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

AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (“AIMCG”) has invested in Porto Chino 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 are as follows:

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 lands and buildings, with an approximate usable area of 33,694 square meters and a lease term under the agreements ending on 4 July 2054. For the said investment in Porto Chino Project, AIMCG has entered into land and building lease agreements and other agreements relating to the initial 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 Nos. 117042, 117043 and 120935 (partial), Nadi Sub-District, Muang Samut Sakhon District, Samut Sakhon Province, with the total land area of 15 Rai 1 Ngan 60 Square Wah according to title deeds, or the total area of 14 rai 0 Ngan 60 Square Wah according to leasehold rights.
Building Area	Approximate total usable area of 33,694 square meters, excluding the area of parking building, resulting in the approximate total leasable area of 14,361.81 square meters.
Details of Investment Characteristics of AIMCG	<ol style="list-style-type: none"> 1) Leasehold right over land comprising a total of 3 title deeds with an approximate total investment area of 14 rai 0 Ngan 60 Square Wah, consisting of a 30-year leasehold rights starting from 5 July 2019 to 4 July 2049, and an additional 5-year leasehold right starting from 5 July 2049 to 4 July 2054. 2) Leasehold right over a one-story building and 4 two-story buildings, with an approximate total usable area of 33,694 square meters. This includes other buildings

	<p>and properties considered as the component part of the lands and buildings, comprising a 30-year leasehold right starting from 5 July 2019 to 4 July 2049 and an additional 5-year leasehold right starting from 5 July 2049 to 4 July 2054.</p> <p>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, comprising a 30-year leasehold right starting from 5 July 2019 to 4 July 2049 and an additional 5-year leasehold right starting from 5 July 2049 to 4 July 2054.</p> <p>4) Rights to use and encumbrances over other immovable properties granted by D-Land to AIMCG in the non-investment areas of AIMCG.</p> <p>5) Rights to use or to utilize the parking building area without additional charges.</p> <p>6) Encumbrance over the immovable properties of the land title deed no. 9327, granted by D-Land, to use as an additional entrance and exit way.</p>																						
Property Manager	Thonglor Management Company Limited																						
Summary of Details on Investment Area of AIMCG	<table border="1"> <thead> <tr> <th>Details of Area</th><th>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 directly entered into lease agreements with retail tenants</td><td>9,583</td></tr> <tr> <td>Common areas leased by D-Land</td><td>4,778</td></tr> <tr> <td>Other common areas</td><td>19,333</td></tr> <tr> <td>Total investment areas of AIMCG</td><td>33,694</td></tr> <tr> <td colspan="2">Non-investment areas of AIMCG</td></tr> <tr> <td>Parking building areas</td><td>9,990</td></tr> <tr> <td>Other non-investment areas of AIMCG</td><td>-</td></tr> <tr> <td>Total non-investment areas of AIMCG</td><td>9,990</td></tr> <tr> <td>Total areas of Porto Chino Project</td><td>43,814</td></tr> </tbody> </table>	Details of Area	Approximate Area (square meters)	Investment areas of AIMCG		Retail areas in which AIMCG has directly entered into lease agreements with retail tenants	9,583	Common areas leased by D-Land	4,778	Other common areas	19,333	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 areas of Porto Chino Project	43,814
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