

No.SPI_014/2561

August 15, 2018

Re: Notification on Dividend Payment and Capital Reduction of Strategic Hospitality Extendable Freehold and Leasehold Real Estate Investment Trust ("SHREIT")

Attention: The President
The Stock Exchange of Thailand

The meeting of the Board of Directors of Strategic Property Investors Company Limited ("The Company") as the REIT manager of Strategic Hospitality Extendable Freehold and Leasehold Real Estate Investment Trust ("SHREIT") on 15 August 2018 passed a resolution as follows;

1. Approve to pay the dividend payment of SHREIT at the rate of Baht 0.1409 per trust unit from the performance from 01 April 2018 to 31 July 2018 and the trust's advance cash
2. Approve the capital reduction at the rate of Baht 0.0517 per trust unit to distribute to the trust unit holders. This distribution of capital reduction is to pay the excess liquidity resulting from non-cash expenses.
3. The date scheduled for the dividend and the distribution of the capital reduction will be on 14 September 2018 and the book closing date to determine the right to receive the dividend and the distribution of the capital reduction is on 29 August 2018.

In addition, the company would like to clarify that there are 2 unitholders with total amount of 68,345,300 units are not entitled to receive any returns or cash distributions from capital reduction of SHREIT;

1. PT Agung Podomoro Land Tbk, with total of 63,928,100.00 units
2. LEEBRO HOLDING PTE LTD.^[1], with total of 4,417,200.00 units

The provision of non-entitlement of cash distribution are in accordance with the prospectus of SHREIT (clause 12 Distribution policy and limitation) and trust deed (clause 17.2 limitation in receiving distribution and distribution management). The announced distribution payable per unit to other unitholders are calculated in proportion to their respective unitholding by excluding the portion of such aforementioned unitholders. To avoid of any doubt, this provision of non-entitlement of cash distribution is in accordance with the Binding Investment Agreement between vendors and SHREIT as per disclosure in the prospectus.



In consequence, the capital reduction to the Trust unitholders with total amount of Baht 14,713,290.39 will be distributed to unitholders who are entitled to receive (excluding the 2 aforementioned unitholders) at Baht 0.0517 per unit.

The capital reduction to the Trust unitholders with total amount of Baht 14,713,290.39 will reduce all par value equally (at Baht 0.0417 per unit). As a result, the new par value after the capital reduction will be Baht 9.9086 per unit.

Remark [1] affiliate with B.B. Dai Minh Corporation

Kindly be informed accordingly.

A handwritten signature in blue ink, appearing to read "Patan Somburanasin".

Patan Somburanasin

Managing Director

Strategic Property Investors Company Limited

As the REIT manager