



**UNIVENTURES**  
REIT Management

No. UVRM2564-007

8 January 2021

Re: Notification of the change in the form of 2021 Annual General Meeting of Unitholders of Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) due to the Coronavirus Outbreak (COVID-19) situation by dissemination of Information to the Unitholders for acknowledgment instead of holding the 2021 Annual General Meeting of Unitholders

To: The President  
The Stock Exchange of Thailand

Reference is made to: Information to the Stock Exchange of Thailand No. UVRM2563-053 Re: Notification of Distributed Payment and Schedule of the 2021 Annual General Meeting of Trust Unitholders of Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) dated 20 November 2020

Whereas the Board of Directors Meeting of Univentures REIT Management Company Limited (the “REIT Manager”) as the REIT manager of Golden Ventures Leasehold Real Estate Investment Trust (GVREIT) (the “REIT”), resolved to convene the 2021 Annual General Meeting of unitholders on 20 January 2021, at 10.00 hrs., at the Victor Club Meeting Room, 8<sup>th</sup> Floor, Sathorn Square Office Tower, North Sathorn Road, Silom Subdistrict, Bang Rak District, Bangkok (the “2021 Annual General Meeting of Unitholders”) and specified that the unitholders who are entitled to attend the meeting is as appears the list of the unitholders as of 4 December 2020 (Record Date), details appear in the documents referred to.

As a new wave of the Coronavirus disease (COVID-19) epidemic has begun to spread as well as intensify and expand to a wider range in many areas, the government sector has therefore issued laws to control the epidemic. On 3 January 2021, a Regulation was issued under Section 9 of the Emergency Decree on Public Administration in Emergency Situations B.E. 2548 (2005) (No. 16) and the Order of the Centre for the Administration of the Situation due to the Outbreak of the Coronavirus disease (COVID-19) epidemic No. 1/2564 (2021) Re: Maximum Control Zone based on Regulations Issued under Section 9 of the Emergency Decree on Public Administration in Emergency Situations B.E. 2548 (2005), which designated Bangkok as a Maximum Control Zone and prohibited activities with risk of disease transmission, including the prohibition of organizing meetings, effective from 4 January 2021 onwards. Therefore, the REIT Manager is unable to hold the 2021 Annual General Meeting of Unitholders as scheduled date, time and place as previously specified.



In this regard, the REIT Manager is proceeding in accordance with the Announcement of the Office of the Securities and Exchange Commission No. SorRor. 27/2563 (2020) Re: Actions for Holding Annual General Meeting for the Year 2020 of Trust Unitholders of Real Estate Investment Trust due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19) (the “SEC Announcement No. SorRor. 27/2563”), *mutatis mutandis*. If the Office of Securities and Exchange Commission (Office of the SEC) issues any additional regulation to be followed, the REIT Manager will continue to comply with such additional rules.

As mentioned above, the REIT Manager believes that the following actions should be taken:

1. To cancel the 2021 Annual General Meeting of Unitholders as scheduled date, time and place as previously specified

This is to prevent the spread of the Coronavirus disease (COVID-19) epidemic, with consideration to the safety of the unitholders, including compliance with the government regulations.

2. To change the form of the 2021 Annual General Meeting of Unitholders by using the method of disseminating the details of the meeting agenda for acknowledgment instead

Since the agenda of the meeting agenda of the 2021 Annual General Meeting of Unitholders is a meeting to report information to the unitholders for acknowledgment only, which according to SEC Announcement No. SorRor. 27/2563, the REIT Manager can act by other means instead of organizing a meeting. Thus, the REIT Manager deems it appropriate to disseminate the performance report and related information of the REIT instead of organizing the 2021 Annual General Meeting of Unitholders.

The agenda to report is as follows:

Agenda Item 1: To acknowledge the Minutes of the 2020 Annual General Meeting of Unitholders

Agenda Item 2: To acknowledge the operating results for the year 2020

Agenda Item 3: To acknowledge the Financial Statements for the fiscal year ending 30 September 2020

Agenda Item 4: To acknowledge the distribution of dividends to the unitholders for the fiscal year ending 30 September 2020

Agenda Item 5: To acknowledge the appointment of auditors and the determination of the remuneration of auditors

Agenda Item 6: Other matters (if any)

Details of the performance report and other information relating to the abovementioned agenda are set out in the Invitation to the 2021 Annual General Meeting of Unitholders and related attachments, which were published



**UNIVENTURES**  
REIT Management

on the REIT's website on 30 December 2020 and has already been delivered to all the unitholders whose names are listed as at the Record Date.

In addition, the REIT will open to all unitholders whose names are listed as at the Record Date to inquire any question, by sending questions via E-mail: [ir-uvrm@univentures.co.th](mailto:ir-uvrm@univentures.co.th) from 8 - 26 January 2021. The REIT will summarize the inquiries and clarifications for further dissemination.

The REIT Manager will monitor the situation closely and if there is any change, the REIT Manager will report to the unitholders.

Please kindly be informed accordingly

Yours faithfully,

Univentures REIT Management Company Limited

*- Thanarat Boonyakosol -*

(Mr. Thanarat Boonyakosol)

Managing Director