

SCCPR-650029

May 6, 2022

Subject: Notification of the 2nd capital reduction in year 2022 and Dividend payment of Trust Unitholders of Thailand Prime Property Freehold and Leasehold Real Estate Investment Trust (TPRIME)

To: The President

The Stock Exchange of Thailand

The Board of Directors Meeting of SCCP REIT Company Limited (“Company”) as the REIT Manager of Thailand Prime Property Freehold and Leasehold Real Estate Investment Trust (“TPRIME”) held on May 6, 2022 has passed resolutions as follows:

1. Approved the 2nd capital reduction of TPRIME in 2022 by decreasing the value of the unit trust at the rate of Baht 0.0370 per unit trust (by decreasing the par value from 8.7675 Baht per unit trust to Baht 8.7305 per unit trust). The distribution date will be on June 8, 2022. The details are as follows;
 - The distribution of this capital reduction at the rate Baht 0.0365 per unit is in case of REIT has excess liquidity after receiving repayment of principal of loan provided to the company in which REIT holds shares and/or receiving dividends from the company's existing retained earnings that the REIT invests through shareholding. As result of the company will pay such excess liquidity to the REIT (*reference is made to Trust Deed no 5.2.1*).
 - The distribution of this capital reduction at the rate Baht 0.0005 per unit is proceeds is in case of REIT has excess liquidity from the difference between the recognition threshold and the actual cash flow criteria (*reference is made to Trust Deed no 5.2.6*).
2. Approved the dividend payment for the operation during the period from 1st January 2022 to 31st March 2022 at the rate of Baht 0.1230 per unit. The dividend payment date will be on June 8, 2022.
3. The book closing date to determine the right to receive the capital reduction proceeds and dividend is May 23, 2022.



Please kindly be informed accordingly

Yours sincerely,

(Miss Wannapat Nomklom)
SCCP REIT Company Limited
as the REIT Manager