



Details of the Current Investment of AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG) in Porto Chino Project and UD Town Project

AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (“AIMCG”) has invested in Porto Chino Project and UD Town Project for its first investment in the main assets on 5 July 2019. The information regarding the current investment of AIMCG in Porto Chino Project and UD Town Project are as follows:

1. Porto Chino Project

General Information and The Details of Investment Characteristics

Porto Chino Project, which opened in 2012, is a lifestyle mall shopping center located on Rama 2 Road Nadi Sub-District, Muang Samut Sakhon District, Samut Sakhon Province and having an approximate area of 15 Rai. The location of the Porto Chino Project is set along the main route towards Hua Hin, Cha-am, Amphawa or Ratchaburi etc., making it the perfect new tourist attraction for customers in Samut Sakhon Province and the rest area for tourists traveling from Bangkok to tourist attractions in nearby provinces.

The investment in the assets in Porto Chino Project of AIMCG consists of an investment in the leasehold right of land and buildings, with the approximate usable area of 33,694 square meters and with a lease period under the agreements ending on 4 July 2049. For the said investment in Porto Chino Project, AIMCG has entered into a Land and Building Lease Agreements and other agreements relating to the first investment of AIMCG with D-Land Property Co., Ltd (“D-Land”) who is the owner of the lands and buildings of Porto Chino Project.

The details of Investment characteristics of AIMCG in Porto Chino Project

Project Name	Porto Chino Project
Location	Rama 2 Road Nadi Sub-District, Muang Samut Sakhon District, Samut Sakhon Province
Land on which the Project is Located	Land title deed No. 117042, 117043 and 120935 (partial), Nadi Sub-District, Muang Samut Sakhon District, Samut Sakhon Province, with the approximate total land area of 15 Rai 1 Ngan 60 Square Wah
Building Area	Approximate total usable area of 16,547 square meters, excluding the area of the parking building



<p>The Details of Investment Characteristics of AIMCG</p>	<ol style="list-style-type: none"> 1) Land leasehold right in a total of 3 title deeds with an approximate total investment area of 14 Rai 0 Ngan 60 Square Wah, with a lease period of 30 years starting from 5 July 2019, the date of investment of AIMCG (the agreements are scheduled to end on 4 July 2049). 2) Leasehold right over a 1-story building and 4 2-story buildings, with an approximate total usable area of 16,547 square meters, including other buildings and properties considered as the component part of the lands and buildings, with a lease period of 30 years starting from 5 July 2019, the date of investment of AIMCG (the agreements are scheduled to end on 4 July 2049). 3) Leasehold right over utility system, electrical system, air conditioning and ventilation system, sanitary system, fire extinguishing and protection system, fire alarm system, emergency lighting system, transportation system, broadcasting system, security system and gas system in Porto Chino Project, including the fixtures, facilities and component parts of the said lands and buildings used in the operation of Porto Chino Project, with a lease period of 30 years starting from 5 July 2019, the date of investment of AIMCG (the agreements are scheduled to end on 4 July 2049). 																						
<p>Immovable Property Manager</p>	<p>D-Land</p>																						
<p>Summary of Details on Investment area of AIMCG</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Details of Area</th> <th style="width: 30%;">Approximate Area (square meters)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Investment areas of AIMCG</td> </tr> <tr> <td>Retail areas in which AIMCG has entered into agreements with tenants which are directly leased by retail tenants</td> <td style="text-align: center;">9,542</td> </tr> <tr> <td>Common areas leased by D-Land</td> <td style="text-align: center;">4,778</td> </tr> <tr> <td>Other common areas</td> <td style="text-align: center;">19,374</td> </tr> <tr> <td>Total investment areas of AIMCG</td> <td style="text-align: center;">33,694</td> </tr> <tr> <td colspan="2">Non-investment areas of AIMCG</td> </tr> <tr> <td>Parking building areas</td> <td style="text-align: center;">9,990</td> </tr> <tr> <td>Other non-investment areas of AIMCG</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Total non-investment areas of AIMCG</td> <td style="text-align: center;">9,990</td> </tr> <tr> <td>Total area</td> <td style="text-align: center;">43,814</td> </tr> </tbody> </table>	Details of Area	Approximate Area (square meters)	Investment areas of AIMCG		Retail areas in which AIMCG has entered into agreements with tenants which are directly leased by retail tenants	9,542	Common areas leased by D-Land	4,778	Other common areas	19,374	Total investment areas of AIMCG	33,694	Non-investment areas of AIMCG		Parking building areas	9,990	Other non-investment areas of AIMCG	-	Total non-investment areas of AIMCG	9,990	Total area	43,814
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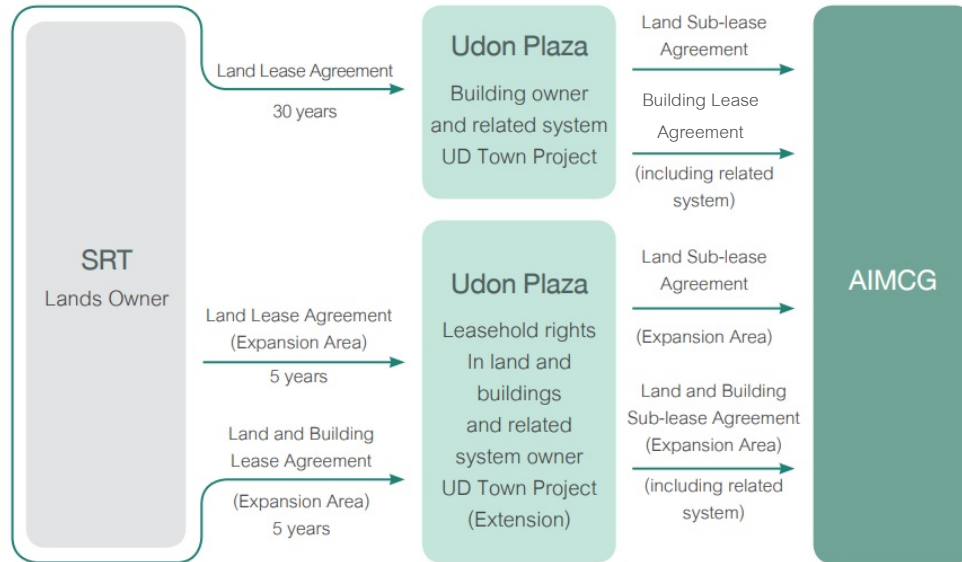


2. UD Town Project

General Information and The Details of Investment Characteristics

UD Town Project, which opened in 2009, is a lifestyle mall shopping center located on Pho Si Road (near Udon Thani Province train station), Mak Khaeng Sub-District, Muang Udon Thani District, Udon Thani Province, which is situated on a land area of approximately 28 Rai with an approximate total usable area of 45,219 square meters.

The investment in the assets in UD Town Project of AIMCG involves the investment in the main project area, with the term under lease and sublease agreements ending on 30 April 2040, and the expansion area, with the term under sublease agreements ending on 31 December 2022. For the said investment in UD Town Project, AIMCG has entered into a Land Sub-lease Agreement, Building Lease Agreement, Land and Building Sub-lease Agreement (Expansion Area) and Land Sub-lease Agreement (Expansion Area), including other agreements relating to the first investment of AIMCG with Udon Plaza Company Limited (“Udon Plaza”). The details of the investment are as appear in the following diagram.



The details of Investment characteristics of AIMCG in UD Town Project

Project Name	UD Town Project
Location	Pho Si Road near Udon Thani Province train station, Mak Khaeng Sub-District, Muang Udon Thani District, Udon Thani Province

Lease Agreements Relating to the Land on which the Project is Located	<p>UD Town Project is located on the lands owned by the State Railway of Thailand (“SRT”) pursuant to the 3 Lease Agreements between SRT (Lessor) and Udon Plaza (Lessee). The details are as follows:</p> <table border="1" data-bbox="384 434 1382 1055"> <thead> <tr> <th data-bbox="384 434 472 591">No.</th> <th data-bbox="472 434 1070 591">Lease Agreements between SRT (Lessor) and Udon Plaza (Lessee)</th> <th data-bbox="1070 434 1382 591">Lease Period</th> </tr> </thead> <tbody> <tr> <td data-bbox="384 591 472 745">1</td> <td data-bbox="472 591 1070 745">Land Lease Agreement for Utilization of Udon Thani Station, Agreement No. 907490226, dated 29 March 2006</td> <td data-bbox="1070 591 1382 745">30 Years (From 1 May 2010 to 30 April 2040)</td> </tr> <tr> <td data-bbox="384 745 472 900">2</td> <td data-bbox="472 745 1070 900">Land Lease Agreement for Temporary Use, Agreement No. 901608085, dated 17 January 2018</td> <td data-bbox="1070 745 1382 900">5 Years (From 1 January 2018 to 31 December 2022)</td> </tr> <tr> <td data-bbox="384 900 472 1055">3</td> <td data-bbox="472 900 1070 1055">Land and Building Lease Agreement Around Udon Thani Station, Agreement No. 907608086, dated 17 January 2018</td> <td data-bbox="1070 900 1382 1055">5 Years (From 1 January 2018 to 31 December 2022)</td> </tr> </tbody> </table>	No.	Lease Agreements between SRT (Lessor) and Udon Plaza (Lessee)	Lease Period	1	Land Lease Agreement for Utilization of Udon Thani Station, Agreement No. 907490226, dated 29 March 2006	30 Years (From 1 May 2010 to 30 April 2040)	2	Land Lease Agreement for Temporary Use, Agreement No. 901608085, dated 17 January 2018	5 Years (From 1 January 2018 to 31 December 2022)	3	Land and Building Lease Agreement Around Udon Thani Station, Agreement No. 907608086, dated 17 January 2018	5 Years (From 1 January 2018 to 31 December 2022)
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The Details of Investment Characteristics of AIMCG	<p>1. UD Town Project</p> <p>1) <u>Land sub-leasehold right, UD Town Project</u>, pursuant to the following agreement:</p> <ul style="list-style-type: none"> - Land under the Land Lease Agreement for Utilization of Udon Thani Station, Agreement No. 907490226, dated 29 March 2006, between SRT and Udon Plaza, with the approximate area of 37,521.65 square meters (approximate investment area by AIMCG of 37,479.65 square meters) and with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 30 April 2040). <p>2) <u>Building leasehold right, UD Town Project</u></p> <ul style="list-style-type: none"> - Leasehold right over 25 buildings with an approximate total usable area of 21,900 square meters, together with other buildings and properties considered as the component part of the land and buildings, with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 30 April 2040). <p>3) <u>Utility system leasehold right, UD Town Project</u></p> <ul style="list-style-type: none"> - Leasehold right over utility system, electrical system, air conditioning and ventilation system, sanitary system, fire extinguishing and protection system, fire alarm system, emergency lighting system, transportation system, broadcasting system, security system and gas system in UD Town Project, including the fixtures, facilities and component parts of the said land and buildings used in the operation of UD Town Project, with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 30 April 2040). 												

	<p>2. UD Town Project (Expansion Area)</p> <p>1) <u>Land sub-leasehold right, UD Town Project (Expansion Area)</u>, pursuant to the following agreements:</p> <ul style="list-style-type: none"> - Land under the Land Lease Agreement for Temporary Use, Agreement No. 901608085, dated 17 January 2018, between SRT and Udon Plaza, with the approximate area of 1,526.85 square meters and with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 31 December 2022). - Land under the Land and Building Lease Agreement, Agreement No. 907608086, dated 17 January 2018, between SRT and Udon Plaza, with the approximate area of 6,264 square meters and with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 31 December 2022). <p>2) <u>Building sub-leasehold right, UD Town Project (Expansion Area)</u>, pursuant to the following agreement:</p> <ul style="list-style-type: none"> - Sub-leasehold right over 2 buildings under the Land and Building Lease Agreement, Agreement No. 907608086, dated 17 January 2018, between SRT and Udon Plaza, with the approximate useable area of 4,846 square meters, and including other buildings and properties considered as the component part of the land and buildings, with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 31 December 2022). <p>3) <u>Utility system leasehold right, UD Town Project (Expansion Area)</u></p> <ul style="list-style-type: none"> - Leasehold right over electrical system, air conditioning and ventilation system, sanitary system, fire extinguishing and protection system, fire alarm system, emergency lighting system, transportation system, broadcasting system, security system and gas system in UD Town Project, including the fixtures, facilities and component parts of the said land and buildings used in the operation of UD Town Project, with a lease period starting from 5 July 2019, the date of investment of AIMCG (the agreement is scheduled to end on 31 December 2022).
Property Manager	Udon Plaza

Summary of Details
on Investment area
of AIMCG

Details of Area	Approximate Area (square meters)
Investment areas of AIMCG	
Retail areas in which AIMCG has entered into agreements with tenants which are directly leased by retail tenants	12,065
Retail areas leased by Udon Plaza	10,285
Common areas leased by Udon Plaza	5,381
Other common areas	17,548
Total Investment areas of AIMCG	45,279
Non-investment areas of AIMCG	
Tesco Lotus supermarket area	2,421
Office building and executive rest areas	1,023
Other common areas	42
Total non-investment areas of AIMCG	3,486
Total area	48,765