	2,156 Sq.m.
Occupancy Rate	100%

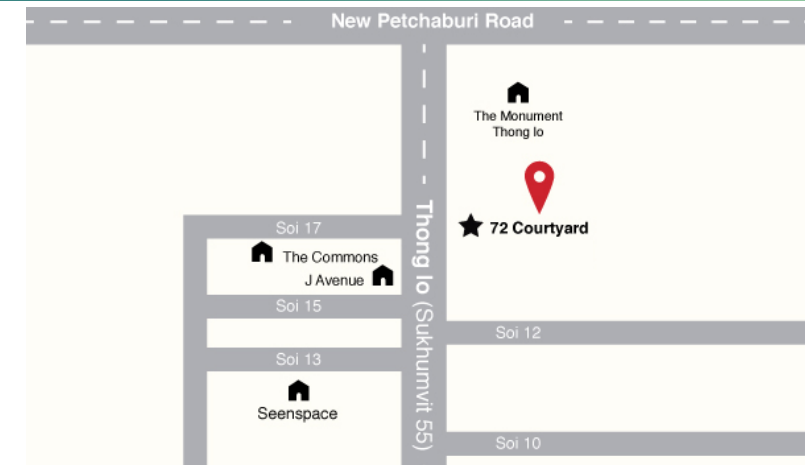


Note: Info as of September 2020

Asset Highlights

- The lifestyle mall located in prime location, **in the heart of Thonglor (Sukhumvit Soi 55)**
- Being the center of nightlife experiences **delivering exclusive nightlife experiences, classy dining and upscale entertainment**
- Managing by Chetchot Co., Ltd. which is the company in the group of **Chetchotsak Family**

Asset Location



Noble Solo

Asset Information

NOBLESOLO

Overview

Investment Type	Freehold in 6 units of retail space (with 43 lots of exclusive car parking space)
Investment Date	28 November 2019
Sponsor	Noble Development PCL.
Location	Sukhumvit Soi 55, Thonglor, Bangkok
Land Area	3-1-55 Rai
Total Investment Area	1,424 Sq.m.
Leasable Area	908 Sq.m.
Occupancy Rate	100%

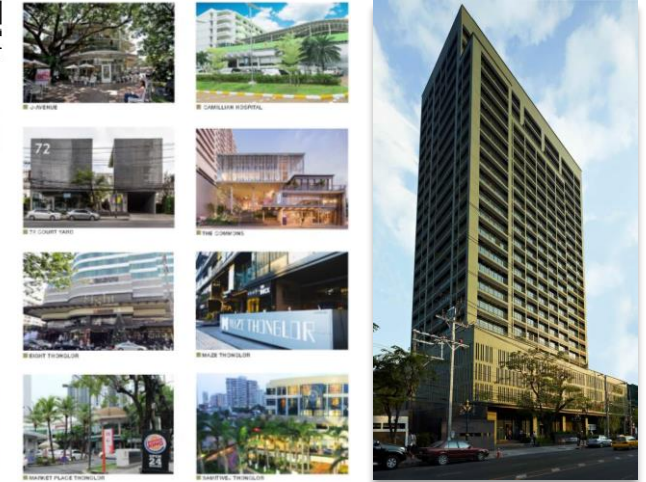
Asset Highlights

- **Freehold asset** owned by Noble Development PCL., a leading property developer in Thailand
- **Located at the heart of Thonglor** (Sukhumvit Soi 55), CBD of Bangkok
- **100% occupancy rate with well-recognized tenant**, “CHANINTR”, a luxury furniture importer who obtained extensive experience over past two decades with consecutive rental in property of more than 8 years

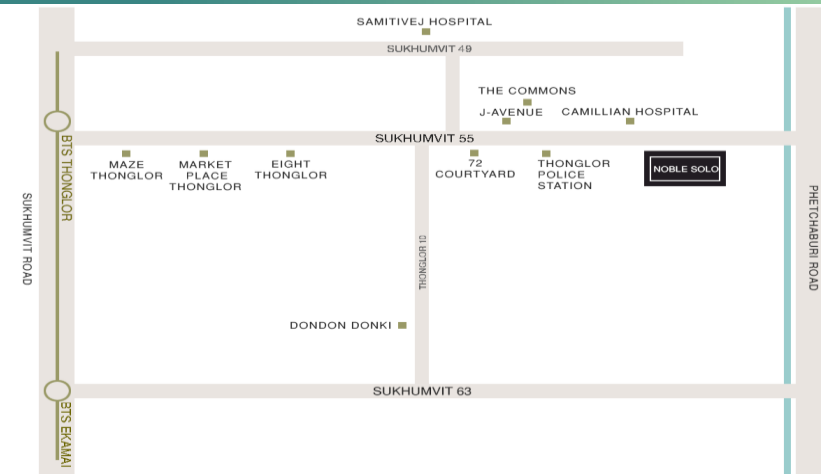
Note: Info as of September 2020

NOBLESOLO

The Soloist Condominium @ Thonglor
Retail Spaces



Asset Location



A background image showing a person in a suit writing on a notepad, with a green semi-transparent overlay on the right side. Various business-related icons are visible in the background, including a 'SALE' sign, a bar chart with an upward arrow, a house with a person inside, a 'RENT' sign, a handshake, a hand holding coins, a document with a checkmark, and a lightbulb.

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Business Updates

AIMCG Marketing & Event Campaigns

“Famous Brand”
added as a new tenant



aAfter You
Dessert Café
POP UP STORE

OPEN ON
1 FL.
19 NOV 2020



“Bangkok’s Top Pick Street Food Stalls”

ห้ามพลาด
FOOD+PORT
รวมร้านดัง
ต้องกินตลอดเดือน
22-25 ตุลาคมนี้
“การดีความอร่อยโดย” wongnai

รวมร้านดัง
ต้องกินตลอดเดือน
17-20 ธ.ค.นี้
ที่ ฟู้ดพอร์ท ชั้น 1 พอร์โต้ ชีโน

รวมร้านดัง
ต้องกินตลอดเดือน
5-8 พ.ย.นี้
ที่ ฟู้ดพอร์ท ชั้น 1 พอร์โต้ ชีโน

โคตรกะเพรา
กมลภาณุโชติ

ยำจับน้ำจิ้ม
อินทิรา บารุณนันท

ลูกชิ้นหมูแพรวมรา
สาธิตาพร

ข้าวหมูทอด
นพพร

โคตรกะเพรา
กมลภาณุโชติ

AIMCG Marketing & Event Campaigns

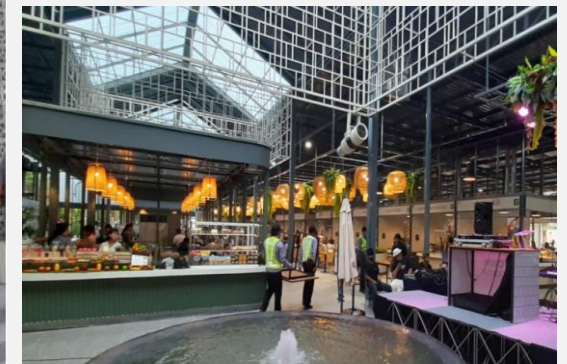


Source: UD Town

“New Fresh New Look”
renovation concept of UD Town Food Center
to deliver new customer experience



-- Thai Esan modern decoration
& open-air food center filled
with authentic and delicious
local food stalls --

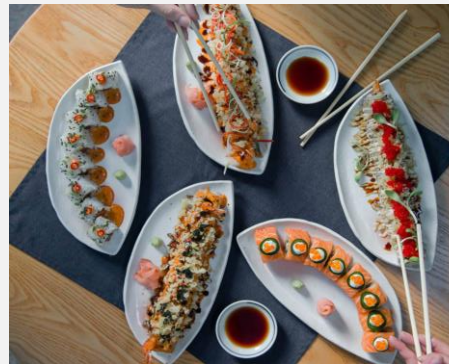


AIMCG Marketing & Event Campaigns

72
COURTYARD



“Food and beverage services are served all day and night”



Source: 72 Courtyard

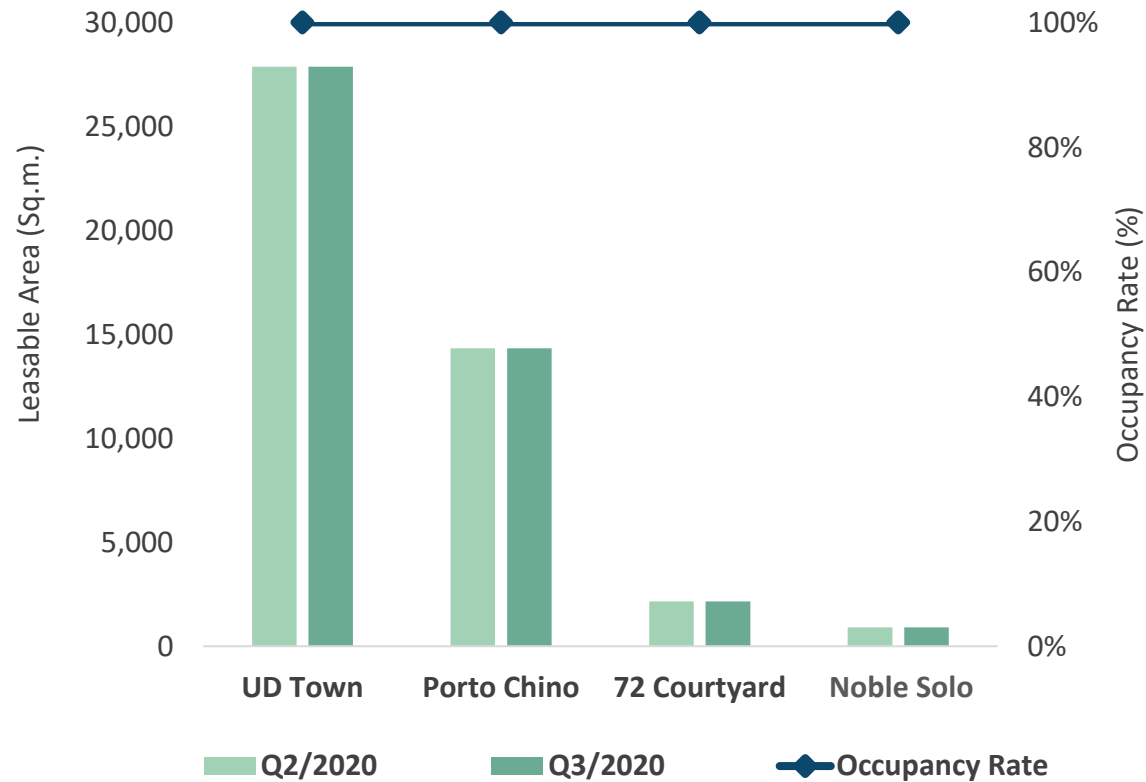


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Operational Highlights

Key Highlights

Leasable Area & Occupancy Rate

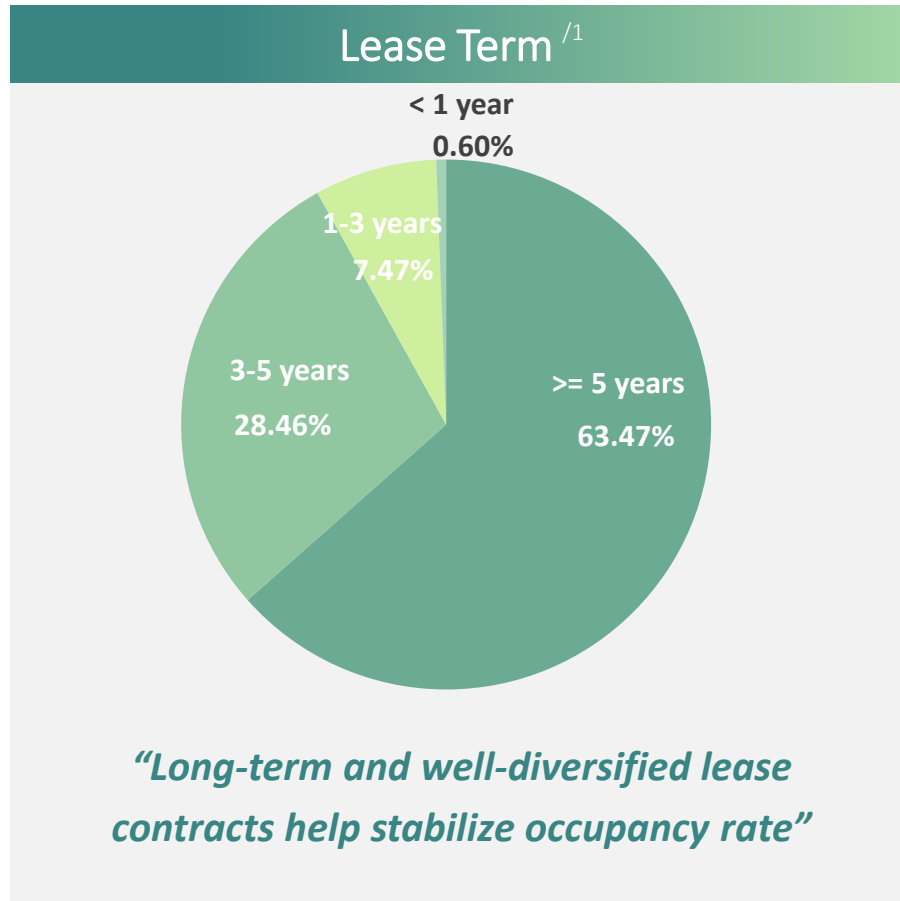


Note: Info as of 30 September 2020

Key Highlights

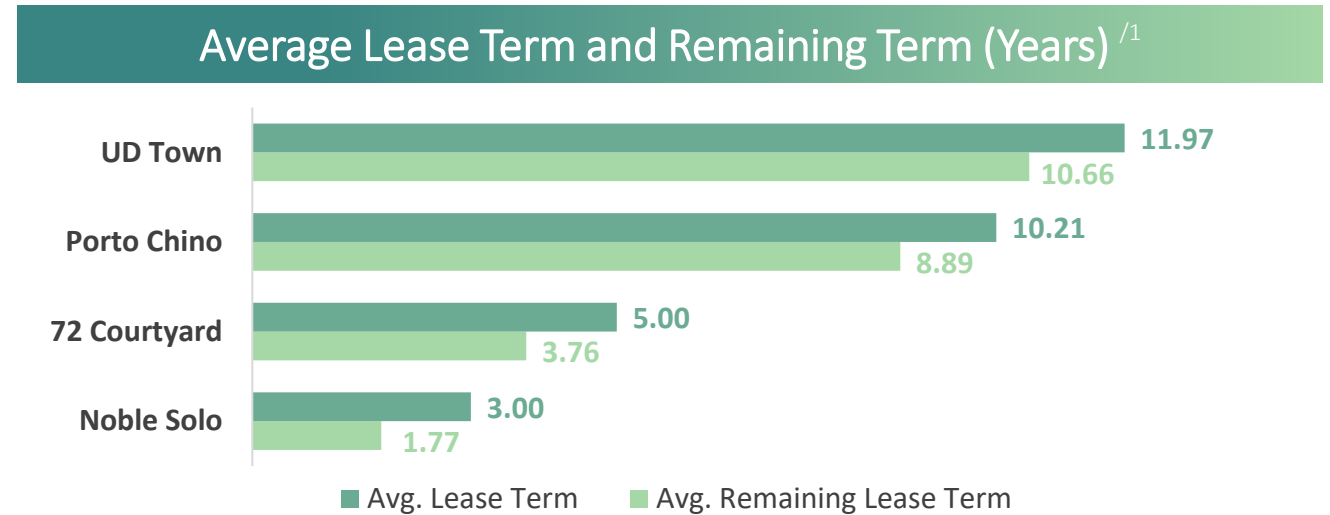
- By focusing on tenant retention, in Q3/2020 key major and anchor tenants remained unchanged as supported by long-term lease contracts and great collaboration between tenants and property manager.
- Retail projects in our portfolio have a strong resistant to online disruption as a result of well-diversified tenants mix with largest contribution from tenants in food & beverage (F&B) business, which helps improve customer experience, increase customer engagement, extend visit duration, and indirectly lead to an increase of sales.

Average Long Lease Term



Note: Info as of 30 September 2020

^{/1} Percentage of total rental revenue from all projects based on contracts in September 2020



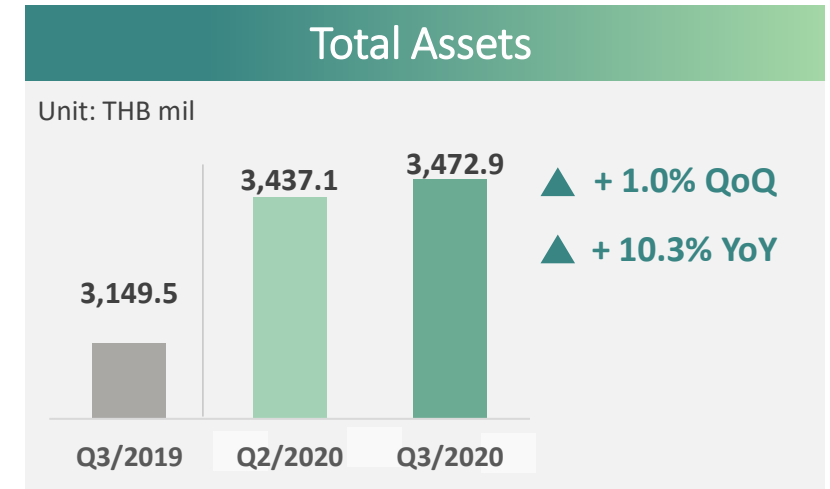
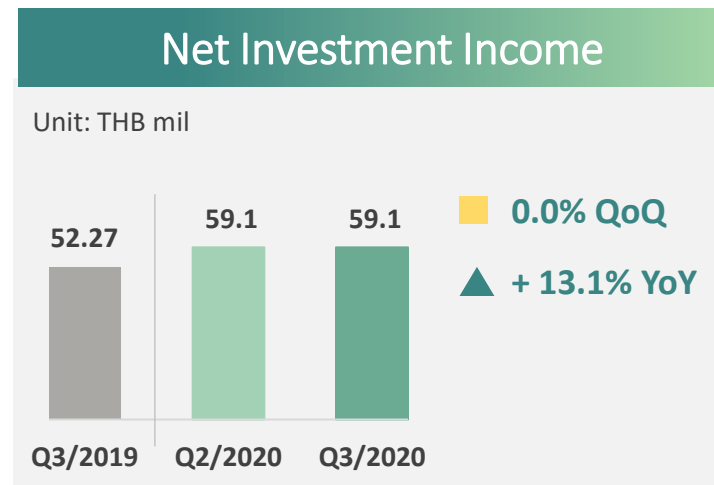
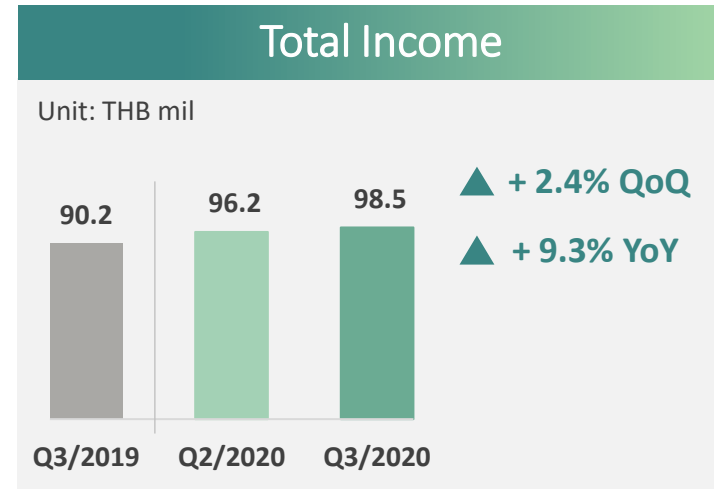
5

Financial Performance




Financial Highlights

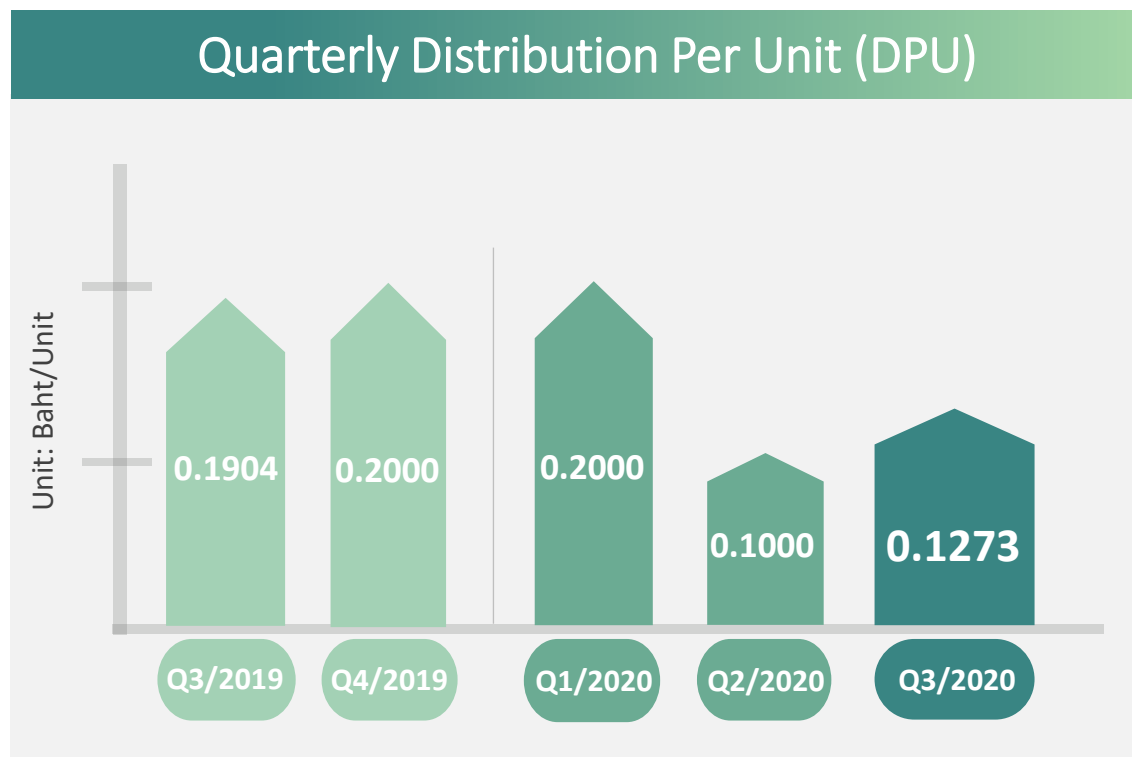
Q3/2020	
Operation Period	1 Jul to 30 Sep 2020
Total Revenue	THB 98.5 Million
Net Investment Income	THB 59.1 Million
Increase in Net Assets from Operations	THB 59.2 Million
Total Assets	THB 3,472.9 Million
Net Assets	THB 3,028.2 Million
NAV	THB 10.5147 per unit



- In Q3/2020, net profit from operation remained stable QoQ as a result of revenue recognition from existing lease contracts and effective cost management during the period.
- Overall financial performance improved YoY mainly from additional rental revenue from new asset acquisition since November 2019.

Distribution Payment

Distribution Payment Q3/2020	
Operation Period	1 Jul – 30 Sep 2020
Dividend Type	Cash Dividend
Distribution Per Unit	THB 0.1273
Distribution Payment Date 	9 December 2020



Note: Q3/2019 operating period was from 5 July 2019 (the investment date) to 30 September 2019

“Total accumulated dividend payment of THB 0.8177 per unit since establishment”



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