

No. FIRM 021/2022

28 June 2022

**Subject:** Report on the investment in the Additional Investment Assets of Frasers Property Thailand Industrial Freehold & Leasehold REIT (FTREIT)

**Attention:** The President  
The Stock Exchange of Thailand

Reference is made to the Extraordinary General Meeting of Trust Unitholders No. 1/2022 of Frasers Property Thailand Industrial Freehold & Leasehold REIT (“**FTREIT**”) held on 20 June 2022 passing the resolution and approving the investment in the Additional Investment Assets having 27 units with the value of not exceeding Baht 1,716 million (excluding the Expense Related to the Additional Investment Assets). The sources of funds for the investment in the Additional Investment Assets shall be from issuance of debentures with the maximum outstanding amount at any time totaling not exceeding Baht 14,000 million according to the resolutions adopted at the 2020 Annual General Meeting of the Trust Unitholders of FTREIT and/or short-term loans (which may be in the form of short-term revolving credit facility which a short-term credit service provided by commercial banks, etc.) and/or long-term loans, with the total amount at any time of not exceeding Baht 10,000 million according to the resolutions adopted at the 2021 Annual General Meeting of Trust Unitholders of FTREIT. Frasers Property Industrial REIT Management (Thailand) Company Limited (the “**REIT Manager**”) hereby reports on the progress of the investment in the Additional Investment Assets as follows:

On 28 June 2022, FTREIT has successfully made investment in part of the Additional Investment Assets with the value of approximately Baht 796,510,000 (excluding the Expense Related to the Additional Investment Assets) as follows:

- (a) Ownership of land and ownership of factory buildings including other assets which are component parts of the said land and factory buildings from Frasers Property (Thailand) Public Company Limited (“**FPT**”) for the projects as follows:
  - 1. 1 building, divided into 1 unit, in Navanakorn Industrial Promotion Zone locating at Tambol Klong Nueng, Amphur Klong Luang, Pathumthani Province; and
  - 2. 2 buildings, divided into 2 units, in Rojana Industrial Park Ayutthaya locating at Tambol U-thai, Amphur U-thai, Phra Nakhon Si Ayutthaya Province
- (b) Ownership of land and ownership of warehouse buildings including other assets which are component parts of the said land and warehouse buildings from Frasers Property Industrial (Thailand) Company Limited (“**FPIT**”) for the projects as follows:

1. 1 building, divided into 3 units, in Frasers Property Logistics Center (Eastern Seaboard 2A) locating at Tambol Bowin, Amphur Sriracha, Chonburi Province; and
  2. 1 building, divided into 3 units, in Frasers Property Logistics Center (Phan Thong 1) locating at Tambol Phan Thong, Amphur Phan Thong, Chonburi Province
- (c) Ownership of land, locating at Tambol Bowin, Amphur Sriracha, Chonburi Province in Frasers Property Logistics Center (Eastern Seaboard 2A), which is currently used as entrance and exit way including other utilities of the assets in which FTREIT currently invest and of the Additional Investment Assets from FPIT.

Details of the additional investment in the assets made by FTREIT on 28 June 2022 are as appeared in the Enclosure.

Please be informed accordingly.

Sincerely yours,  
Frasers Property Thailand Industrial Freehold & Leasehold REIT  
by Frasers Property Industrial REIT Management (Thailand) Company Limited  
as the REIT Manager



(Mr. Thanarat Boonyakosol)  
Managing Director

**Enclosure**  
**Details of the additional investment in the assets made by FTREIT**

1. Assets invested by FTREIT through transfer of ownership from Frasers Property (Thailand) Public Company Limited

(1) Assets in Navanakorn Industrial Promotion Zone, Tambol Klong Nueng, Amphur Klong Luang, Pathumthani Province

No.	Factory Building No.	Land plot No.	Title Deed No., Land No.	Approximate Leaseable Building Area (sq.m.)	Details of Factory Building	Approximate Land Area (Rai-Ngan-Sq.wah)	Purchased Price (Baht)	Investment Structure
1.	B2.6	F8	130037, 17	2,975	A one-storey reinforced concrete building	4-0-63	77,110,000	Ownership in land and factory building

(2) Assets in Rojana Industrial Park Ayutthaya, Tambol U-thai, Amphur U-thai, Phra Nakhon Si Ayutthaya Province

No.	Factory Building No.	Land plot No.	Title Deed No., Land No.	Approximate Leaseable Building Area (sq.m.)	Details of Factory Building	Approximate Land Area (Rai-Ngan-Sq.wah)	Purchased Price (Baht)	Investment Structure
1.	B2.1/2	I	25823, 236	2,450	A one-storey reinforced concrete building with mezzanine	3-1-27	119,570,000	Ownership in land and factory building
2.	M1.8/3	J	26064, 237	2,100	A one-storey reinforced concrete building with mezzanine	3-0-20		Ownership in land and factory building

2. Assets invested by FTREIT through transfer of ownership from Frasers Property Industrial (Thailand) Company Limited

(1) Assets in Frasers Property Logistics Center (Eastern Seaboard 2A), Tambol Bowin, Amphur Sriracha, Chonburi Province

No.	Warehouse Building No.	Title Deed No., Land No.	Approximate Leaseable Building Area (sq.m.)	Details of Warehouse Building	Approximate Land Area (Rai-Ngan-Sq.wah)	Purchased Price (Baht)	Investment Structure
1.	W4/1	195064, 5029	9,100	A one-storey reinforced concrete building with mezzanine with 3 units	8-2-63.3	180,510,000	Ownership in land and warehouse building
2.	W4/2						
3.	W4/3						
4.	Land used as entrance and exit way including other utilities	195063, 5028	-	-	3-3-94.3		Ownership in land

(2) Assets in Frasers Property Logistics Center (Phan Thong 1), Tambol Phan Thong, Amphur Phan Thong, Chonburi Province

No.	Warehouse Building No.	Title Deed No., Land No.	Approximate Leaseable Building Area (sq.m.)	Details of Warehouse Building	Approximate Land Area (Rai-Ngan-Sq.wah)	Purchased Price (Baht)	Investment Structure
1.	W4/1	45787, 1042	21,000	A one-storey reinforced concrete building with mezzanine with 3 units	23-0-88	419,320,000	Ownership in land and warehouse building
2.	W4/2						
3.	W4/3						