

PFRD 007/2020

Date 7 April 2020

Re: Proceedings of Annual General Meeting of Unitholders of Trinity Freehold and Leasehold Property Fund (TNPF) for the year 2020 due to Situation of Outbreak of Coronavirus Disease 2019 and Notification of the Receipt of the New Proposal from the Lessee Seeking for the Relaxation for the Rental Payment due to the Situation Beyond Control

To: The President  
Stock Exchange of Thailand

Reference: Announcement of Capital Market Supervisory Board, No. TorRor 27/2563 Re: Actions for Holding Annual General Meeting for Year 2020 of Unitholders of Property Fund and Infrastructure Fund due to Situation of Outbreak of Coronavirus Disease 2019 (COVID-19), dated 20 March 2020 and the Letter No. SEC. JorTor-3 (Wor) 11/2563 Re: Sending the announcement and clarification on an extension of convening the Annual General Meeting of Unitholders of Property Fund, Infrastructure Fund and Real Estate Investment Trust under the Situation of Outbreak of Coronavirus Disease 2019 (COVID-19), dated 23 March 2020

On 16 March 2020, Principal Asset Management Company Limited (“Management Company”), as the Management Company of Trinity Freehold and Leasehold Property Fund, acronym “TNPF”, (“Fund”), has notified the schedule of the Annual General Meeting of Unitholders of the Fund for the year 2020, to be held on 28 April 2020, at 9.30 a.m., at Eastin Grand Hotel Sathorn, Bangkok, at Surasak 1 Conference Room, on 11th Floor, located at No. 33/1, South Sathorn Road, Yannawa Sub-district, Sathorn District, Bangkok 10120 and fixed the Record Date to determine the names of unitholders having the right to attend the meeting on 31 March 2020.

As per the Outbreak of Coronavirus Disease 2019 (COVID-19), the Capital Market Supervisory Board has announced the referred Announcement. Clause 3 of such Announcement provides that if the agenda for the annual general meeting of the unitholders for the year 2020 of any Property Fund are only for acknowledgment without seeking approval from the unitholders, the management company may proceed with other method in lieu of holding the annual general meeting to report the unitholders for acknowledgment at least the following matters:

- (1) Important matters in relation to management of the Fund and future management plan of the of the Fund;
- (2) Fund’s financial status and operating result of the Fund in the previous fiscal year where there must be at least the presentation of financial statements which has been audited and given the opinion by the auditor;
- (3) Appointment of the Fund’s auditor and remuneration of auditor.

As the Annual General Meeting of Unitholders of the Fund for the year 2020 has 1 agenda for certification, i.e. to certify the minutes of Annual General Meeting of Unitholders of the Fund for the year 2019, and has 3 agendas for acknowledgement, i.e. to report of the Fund’s operation and course of action for future management of the Fund, to report the financial status, operating result and financial statement for fiscal year ending 31 December 2019 which has been audited and given the opinion by the auditor, and to report the appointment of the Fund’s auditor and remuneration of auditor for fiscal year ending on 31 December 2020.

The agenda to certify the minutes of Annual General Meeting of Unitholders of the Fund for the year 2019 is not urgent and can be proposed in the next meeting. The Management Company hereby revokes the agenda of certifying the minutes of Annual General Meeting of Unitholders of the Fund for the year 2019 and there remains three agendas for acknowledgement.

Hence, the Management Company would like to inform the following matters:

1. To cancel the convening of Annual General Meeting of Unitholders of the Fund for the year 2020 on 28 April 2020;
2. The Management Company will report the Fund's operation in various matters as required by the law by sending the report and relevant attachments to the unitholders by post in lieu of convening of Annual General Meeting of Unitholders of the Fund for the year 2020 according to Clause 3 of the referred Announcement within 20 April 2020. Such schedule may be changed as necessary and appropriate. In such case, the Management Company will promptly inform the unitholders. The relevant matters to be reported are as follows:
  - 2.1 the Fund's operation and course of action for future management of the Fund;
  - 2.2 the financial status, operating result and financial statement for fiscal year ending 31 December 2019 which has been audited and given the opinion by the auditor; and
  - 2.3 the appointment of the Fund's auditor and remuneration of auditor for fiscal year ending on 31 December 2020
3. To determine the name of unitholders who are entitled to receive the Fund's operation report according to the names of unitholders having the right to attend the meeting (Record Date) on 31 March 2020.
4. The Management Company will arrange the communication channel for the unitholders to inquire additional information by giving an opportunity to the unitholders for inquiry within the reasonable period and will prepare the conclusion of the queries and responses and publish such information for the unitholders' acknowledgement via the portal of Stock Exchange of Thailand and the Management Company's website according to the regulations provided in the referred Announcement and Letter. The Management Company will inform the unitholders of details of such proceeding in the Fund's operation report.

Additionally, the Management Company would like to inform that, on 16 March 2020, the Management Company published the information in relation to relaxation for the rental payment due to the situation beyond control and, on 20 March 2020, there was the disclosure of the amendment to such details. However, as the Covid-19 outbreak situation in Thailand is getting more severe, on 30 March 2020, the lessee sent the new proposal seeking for relaxation for the rental payment to the Management Company. In this regard, the Management Company is in the middle of considering such proposal. If the Management get to any conclusion, the Management Company will consider taking further reasonable actions.

Please be informed accordingly.

Yours sincerely,



(Mr. Suttipan Kreemaha)  
Senior Vice President  
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