

Annual Report 2015

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND

For the period of January 1, 2015 to December 31, 2015

Message from Management Company

December 31, 2015

To the Unitholders of Trinity Freehold and Leasehold Property Fund

CIMB-Principal Asset Management Company Limited would like to present the 2015 Annual Report of Trinity Freehold and Leasehold Property Fund ('The Fund') for the period of January 1, 2015 to December 31, 2015 to the Unitholders.

In the past year, the Fund performance is loss. Net Asset Value of The Fund as of December 31, 2015 is 736.73 Million Baht, a net asset value per unit of 5.0311 Baht. During January 1, 2015 to December 31, 2015 total income of The Fund is 95.96 Million Baht while total expense is 151.36 Million Baht, making the net total loss of 55.40 Million Baht. Considering with the realized and unrealized loss of 663.00 Million Baht, this year The Fund's Net Asset is 718.40 Million Baht less. Therefore, there is no dividend payment to Unitholders in the year 2015.

As for the economy and industrial outlook, SCB Economic Intelligence Center (EIC) summarized Thailand's 2015 economy to have a sluggish recovery at 2.8% growth from only 0.9% growth of 2014 which was effected by the political unrest. In 2015, the Tourism sector and the Government sector's expenditure to stimulate the economy are the significant economic drives. However, the sluggish recovery is also from slowdown of Export sector due to the current World Economy resulting in investors delaying their investment. Other factors are from decrease in purchasing power of Household sector, lower price of agricultural goods, and the drought.

The Government has stimulated the Economy using many short-term measures focusing on helping low-income to mid-income individuals and SMEs entrepreneurs, such as Housing Mortgage for low-income, Mortgage via Village Fund, Small-size Project Investment, Tax Discount and Low Interest Rate Mortgage for SMEs entrepreneur, etc. Other short-term measures are on spending encouragement, Fees Reduction for Real Estate Business and Year-end-15,000-Baht Shopping for Tax-Income Reduction. Mid-Term and Long-Term measures to

support the Economic expand are Cluster Investment and Privilege Target Industrial Group Promotion.

Export Business in 2015 continues to decline for the 2nd year. Thailand Export Value in US Dollar decreases 5.8% in 2015 continuing from 0.4% decrease in 2014 even with 10% depreciation of Thai Baht. The significant reason of this decrease is due to world's crude oil price dropping 50% lower which affects the export price of all products relating to crude oil such as fuel, chemical and plastic, including rubber which holds 18% of the whole Thailand Export to decrease. The deceleration of Chinese Investment and relocation of labor in Electronics Industry from Thailand also affect the Thai economy. However, in CLMV countries: Cambodia, Laos, Myanmar and Vietnam, products from Thailand are still in demand allowing for a good progress in growth.

SCB Economic Intelligence Center (IEC) forecasts the Economy Trend of 2016 to have 2.5% growth. Slow and continuous growth of Thai Economy is expected, as the Export sector will still be effected by the decelerated Chinese Economy, which is the key risk for both Thai and World Economy. The limit purchasing power of low income, high debt consumers, and low income agricultural sector are also part of the risk. Thai Economy growth depends on the government stimulations on investments from private sector under special measures; such as Tax measures, Public-Private Partnership (PPP) in Infrastructure Investment, and other investment motivation through BOI privileges, etc. The government's Mega Projects get a clearer picture for example, 20 more infrastructure projects in communication with 1.8 Trillion Baht budget at the end of 2016 are already approved by the Cabinet. The approval and acceleration of these projects assist the disbursement be on plan and confident private investment which is the important key for 2016 Thai Economy.

The increase of US interest rate, the devaluation of Chinese Yuan, the Monetary Relaxation Measure in Japan, and the Euro Zone are significant external factors in 2016. Federal Reserve System (Fed) increases the interest rate for the first time in December 2015 and tends to increase it further in 2016 from the recovery of economy and employment in the US. In contrast, the People's Bank of China (PBOC) considers the decreasing the interest rate from the devaluation in Chinese Yuan from the sluggish economy; Bank of Japan (BOJ) and the Euro

Zone are experiencing the same situation in repeatedly purchasing assets back. The different in these monetary policies of the world's core economy might cause fluctuations in international asset price and movement of investment fund. EIC forecasts that the policy for Thai Baht's Interest Rate will maintain at 1.5% during the whole year of 2017 and the Thai Baht will be weakening to 37 Baht per 1 US Dollar by year end.

CIMB-Principal Asset Management Company Limited wishes to thank all Unitholders for their trust in investing in Trinity Freehold and Leasehold Property Fund. Our management team of the Fund will continue in good governance proceeding for the most profitable and complacence for all Unitholders.

CIMB-Principal Asset Management Company Limited.

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Section 1

Management of Trinity Freehold and Leasehold Property Fund

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND FACT SHEET

Name of the Fund (Thai)	กองทุนรวมอสังหาริมทรัพย์และสิทธิการเช่าตริไนตี้
Name of the Fund (English)	Trinity Freehold and Leasehold Property Fund
Abbreviation	TNPF
Project Type	Listed non-redemption Freehold and Leasehold Property Fund
Investment Type	Freehold and Leasehold Property
Project Life	Not specified
Listing Date	March 8, 2011
Investment Capital	1,449,696,600 Baht
Management Company	CIMB Principal Asset Management Company Limited
Trustee	TMB Bank Public Company Limited
Registrar	Thailand Securities Depository Co., Ltd. (TSD)

Investment Objectives:

The objective of the Fund is to raise funds from general investors, both local and foreign individual and juristic person. The Fund will use such funds to purchase, lease and/or sub-lease immovable property whereby the Fund will accept the transfer of freehold right and/or leasehold rights and or sub-leasehold rights of property and to seek benefits from such property by leasing, sub-leasing, transferring and/or selling the property which the Fund had invested in or possesses, including but not limiting to leasing or subleasing the property to an operator to operate as a serviced apartment, hotel and shopping center. The Fund may renovate, change including construction and/or develop property by accepting the transfer of construction permit and/or to seek or accept the transfer of other permits such as hotel license (in case where the law permit) and/or to do any other acts which are related and necessary for the benefits of property and to generate

income and returns to the Fund and the Unitholders of the Fund, including making investment in other assets and/or other securities, and/or to seek other benefits by other means as prescribed by relevant securities law and/or any related laws.

POLICY, BUSINESS OUTLOOK AND BENEFITS MANAGEMENT

The Initial Investment

On February 24, 2011, the Fund acquired the full rights of many assets by purchasing of

- Land, Glow Trinity Silom Building and Glow Trinity Silom Arcade, including public utilities sytem, furniture, fixtures and all related equipment from Trinity Assets Co., Ltd.;
- Condominium Units of the Plaza, including public utilities sytem, furniture, fixtures and all related equipment from Trinity Assets Co., Ltd.

Details of Property from the Initial Investment

- 1) Two plots of land with the total area of 2 Ngan 94^{6/10} Square Wah which is the location of Glow Trinity Silom Building purchased from Trinity Assets Co., Ltd. as details below:

Title Deed No.	Land No.	Survey No.	Area (Rai)	Location
3147	73 (68)	531	0-1-96 ^{4/10}	Silom Sub-district (Sathorn) Bangrak District, Bangkok
43104	544 (59)	5333	0-0-98 ^{2/10}	Silom Sub-district (Sathorn) Bangrak District, Bangkok

- 2) Buildings:

2.1) Name: Glow Trinity Silom Building

Location: 150 Soi Pipat 2, Silom Road, Bangrak District, Bangkok

General Information: Glow Trinity Silom Building is located on a 1 Ngan 96^{4/10} Square Wah land. It is a 6-storey and 1 basement floor building with a total of 78 rooms (including connecting room) details as shown below:

Area	Numbers of Rooms	Area (Square Meter)	% of Total Area
1. Room Area	78	3,170	57.50
- Superior	19	418	7.60
- Deluxe	29	928	16.80
- Connecting room (split to make 26 rooms)	26	1,664	30.20
- Junior Suite	2	70	1.30
- Exclusive Suite	2	90	1.60
2. Restaurant Area		270	4.90
3. Car Parking Area		939	17.00
4. Common Area		1,139	20.60
Total		5,518	100.00

Glow Trinity Silom Building is a hotel property for businessmen, tourists both Thai and International. Granted the hotel license on December 7, 2013 from Ministry of Interior per the Hotel Act 2004. Located in Soi Silom 5 as famous known as 'Soi LalaiSub', which is the Central Business District of Bangkok, with convenience in access through 3 main roads: Naradhiwas Rajanagarindra – 150 meters in the East; Sathorn – 250 meters in the North via Sathorn Soi 8 (Soi Pipat); and Silom – 180 meters

in the South. These 3 roads are the prime location of business buildings, such as Q. House Sathorn, Sathorn City Tower, Empire Tower, State Tower; and Head Office of many banks, for example, Bangkok Bank, UOB and Standard Chartered Bank (Thailand). It is also the area of Shopping Center, Silom Complex, and locations of many Embassies: Belgium, Singapore, Australia, France. More convenience with BTS Chongnonsee Station only 150-meter far and MRT Silom Station just the nearest at only 1.01 Km. away. On June 18, 2009, Invision Hospitality Co., Ltd. was assigned as project management. Early in 2009, the building has been renovated and modernized for better service and operation. Currently, there are totally 83 rooms (104 keys).

2.2) Name: Glow Trinity Silom Arcade

Location: Certain Area on Building Number 150 Soi Pipat 2, Silom Road, Bangrak District, Bangkok

General Information: Certain Area on the 1st floor of Glow Trinity Silom Building with net lettable area of 372.05 Square Meters. Currently, approximately 128.00 Square Meters of the area is leased to 2 shops; and the amount of 244.05 Square Meters is to restaurants.

2.3) Name: Plaza Building

Location: 425 Soi Sirijulsawake (Silom 5), Silom Road, Bangrak District, Bangkok

General Information: Comprised of the Plaza Building, public utilities system, fixtures and equipment related to the Plaza Building which are at the unit Numbers 425/128 (Basement) and 425/129 (1st Floor) of Trinity Complex Condominium Project situated on the Land Deed No. 530 Plot No. 455 Survey No. 413 of Silom Sub-district (Sathorn), Bangrak District, Bangkok; including public utilities system installed and in-use in the building, fixtures and equipment related to the business operation of the Plaza under Trinity Assets Company Limited.

To generate income, it is considered to improve the current Condominium Units of the Plaza and leased to retail commercial tenants. Management Company of the Fund proposed for the opinions from legal advisor and independent engineer to connect the Condominium wall with Tritip 2 Building. The plan has been confirmed not breaching any construction law and granted the construction permission already.

The First Additional Investment

On August 29, 2013 the Fund has made additional investment in more assets for ownership and rental rights of

- Land, Tritip 2 Building including public utilities system, fixtures and equipment related to the Building from Mrs. Vina Cherdboonyachart;
- The 30-year Lease right of 5 Condominium units (Mall 3 area) in Trinity Complex Building, including public utilities system, fixtures and equipment related to the Building from Trinity Assets Company Limited and Tritip Complex Company Limited.

Details of the Property from the 1st Additional Investment

- 1) Two plots of land with the total area of 2 Ngan 1 Square Wah which is the location of Tritip 2 Building from Mrs. Vina Cherdboonyachart, details as follows:

Title Deed No.	Land No.	Survey No.	Area (Rai)	Location
12746	527	2389	0-1-0	Silom Sub-district (Sathorn), Bangrak District, Bangkok
12747	528	2390	0-1-1	Silom Sub-district (Sathorn), Bangrak District, Bangkok

2) Buildings

2.1) Name: Tritip 2 Building

Location: 22-24 Soi Pipat, Silom Road, Silom Sub-district, Bangrak District, Bangkok

General Information: Tritip 2 Building is a 7-storey and 1-basement building located on a plot of land area of 2 Ngan 1 Square Wah with the total of 72 rooms (31-38 Sq. Meter Studio room type) details as below:

Area	Numbers of Rooms	Area (Square Meter)	% of Total Area
1. Room Area	72	2,608.30	56.70
2. Shop Area	70	844.89	18.40
3. Common Area	-	1,144.81	24.90
Total		4,598.00	100.00

Tritip 2 Building is in Soi Silom 5 area known as 'Soi LaLaiSub'. It is a serviced apartment on the 2nd to the 7th floors for businessmen and tourists, Thai and International; while on the basement and partial of the 1st floor served as commercial purpose with total of 70 shops of which Villa is a Supermarket among other 69 individual tenants. Due to the building is in great potential to generate more income as for the Unitholder's benefit, the Management Company of the Fund considers to acquire for the permission to operate this building as a hotel in the future.

2.2) Name: The Mall 3 Area

Location: 425, 425/1-4 Soi Sirijulsawake (Silom 5), Silom Road, Bangrak District, Bangkok

General Information: Comprised of 5 Condominium units on the 1st floor of Trinity Complex Condominium with the total area of approximately 979.86 Square Meter served as the commercial purpose, details as below:

Details	Area (Square Meter)	% of Total Area
Commercial Purpose Area/ Leased Area	638.26	65.14
Common Area	341.60	34.86
Total	979.86	100.00

The Mall 3 Area is on the 1st floor of Trinity Complex Condominium of the Land Plot Title Deeds Number 530, Silom Sub-district (Sathorn), Bangrak District, Bangkok. Currently the area is for commercial operation.

Assets Value of the Fund (As of December 31, 2015)

Assets Details	Initial Investment		The 1 st Additional Investment	
	Glow Trinity Silom Building	Plaza Building	Tritip 2 Building	Trinity Complex Condominium
Type	6-storey Building (Hotel and Leased Area under the names 'Glow Trinity Silom' and 'Glow Trinity Silom Arcade')	2 Condominium Units (Leased Area for business under the name 'Mall 1')	7-storey Building (Serviced Apartment and commercial area under the name 'Tritip2 Building')	5 Condominium Units of Trinity Complex Condominium (Leased Area for commercial under the name 'Mall 3')

Assets Details	Initial Investment		The 1 st Additional Investment	
	Glow Trinity Silom Building	Plaza Building	Tritip 2 Building	Trinity Complex Condominium
Location	150 Soi Pipat 2, Silom Road, Bangrak District, Bangkok	425 Soi Sirijulsawake (Silom 5), Silom Road, Bangrak District, Bangkok	22-24 Soi Pipat, Silom Road, Silom Sub-district, Bangrak District, Bangkok	Condominium Unit no. 425, 425/1-4 of Trinity Complex Condominium, Soi Sirijulsawake, Silom Road, Silom Sub- district, Bangrak District, Bangkok
Appraiser	S.L. Standard Appraisal Co., Ltd.		C.I.T. Appraisal Co., Ltd.	
Appraised Value from the Valuation report	661,000,000 Baht		440,160,000 Baht	222,790,000 Baht
Date of Appraisal	August 28, 2015		March 2, 2015	
Duration of Appraisal	No time limit due to the Fund invests in ownership			28.50 Year
Appraisal Method	Income Approach			

Details of Investments in Assets or Assets Leasehold Right for the period of January 1, 2015 to December 31, 2015

There is no additional investment in any property.

Details of the Selling or Transferring the Leasehold Rights of Property for the period of January 1, 2015 to December 31, 2015

There is no selling or transferring the leasehold rights of property.

Results of the operations of properties

Assets from the Initial Investment

Glow Trinity Silom Building

The Fund agreed to lease Trinity Glow Silom Building, including public utilities system, fixture and equipment related, to Trinity at Silom Co., Ltd. for 3 years under the condition of renewal for maximum of another 3 years by consideration from the Fund. However, this lease agreement has been terminated as details shown in the Sector 'Legal Disputes'.

The Plaza and Commercial Area (Glow Trinity Silom Arcade)

The Fund agreed to lease the Plaza Building, including public utilities system, fixture, equipment related; and commercial area of Glow Trinity Silom Arcade including public utilities system, fixture and equipment related, to Silom All Co., Ltd. for 3 years by consideration from the Fund, under the condition of renewal for maximum of another 3 years with not less than 5% increase of Lease fee from the current fee; and not more than 2% increase of Lease fee from the latest every 2 year. Currently this agreement has been terminated as details shown in the Sector 'Legal Disputes'.

Income Guarantee from the Initial Investment of the Property

Trinity Assets Co., Ltd. has agreed and assured that the Fund would benefit by leasing the property to tenants of Glow Trinity Silom Building, the plaza and commercial areas with the minimum income guarantee for the Fund as follows:

The 1st year: not less than 65,700,000 Baht in total;

The 2nd year: not less than 66,700,000 Baht in total;

The 3rd year: not less than 67,100,000 Baht in total; and

The 4th year: not less than 67,100,000 Baht in total (if the Fund agrees to renew the lease agreement with the former tenants after the first agreement meets the first 3-year period).

Trinity Assets Co., Ltd. would guarantee the mentioned income if the tenants of the buildings were only Trinity at Silom Co., Ltd., and Silom All Co., Ltd. or either the Affiliates. Conditions of agreements and income guarantee are assured by warrantees issued by Thai commercial bank.

Assets from the First Additional Investment

Tritip 2 Building

The Fund agreed to lease Tritip 2 Building, including public utilities system, fixture and equipment related (not include commercial area on the basement and partly area on the 1st floor), to Trinity at Silom Co., Ltd. for a period of 3 years under the condition of renewal for maximum of another 3 years by consideration from the Fund. However, the Fund has terminated this lease agreement as details shown in the Sector 'Legal Disputes'.

Trinity Complex Condominium (The Mall 3 Area)

The Fund agreed to lease the Mall 3 area, the basement and partly of the 1st floor of Tritip 2 Building which are for commercial use, including connecting area and public utilities system, to Silom All Co., Ltd. for the period of 3 years; under the condition of renewal for maximum of another 3 years by consideration from the Fund. Currently, these agreements have been terminated as details shown in the Sector 'Legal Disputes'.

However, with the experience and qualification on property management of the tenants, Trinity at Silom Co., Ltd. and Silom All Co., Ltd. and the conditions of lease agreement; Management Company of the Fund considered Trinity at Silom Co., Ltd. and Silom All Co., Ltd. be responsible on maintenance, fixing, developing both interior and exterior condition, or system adjustment of the property for good operation and can compete in the market.

Income Guarantee from the First Additional Investment

Trinity Assets Co., Ltd. has agreed and assured that the Fund would benefit by leasing the property purchased from the First Additional Investment to tenants of Tritip 2 Building and the Mall 3 Area, with the minimum income guarantee for the Fund as follows:

The 1st year: not less than 63,200,000 Baht in total (for the 1st to the 12th month);

The 2nd year: not less than 65,200,000 Baht in total (for the 13th to the 24th month);

The 3rd year: not less than 66,600,000 Baht in total (for the 25th to the 36th month);

The 4th year: not less than 69,930,000 Baht in total (for the 37th to the 48th month if the Fund agrees to renew the lease agreement with the former tenants after the first agreement meets the first 36-month period).

This income guarantee by Trinity Assets Co., Ltd. would be assured if the tenants of the buildings were only Trinity at Silom Co., Ltd., and Silom All Co., Ltd. or either the Affiliates. Conditions of agreements and income guarantee are assured by warranties issued by Thai commercial bank.

Names and addresses of the tenants of the Property

Trinity at Silom Co., Ltd.

425 Soi Sirijulsawake (Silom 5), Silom Road, Silom Sub-district,
Bangrak District, Bangkok 10500

Silom All Co., Ltd.

425 Soi Sirijulsawake (Silom 5), Silom Road, Silom Sub-district,
Bangrak District, Bangkok 10500

Names and addresses of the Income Guarantors to the Fund

Trinity Assets Co., Ltd.

425/15 Soi Sirijulsawake (Silom 5), Silom Road, Silom Sub-district,
Bangrak District, Bangkok 10500

OVERALL HOTEL INDUSRRY 2015

The Management Company of the Fund assigned DTZ (Thailand) Co., Ltd., a Property consultant company to submit the Property Market Study that covers the areas of investment by the Fund. The study was summarized as follows:

Hotel Market in Bangkok

Obviously, the hotel business in Bangkok is tardily develop effected from the national political stability; and the large unexpectable amount of 29.88 Million international tourists in 2015, 20.44% increase in numbers comparing to the past year. It is expected that the international tourists in 2016 will be 34.02 million from 32.52, or 7.96% to 13.04% year on year. Tourism industry is still the key drive of Thailand Economy Development.

In recent years, numbers of hotels in Bangkok is recovered. In 2015, new 9 hotels with 1,606 rooms turns the total of current hotel rooms to 75,112. With expectation of the new hotel projects to be constructed during 2016 and 2017, more rooms of 5,669 will be plus; and there are 515 more rooms which are not yet scheduled for the grand opening. Hotel business in Bangkok will comprise of total 81,296 rooms from the mentioned projects.

The average of Bangkok hotels' occupancy rate in all types gradually moves up from the tourists' confidence to return into Thailand from the political stability in 2014. The average hotel occupancy in 2015 is 76.33% which is 8.83% increase from the previous year. It is expected that the average of all hotel occupancy will increase to 80.26% by the end of 2016; and will be 87.84% by the end of 2018.

Average daily room rate (ADR) of all hotels in 2015 is 3,287 Baht, which is 4.3% increase from the former year. By this, the revenue per room (RevPAR) of all types increase to 2,509 Baht per night of 17.9% year on year. It is believed that the daily average rate (ADR) of all room types Bangkok Hotel will continuously be higher along the next few years. The ADR will be up to 3,334 Baht

per night in 2016 or 1.4% comparing to the previous year; and forecasted to be 3,481 Baht per night by the end of 2018.

The expected growth of the occupancy rate is the significant drive of higher RevPAR for many hotels. At 2016 -year end, the income from daily rate of all types hotel in Bangkok will be higher to 2,676 Baht per night, or 6.66% higher comparing year on year. It is also being potential up to 3,481 Baht at the year of 2018.

The return of investment rate of luxury and first class hotels in Bangkok is 8-10% increase in 2015 from 7-9% of the year 2014; while mid and economy hotels is 7-9% increase from 6-9%.

In general, hotel business market status in Bangkok will continue forward depends on the national political development; and numbers of short-term international tourists.

Serviced Apartment Market in Bangkok

In 2015, serviced apartment market in Bangkok is indicated to be recovered by new increasing numbers of serviced apartment of 292 units. At the end of 2015, the total number of serviced apartment units is 16,095 which is 1.80% increase. Comparing year on year in 2018, 832 units more will be added into this market; and it is expected that 16,972 units are to be for future service.

The returning of tourists to Thailand, along with more expatriates of many international firms and better settlement of political atmosphere, the occupancy rate of serviced apartment in 2015 is 82.8% increase; which is 8.4% more from the previous year. It is forecasted to be 84.9% at the end of 2016 or 2.1% increase from 2015; and to reach 88.6% in 2018. Estimation of used area in serviced apartment market in 2018 will be 15,005 square meter from 13,327 square meter of 2015.

The return of area rental for Type A serviced apartment in Bangkok is stable at 6-8% during the years 2013 – 2015; while of Type B has increased to 6-7% in 2015.

The trend of serviced apartment market outlook is expected to be higher from the occupancy rate and room rate. Long-term rental is unchanged, international expatriates are a little bit higher; while short-term occupancy grows up from the tourists, especially Chinese. Average room rate will

be higher too, but not much. The current projects are very competitive, and continues with the new projects to-be-launch in the coming 24 months.

Retail Business Market Outlook

Thailand retail business market is very challenged during the half year of 2013 to the first half of 2015 due to the weak economy and poor purchasing power. Overall retail business gradually recovered in the last quarter of 2015 with more consumers that awake shopping malls and other retail areas. The 4th quarter Retail Sale Index of 2015 is 2.59% increase comparing year on year to the previous year.

The total retail area in Thailand of 2015 is increase to 5,979,620 square meter, which is 11.21% increase comparing year on year, from the more lease area of 602,979 square meter of 24 new retail areas. In 24 months, retail area for lease in Bangkok is still congested because there is no new development. More 275,475 square meter of retail area projects are scheduled to be complete in 2018. On contrary, the downtown and suburban areas are expected to expand within 2018 and there will be 983,921 square meter of retail area increase. The total retail area is forecasted to be 7,239,016 square meter.

Retail area occupancy rate in 2015 increase to 93.0% or 0.23% of the previous year. Bangkok occupancy rate of retail area is expected to be 93.92% increase within 2016 or 0.32% of 2015. This increase is from needs of business area downtown and midtown area uses; and forecasted to be 94.47% within 2018. The total occupancy rate of retail area of 5,596,924 square meter in 2015 will increase to 6,838,907 square meter in 2018.

In 2015, the average rate of lease for downtown area is 2,630 Baht/month/square meter, which is 3.14% increase comparing year on year; while for midtown area increase to 1,590 Baht/month/square meter or 1.92% comparing year on year; and the suburban area raise to 1,260 Baht/month/square meter or 0.8% comparing year on year. The 2018 rate is forecasted to be 2,646 Baht/month/Square Meter or 0.61% comparing year on year for the Midtown; and 1,270 Baht/month/square meter or 0.77% comparing year on year for the suburban. From the high competition of the current and new department store investors within the limited area, the downtown

lease will continue goes down to be 1,582 Baht/month/square meter or 0.52% reduce comparing year on year.

In 2015, Return Rate of Property Investment from retail area lease in downtown maintains at 8-10%; and 7-9% is of midtown and suburban areas, which is not change. Retail development in Bangkok seems to provide interesting return rate. Retail sector business in Bangkok is still very challenged. Developers are pacing forward with many new developing projects to complete. It is foreseen for non-stop consumers to shop in either small community malls or big department stores invested by many famous developers.

RISK FACTORS

Direct Risks on the Fund or Unitholders

1. *General Risks*

Fluctuations in the Thai economy, political, social and business in general including inflation, interest rate, exchange rates, consumer price, property prices and monetary and fiscal policies of the government, Bank of Thailand and other government agencies Influencing finances and investments performance of the Fund. General economic downturn and the decline in consumer demand may negatively impact significantly on results of operations and financial position of the Fund or tenants of Trithip 2 and Mall 3, which will effect on the income of the Fund.

2. *Risks from Natural Disaster, Accident and Terrorism*

If the assets that the Fund invested facing natural disasters such as earthquakes or floods or other disasters on the asset that the Fund will be investing and cause damages of property that need to repair to rectify such damages on a a costly and timely manner as well as the Fund may lose significant amount of money in such period of time, which makes the operation of the Fund in the event of serious disruption. Therefore, caused to the property of the Fund that will be investing having a significant impact on the business, performance and the financial condition of the Fund.

However, the Fund has procured insurance on the property of the Fund including further investment which are all risks insurance (excluding terrorism), business interruption including public liability insurance. Also to prevent some serious incidents such as fire fire drill and testing the alarm system and the evacuation and so on be arranged regulary.

3. *Risk from the entering into investment of the Fund*

Before investing in the real estate, the fund manager has made a detailed study of the property by checking the relevant documents (Due Diligence) such as detail study on the report of the appraiser and reports that detailed engineering of the property, including the appointment of legal counsel. Studies to determine the license documents related to real estate, however, such actions do not guarantee that such property does not damage or deterrirated that may require costly

improvements or repairs. The report of the appraiser and engineering reports on the real estate that the fund managers use as basis to evaluate and monitor the property may be defective, incorrect due to certain defect of the real estate may be difficult to detect or can not be found due to limitations in the audit including the techniques used in the investigation or other factors that limit the examination of both appraisers and engineers.

In addition, in the process of Due Diligence, the Fund Manager has appointed legal counsel for review of building permits, rules and regulations related to Real Estate. The detailed study and examination of relevant documents (Due Diligence), the fund manager may not be able to cover all aspects. This may result that there might be costs or obligations with respect to the Fund to correct it.

4. *Risk from changes in accounting standard or relevant laws and regulations*

Performance of the Fund may be affected by the effect of the new accounting standards or improvement of accounting standards. This is a factor that the Fund cannot control or predict. For any amendment of legal regulatory provisions, regulations, policies and / or orders from government agencies or agencies authorized by law including laws relating to the business of the Fund. Taxes and fees for the purchase or sale or transfer of ownership of real estate or leasehold are the events that cannot be predicted, therefore unable to assess the impact of such changes. And also cannot guarantee that such changes will not affect the performance of the Fund or the ability to pay dividends of the Fund.

5. *Risk on the Investment Unit i.e. (a) price of the investment unit may change after initial offer (b) lack of liquidity in investment unit trading in the Stock Exchange of Thailand (c) declining in the net asset value if the offer price of the additional issuance lower than the net asset value per unit in the period of pre and during IPO*

After the registration of additional investment units offered in the first capital increase of the Fund on the Stock Exchange of Thailand. Unitholders may experience any of the following events

- (a) the trading price of the units may decline after the registration of investment units on the Stock Exchange of Thailand and may not correspond to the net asset value per unit of the Fund. The trading price of the units depending on several factors such as the

performance of the Fund. The volatility of the Stock Exchange of Thailand and the volume of investment. The impact of external factors, many of which are factors that the Fund has no control such movements or changes in foreign exchange, domestic and foreign interest rates, exchange rate or policy measures either directly or indirectly affect the import or export of foreign currency. Economic conditions of the country and international. Risk factors for performance and business in general. Political factors, volatility of the consumer product market. Regulatory, taxes and other government policies including impact of changes in macroeconomic factors such as urban planning. The affected by natural disasters, disease outbreaks, as well as cases of unrest in the country.

Then, the investor may not be able to sell the units at a price offering of investment units. Or the net asset value per unit of the Fund, including no guarantee mechanism that the changes in external factors will not have significant impact on the trading price of the units of the Fund.

(b) Units of the Fund may not be illiquid in the secondary market, depending on the frequency and volume of investment in the Stock Exchange of Thailand and the needs of buyers - sellers (bid-offer), which the amount needed of the buyer - seller (bid-offer) may be caused by several factors, of which the Fund has no control, such as the demand of the market and size of the Fund.

(c) The Fund may proceed to the issuance of additional investment units. The offering price of the Units may be less than the net asset value per unit of the Fund at that time. Resulting in the net asset value per unit of the Fund's value dropped after the issuance of such additional units.

6. *Risk from the net asset value (NAV) of the Fund may not be the real value that the Fund will receive if all the asset were sold out or dissolvent of the Fund*

Net Asset Value (NAV) of the Fund, that referred to in this report have been calculated based on information from the valuation of the investment. And such value may not be the real value of the Fund would receive if it sold the property or the dissolvent of the Fund

7. *Risk of Property Fund compare to other types of mutual fund*

The Fund has to invest in real estate more than 75 percent of the net asset value of the Fund that make investments concentrated in real estate. While the other types of mutual fund's policy are more diversified investments in various financial instruments.

8. *The Fund will invest in leasehold property for Mall 3 that the value of leasehold rights may decrease during the remaining period and resulting in declining of the value of the investment unit of the Fund accordingly*

The Fund will invest in leasehold property for Mall 3 which the value of leasehold rights may decrease during the lease remaining period due to the valuation of leasehold, changes in the occupancy rate and / or rental rates and / or utility services in three areas, malls or any other reason beyond the control of the Fund. The change in value of leasehold may impact significantly on the net asset value of the Fund, value of the investment unit and / or dividends of the Fund at the end.

Risks that impact on the ability to procure benefit of the Fund from leasing the asset

1. *Risk on the Income of the Fund resulting from factors that impact on the ability to pay rent of the lessee*

Income from the assets of the Fund, which the Fund invests, by the assets leased out for a period of three years from the date on which the Fund invests. The Fund will enter into lease agreements with the rent on the basis that the Fund will receive compensation in the form of a fixed fee as detailed below.

Mall 3 area and commercial space that situated on the partial area of the first floor and basement of Trithip 2 building including furnitures, materials and equipments of the said areas

Year 1	amount of 40,200,000 Baht per annum (for month 1-12)
Year 2	amount of 40,200,000 Baht per annum (for month 13-24)
Year 3	amount of 40,600,000 Baht per annum (for month 25-36)
Year 4	amount of 42,630,000 Baht per annum (for month 37-48 only if the lease is extended after the end of 36 months)

Trithip 2 building (Excluding commercial space that situated on the partial area of the first floor and basement of Trithip 2 building) including furnitures, materials and equipments of Trithip 2 building

Year 1	23,000,000 Baht per annum (for month 1-12)
Year 2	25,000,000 Baht per annum (for month 13-24)
Year 3	26,000,000 Baht per annum (for month 25-36)
Year 4	27,300,000 Baht per annum (for month 37-48 only if the lease is extended after the end of 36 months)

However, the performance of the Trithip 2 (Excluding commercial space that situated on the partial area of the first floor and basement of Trithip 2 building) under the management of InVision Hospitality Company Limited or other management company with equivalent standard as InVision Hospitality Company Limited as manager. And the performance of a Mall 3 and commercial space located on the partly of the ground floor and basement of the Trithip 2 building under the management of Silom All as lessee of Mall 3 and commercial space located on the partly of the ground floor and basement of the Trithip 2 building may be reduced due to various reasons such as improving the image of the assets that the Fund invested to satisfy the clients. Quality of service provided and maintenance of the assets of the Fund in good condition. Or if there are any events which significantly affect the economy and tourism industry of the country, resulting in significant negative impact on the results of operations and financial condition of tenants, which could subsequently affect the ability to pay rent to the fund.

2. *Risk from significantly decline of the number of the tenants of the property that the Fund invest additionally due to higher competition*

In the future, there could be new construction of serviced apartments, hotel and / or mall or renovation of existing serviced apartments, hotel and / or mall by other enteupranures within the proximity to the location of the property that the fund to invest additionally, which results in higher competition of the rooms and / or shopping centers in the area And may result in decreasing in the use of the property that the fund to invest additionally. If this occurred, it may cause lessee of Trithip

2 (excluding commercial space located on the partly ground floor and basement of Trithip 2 building) that having revenue from the rooms services and rent from Mall 3 and commercial space located on the ground floor part, and the basement of the Trithip 2 building to be affected, which affects their ability to pay the rent that may be declined and may subsequently affect their ability to pay rent to the fund.

3. *Risk on having new contractual party(ies)*

In the event of termination of the lease agreement of the property that the Fund invested additionally, and cannot continue to lease the property of the fund additional investment for the period of three years from the date of the investment or during the lease period, In the case of a lease renewal with the lease terms as well as conditions set in the agreement between the Fund and the lessee or the expiry of the lease agreements. The Fund may enter into new lease agreements with a third party instead of the original two lessees. In such cases, New lease conditions may be less favorable than under the original lease agreement such as the terms that the Fund may receive the less rental amount.

4. *Risk due to ability to pay rent of the lessees during the income guarantee period of the lessees*

The Fund will receive rent from tenants under the lease agreement is the major source of income of the Fund. As the lessee is a legal entity with a registered capital of one million baht, compared with the burden of rent that the lessee must pay to the Fund (Trinity Silom Co., Ltd. must pay a fixed rent of year 1 with the amount of 23.00 million baht, in year 2 of 25.00 million baht, year three of 26.00 million baht, and in year 4 with the amount of 27.30 million baht (subject to renewal of the lease) and Silom All Co., Ltd. will have to pay the fixed rent in year 1 of 40.20 million baht, in year 2 of 40.20 million baht, year 3 of 40.60 million baht, and in year 4 with the amount of 42.63 million baht (subject to lease renewals)), the Fund may be at risk from the financial status and ability to pay the rent of the lessee that do not pay rent or terminate the lease prior to the expiry of the agreement and the Fund cannot find a replacement, which may affect income of the Fund.

However, during the period of three years or four years if the lease renewed, Trinity Asset Co., Ltd. who guaranteed performance of the duties of tenants and being a guarantor on income and

have placed additional collateral by placing the bank guarantee with the Fund to protect such impact that in the first year with the guaranteed income of 63.2 million baht, in the second year of 65.2 million baht, in the third year of 66.6 million baht and in the forth year of 69.93 million baht (in the case of a lease renewal). However, there is a risk if the bank guarantee may be terminated before maturity without reason and Trinity Asset Co., Ltd. cannot procure the new bank guarantee as the replacement. Management company, has analyzed the financial condition and ability to fulfill the terms as per the Undertaking Agreement and income guarantee by Trinity Asset Co., Ltd. as detailed in the Appendix 1.

5. *Risk on the income of the Fund after the Income Guarantee Period*

At the end of the guaranteed income period provided by Trinity Asset Co., Ltd. to the Fund. The Fund may be directly affected by the ability of tenants to pay rent and might affect the payment of dividends to the unitholders.

However, the lease income of the Fund, which comes from leasing Trithip 2 buidling (floor 2-7 excluding commercial space located on partly the ground floor and basement of Trithip 2 building)by Trinity at Silom Co., Ltd as the lessee and the lease Mall 3 and commercial space located on the ground floor partly and the basement of the Trithip 2 building which Silom All Co., Ltd. as a lessee. Trinity at Silom as lessee of Trithip 2 building (excluding floor 2-7 commercial space located on the partly ground floor and basement of Trithip 2 building) will procure to have property manager to manage the Trithip 2 building by hiring InVision Hospitality Co., Ltd. or the other property manager with the same standard as InVision Hospitality Co., Ltd. It is believed that the ability and experience in business, is expected to help generate income for the Trithip 2 building very well. The Trithip 2 building and Mall 3 are located in major financial and commercial center of Bangkok and fully equipped with convenient transportation and utility systems. It is believed that, although the period of such a guarantee, Trinity at Silom Co., Ltd. and Silom All Co., Ltd. as lessees of the Fund can continue to provide the benefits of the leased asset and generate well results, which resulted in the lessee's ability to pay rent to the Fund under the lease agreement.

6. *Risk associated with major maintenance of the asset that the Fund invest additionally*

For serviced apartments, hotel, commercial space and shopping, it is imperative that need to be repaired and / or improve the property to look fresh, modern and in line with customer satisfaction at all times. As a result, the service receiver and the customer continue interesting in and utilizing the services in the property that fund to invest additionally.

In the normal cases, improvements or maintenance, or annual inspection and minor maintenance are not causing a negative impact on the operating results of the Fund's assets. If the inspection or maintenance, which is a major repair in the case that there are damages in the Trithip 2 building and Mall 3 or structural improvement or renovation of the Trithip 2 building and Mall 3 including changing the major utilities systems of the Trithip 2 building and Mall 3, this could impact significantly on the business, operating results and financial position of the Fund.

However, major maintenance or structural improvement or renovation of the property that fund invested additionally will provide good result in the business of the property that fund invested in the long term, the Fund will procure to provide budget for relevant cost, planning, timeframe in advanced. Study on impact on income and expected return from the major maintenance or structural improvement or renovation including improve or changing of the major utilities systems of Trithip 2 building and Mall 3. In order to shorten the time to take action and reduce the impact that might have on the operation of the property that the Fund invests additionally and the customers. Repairment of the Trithip 2 building and Mall 3 are to be carried out only in the improvement area, the Fund will be affected only in the area under repairment.

However, the Trithip 2 building was recently renovated and repaired during the year 2011 - 2012, so the impact of major repairs of the Trithip 2 building may not be reflected in the near-term.

7. *Risk associated to Expropriated of the entire or part of the property under the Expropriation Act and the Fund cannot utilize as per investment objective and impact on the Fund's performanc*

If the asset that the Fund invested was expropriated in whole or in part that is material. The Fund has the right to take any actions in order to receive the compensation amount as per rules and

procedures set out in the Expropriation Act 2530 (as amended) as well as other relevant laws) ("the Law on Expropriation").

In the case mentioned above, the Fund may receive compensation that that less than business loss which is expected from investing in the property. This will significantly impact on the business, performance and financial position of the Fund. Resulting that the Fund may not be able to utilize the property as per the Fund investment objective and expected revenue will be changed significantly.

8. *Risk associated to Insurance*

Some of the risks that might exposed to the property or business in the property that the Fund invest additionally, the Fund may not be insured against such risks, even though the Fund can procure such insurance, the premium may not worth to do so compare to economic benefit of the Fund. Or events that are not covered under the insurance policy, such as terrorism or expropriation. The damages may exceed the amount covered by the policy or the Fund cannot claim in full amount as per the policy. This could negatively impact on the business, financial status, performance and status of the Fund significantly.

However, under the lease agreement. The Fund agreed to provide fire and casualty insurance and other necessary and appropriate under the regulations specified by the agencies to cover any damages that may occur to the property that the Fund invest including all risks insurance, (Not including any of the risks posed by flooding or damages resulting directly or indirectly from or due to the uprising, terrorism, revolution, etc.), business interruption insurance and third party liabilities insurance, the details are as defined in Article 7.

9. *Risk on ability to pay dividend*

The operation of the fund will affect the ability of the Fund to pay dividends. The implementation is based on several factors, including economic conditions domestically and abroad. The ability of management to manage the property. The cost of property management, other expenses, competitiveness, changes in laws and regulations related to property, natural disasters, political situation etc. Therefore, there is a risk that investors will not receive the dividend as forecasted in the year that the incident occurred or the Fund cannot maintain its level of dividend

payment or increasing such payment in the following years. The ability to pay dividend of the Fund is also subject to ability to pay rent of the lessee of Trithip 2 building and Mall 3 in order to keep up with the rent as per relevant agreements. And also the ability of Trinity Asset Co., Ltd. to pay the rent for and on behalf of the lessees. The ability of the Fund to enforce collateral or force to perform according to the undertaking agreements and / or lease agreement (as the case may be) as per steps and within reasonable time when the case of agreement termination occurred is also another factor that may affect the ability to pay dividends of the Fund with the risks associated with the ability to pay dividends of the Fund, resulting in investor risk not to receive dividends as estimated or the Fund will not be able to maintain its level of dividend or increase the dividend in the following years.

Also in any fiscal year that the fund occurred the actual cost of improving the image (Renovation) and / or the cost of procurement of furniture, materials and equipment (FF & E) for the assets of the Fund, the dividend payment of the Fund in those fiscal years will be reduced significantly compared to the dividend of the fund in the fiscal year of the Fund that do not have such expenses.

10. Risk from Breach of the Main Lease Agreement

As the Fund invests in Mall 3 which is the investment in leasehold property and to sublease to Silom All Co., Ltd. to procure benefits. Although the property of the Fund been registered for a period of 30 years lease at the Office of Land Department, The Fund is also exposed to the risk that may arise from the breach of contract that the Trinity Asset Co., Ltd. and Trithip Complex Co., Ltd, who are the ultimate owners of Mall 3 breach the terms and conditions of the lease agreement as registered and no corrective action taken and compliance with the contract within a specified time (i.e. if the owner of Mall 3 construct or build upon any part of the Mall 3 that impede or obstruct the Fund to sublease the space or if the owner of the Mall 3 modify or construct on the leased property without compliance with the laws or regulations, and later there was the fact that there was an order from the government to demolish to comply with the law). Such cases will inevitably result in a lease area of Mall 3 between the Fund and the Trinity Asset Co., Ltd. and Trithip Complex Co., Ltd. terminated. The termination of the lease agreements will result that the Fund is not entitled to

sublease the Mall 3, which makes the fund lost income from subleasing out to the sublessee and will affect the income of the Fund as well as payment of dividends to the unitholders in the end.

However, to prevent such risks that may arise, The Fund has specified the conditions in the lease agreement of Mall 3 with Trinity Asset Co., Ltd. and Trithip Complex Co., Ltd., who are the owners of Mall 3 that in the event that the landlord breached the lease agreement of Mall 3 and no corrective action taken and compliance with the agreement within the stipulated time. As a result, the Fund cannot utilize Mall 3, then, the Fund has the right to terminate the lease agreement. The Fund is entitled to demand compensation from damages per the law from the landlord. Including the beneficial loss of the Fund that is unable to use the leased property as per the remaining lease period as defined in the lease agreement of Mall 3. Details of the conditions as per the lease agreement of Mall 3.

Additional Risks that impact on beneficial procurement of the Fund in utilizing the leased asset

1. *Risk from changing in popularity in tourism and services of Trithip 2 building and Mall 3*

Since the Fund invests in real estate for tourism and services sector, therefore, if the popularity of tourists in tourism and services have been changed, it may affect the number of tourists who come to the project. If the project cannot change the form or image of the project accordingly, it could affect the revenues and earnings of the tenants and the results of operations and financial position of the Fund at the end.

2. *Risk from the Fund cannot utilize the private road of Trinity Complex Condominium as per the Allowance to Utilize the Road and Walkway with Trinity Complex Condominium Juristic Office and risk on ability to perform as per certification to buy back the asset*

Currently, Trithip 2 building and Mall 3 having access to and from Trithip 2 building and Mall 3 via public way at the side of the Trithip 2 building and a private road, which is part of the Trinity Complex Condominium.

In current conditions, the service receiver, visitor in Trithip 2 building or retail customers are mostly used the private road of the Trinity Complex Condominium as the main access to Soi

Narathiwat 3. Co-usage of the road or way with the co-owners of the Trinity Complex Condominium must receive the written consent from the Trinity Complex Condominium Juristic Entity. If in the event that cannot access via such private road, Trithip 2 building will be only accessible via the public way on the side of the building, which is the only accessibility. And the visitors in Trithip 2 building or retail customers may not be convenient. This could affect revenues and earnings of the Tenants of the Trithip 2 building and the impact on the operations and financial position of the Fund at the end.

Therefore, for the Fund to utilize the private road continuously, the Fund has entered into an allowance of usage of road agreement with Trinity Complex Condominium with monthly expenses of 20,000 Baht, the agreement does not define term of the contract. (the Fund already have such allowance agreement with the Trinity Complex Condominium Juristic Office for the asset in the first investment)

In addition, Trinity Asset Co., Ltd. agreed to the Fund that for the entire period that the Fund is the owner of the land, Trithip 2 building and Mall 3 and furniture, material and equipment, if the Trinity Complex Condominium breach the allowance of usage of road agreement or the case that such agreement ended by any reasons Trinity Asset Co., Ltd. agreed to take any necessary action so that the service receiver and visitor of Trithip 2 building can utilize the accessibility in order to make the service receiver, visitor in building Trithip 2 building or customers of retailers can access via Soi Narathiwat 3. However, if the company cannot continue to allow guests or visitors cannot utilize accessibility after Trinity Asset Co., Ltd. has taken any necessary action to provide the service receiver, visitor in Trithip 2 building the accessibility. If the Fund continue to see that the Trithip 2 building cannot be used as good as previous or Trinity Asset Co., Ltd. did not procure for service receiver or visitor to use the accessibility within the period specified by the agreement, Trinity Asset Co., Ltd. agreed to buy back the Trithip 2 building and furniture, material and equipment from the Fund with price not less than the appraised value of such property. The management company will arrange for a valuation after the decision to sell the asset has been made and the valuation report shall be for a period not exceeding six months from the date of disposition of the property.

Hence, the repurchase of the property, as mentioned above, set up for the event that the Fund continue to see the Trithip 2 building cannot be utilized as good as the original, so the fund will

sell the Trithip 2 building and furniture, material and equipment back to Trinity Asset Co., Ltd. does not constitute a sale of assets by the Fund in accordance with the rules and procedures defined in applicable securities laws.

However, if the assets in other cases, the sale of such property shall be in accordance with the rules and procedures defined in applicable securities laws.

In performing its duties under the certification of Trinity Asset Co., Ltd. to purchase the property from the Fund may expose to the risk of ability to perform their duties, since it needs to have money to buy back on the price that determined by the Fund.

3. *Risk from the Fund cannot use the link between the condominium units and Trithip 2 building and risk on ability to perform as per certification to buy back the asset*

Currently, service users and visitor in the commercial space of Trithip 2 building (first floor and basement) can access via the link between the condominium units of the shopping center. (Suite No. 425/128 and 425/129), which the physical aspect of the connected area is common area of the Trinity Complex Condominium which Mrs. Vina Cherdboonyachart has leased the area to use as a commercial space and as link to access to the Trinity Complex Condominium as per Lease Agreement which was made between Trinity Complex Condominium and Mrs. Vina Cherdboonyachart. if the Fund invested in land and Trithip 2 building, Mrs. Veena agreed and certify to provide rights to utilize the link to access to the condominium units and Trithip 2 building fro the benefit of beneficial procurement including being used as accessibility to and from the condominium units and Trithip 2 building as long as the Fund is the owner of right in the land, Trithip 2 building without demanding and additional expenses from the Fund.

Although Mrs. Vina Cherdboonyachart agreed and certify the Fund to use the link above without any limitation period. The right to use the link above is to be in accordance with the lease agreement between the Trinity Complex Condominium Juristic Office and Mrs. Vina Cherdboonyachart, which is for a period of only three years, and conditions to renew from time to time with a term of three years, albeit at a meeting of the co-owners of the Trinity Complex Condominium has approved the lease, and gave Mrs. Vina Cherdboonyachart to renew the lease every three years, but the Fund's risk in the event that the lease agreement between the Trinity

Complex Condominium Juristic Office with Mrs. Vina Cherdboonyachart may be terminated with with any reasons, which will result in termination of the right to use the link of the Fund and causing the service receiver and visitor in Trithip 2 building inconvenient to commute between the condominium units and Trithip 2 building which may affect the number of service receiver and the number of retailors that rent retail outlets and will affect the earnings of the Fund at the end.

In this part of Trinity Asset Co., Ltd. has entered into an Undertaking Agreement to assure the Fund that if a problem occurs in such cases, which resulted in the right to use the link terminated, Trinity Asset Co., Ltd. will take any neccessary action to provide the service receiver and visitor in Trithip 2 building can utilize other space and accessibility that having similar condition and usage close to the original space and link. The Company shall be solely responsible for the costs. If funds continue to see that the Trithip 2 building cannot operate as good as it was, or that the Company does not undertake to provide the space and link for the service receiver and visitor in Trithip 2 building within a period determined by the Fund. The Company agreed to buy back the building and furniture, material and equipment of the Trithip 2 building from the Fund at a price not less than the appraised value of such property. This certification reduces the risk that may occur but there is still a risk on ability to perform their duties, since it needs to have money to buy back on the price that determined by the Fund.

Additional Risk that affect beneficial procurement of the Fund in relation to ability of the Lessee to beneficial procurement of the leased asset

1. *Risk from the proximity constructed buidling*

Currently, condominium unit which is the shopping center having a form beneficial procurement by open for retail tenants to rent space to trading and open the wall of Trithip 2 building that been constructed close to the shopping center building for mutual benefit through commercial nature of such construction. Legal and independent engineering consultant of the opinion that it was implemented as per the relevant rules or laws and been permitted to constructed as per the the construction permit. However, it may in the future for any reason such buildings are required to put

up solid wall. This may affect the pattern of benefits provided in the leased property and the rental income of the Fund.

However, if the Fund is required to build up a solid wall, the Fund can implement quickly and will not having much impact on the structure and financing of the building because the building is a shopping center in which the Fund invests having entrance and exit in the front of the building next to the road within the project. Tenants or customers who contacted the shopping center remains convenient.

LEGAL DISPUTES

Background Summary

The Fund has legal disputes and lawsuits against Trinity at Silom Co., Ltd. and Silom All Co., Ltd. lessees of the property fund ("The Lessees"), including Trinity Asset Co., Ltd. who is the income guarantor due to the Lessees failed to pay rent and the income guarantor as well as the bank who issued the bank guarantees have refused to pay the debt to the Fund both regarding the initial investment and the first capital increment. The Fund has already terminated the lease agreement of the first investment and the first capital increment with both lessees on August 5, 2015, October 21, 2015 and on November 13, 2015 respectively, such termination are legally effective so that the Fund can beneficially utilizing the assets and also filed lawsuits in court. Besides, the group of ex-lessee also filed lawsuits against the Fund as well. The details of the 2015 period are as follows.

On August 6, 2015 ex-lessees have filed a law suit against the Fund at the Southern Bangkok Civil Court, Black Case No. Por. 1806/2015 requesting the Court to order the suspension of the fund to exercise its rights in claiming the bank guarantees. And for the Fund to pay for expenses, plus interest that the hotel and retail lessees claimed that has been paid for the Fund such as expenses regarding obtaining a license to operate a hotel business. The cost of improving the parking area for a hotel business license and etc. with the total claim of 48,888,618.82 Baht. The Fund received the summons and a copy of the lawsuit filed on September 7, 2015. The Fund by Management Company appointed Siam City Law being a lawyer and submitted statement together documents attached to the Southern Bangkok Civil Court on November 5, 2015.

On September 4, 2015 the Management Company has appointed a legal advisor of the Fund filed a lawsuit against Krung Thai Bank Plc. (KTB) at the Southern Bangkok Civil Court with black cases number 2019/2015 demanding the bank to pay as per the 3 Bank Guarantees issued by Krung Thai Bank Plc. on February 23, 2015 and on June 3, 2015 with a total principal of 52,467,809.49 Baht.

The case is currently being under the court procedure.

OTHER IMPORTANT INFORMATIONS

There is no information that may significantly impact decision making of the investor.

CHANGE OF MANAGEMENT COMPANY



No. PFRD 094/2558

September 1, 2015

RE: Rename and Address of the Management Company of
Trinity Freehold and Leasehold Property Fund (TNPF)

To: The President
The Stock Exchange of Thailand

Ref.: Letter No. INV/PF.010/2558 Re: Amendment of Fund change of the Trustee of Trinity
Freehold and Leasehold Property Fund (TNPF) dated January 22, 2015

According to the restructuring of the shareholder of Finansa Asset Management Company Limited has been completed on January 22, 2015, resulting that CIMB-Principal Asset Management Company Limited is now a major shareholder of Management Company. Therefore, Management Company would like to inform changing of name and address of the management company as follows:

Previous	New
Name : Finansa Asset Management Co., Ltd	Name : CIMB-Principal Asset Management Co., Ltd.
Address : 44 CIMB THAI Bank Building, 15 th Floor, Langsuan Road, Lumpini, Pathumwan, Bangkok 10330	Address : 44 CIMB THAI Bank Building, 16 th Floor, Langsuan Road, Lumpini, Pathumwan, Bangkok 10330
Telephone : 0-2686-9500	Telephone : 0-2686-9500
Fax : 0-2657-3167	Fax : 0-2657-3167

We would like to confirm that the change of shareholder structure would have no impact in any way on the current fund management business or the clients of fund. For furthermore information, please contact Client Service 02-686-9595. Please be advised that the effective date is September 1, 2015

Please be informed accordingly.

Yours Sincerely,

(Mr. Suttipan Kreemaha)

Senior Vice President

บริษัทหลักทรัพย์จัดการกองทุน ซีไอเอ็มบี-พรินซิเพิล จำกัด 44 อาคาร ซีไอเอ็มบี ไทย ชั้น 16 ถนนพหลโยธิน แขวงจตุจักร กรุงเทพฯ 10330
โทรศัพท์ 0 2686 9500 โทรสาร 0 2657 3167 www.cimb-principal.com

CIMB-Principal Asset Management Company Limited 44 CIMB THAI Building 16th Floor Langsuan Road Lumpini Pathumwan Bangkok 10330
Telephone 0 2686 6500 Facsimile 0 2657 3167 www.cimb-principal.com

CHANGE OF TRUSTEE OF THE FUND



No. INV/PF. 010/2015

January 22, 2015

RE : Amendment of Fund change of the Trustee of
Trinity Freehold and Leasehold Property Fund (TNPF)

To : The President
The Stock Exchange of Thailand

Ref. The letter No. Bor. Lor. Jor. 876/2014 Re. Amendment of details on the Trustee of Trinity Freehold and Leasehold Property Fund (TNPF) dated October 1, 2014

Finansa Asset Management Ltd., as the management company of Trinity Freehold and Leasehold Property Fund (TNPF), has notified the amendment of details on the Trustee of TNPF pursuant to the referred letter.

The restructuring of the Management Company has completed On January 22, 2015, resulting that there is change of Trustee of TNPF as follows:

Original	Amendment
CIMB Thai Bank Public Company Limited. 44 Langsuan Road, Lumpini, Pathum Wan, Bangkok, 10330 Telephone : 0-2626-7502, 0-2626-7509-10 Fax : 0-2626-7543, 0-2657-3390	TMB Bank Public Company Limited. 3000 Phahonyothin Road, Chom Phon, Chatuchak, Bangkok, 10900 Telephone : 0-2299-1111 Fax : 0-2299-1278

This amendment will be effective on January 22, 2015

Please be informed accordingly.

Yours Sincerely,

(Mrs. Suthanyamas B. Srisawadi)
Vice President

Property & Infrastructure Fund Management Division

Tel : 662 352-4044, 4049

บริษัทหลักทรัพย์จัดการกองทุน ฟินันซ่า จำกัด
FINANSA ASSET MANAGEMENT LIMITED



Section 2

Management and Corporate Governance

INFORMATION OF INVESTMENT UNITS, SECURITIES AND BONDS ISSUED BY THE FUND

Investment Unit

Capital	1,449,696,600 Baht
PAR	9.90 Baht
Number of Investment Units	146,434,000 Units
Type of investment units	Named Certified
IPO Price	10.00 Baht
1 st Additional IPO Price	9.20 Baht
Registered Cap	1,449,696,600 Baht

Securities Price

Closing Price as of December 30, 2015	4.84 Baht per unit
Market Capital as of December 30, 2015	708,740,560 Baht
Volume as of December 30, 2015	3,388 Baht/day
Value of Investment Unit as of December 30, 2015	5.0311 Baht/Unit
Net Asset Value (NAV) as of December 30, 2015	736,732,591.54 Baht

Information of Unitholders

Unitholders as of November 2, 2015 Type of Book Closing: XM

Top 10 Major Unitholders

No.	Major Unitholders	No. of Shares (Share)	%
1.	Dr. Vina Cherdboonyachart	32,010,637	21.86
2.	Trinity Assets Co., Ltd.	14,300,000	9.77

No.	Major Unitholders	No. of Shares (Share)	%
3.	Ms. Amornrat Thayikakul	5,516,000	3.77
4.	Mr. Dechpong Karnchanaluck	4,718,000	3.22
5.	Ms. Janpen Cheeranon	3,260,870	2.23
6.	Pra Boromthartjedi Karnchanapisek Foundation	3,043,500	2.08
7.	Mr. Yanyong Juanuwatkul	2,174,000	1.48
8.	Industry Umnuoychai Co., Ltd.	2,174,000	1.48
9.	Ubolratana Foundation	2,000,000	1.37
10.	Mrs. Pranee Pha-oernchoke	1,974,200	1.35

Major Unitholder (Holding 10% and above by the same group of investor)

No.	Major Unitholder	No. of Shares (Share)	%
1.	Dr. Vina Cherboonyachart	32,010,637	21.86
2.	Trinity Assets Co., Ltd.	14,300,000	9.77

Group of Major Unitholders with significant influence on management policy or Management Company

No.	Major Unitholder	No. of Shares (Share)	%
	None		

Capital Reduction

No.	Book Closing Date	Distribution pay out	Registered Cap before reduction		Devalued		Registered Cap after reduction	
			Registered Cap (Baht)	Share Value (Baht)	Registered Cap (Baht)	Share Value (Baht)	Registered Cap (Baht)	Share Value (Baht)
1	7 Dec 12	21 Dec 12	710,000,000	10.00	7,100,000	0.10	702,900,000	9.90

Dividend Payment Record

Operation Period	Closing Date	Dividend Payment Date	Dividend Paid (per unit)
24 Feb – 30 Jun 2011	31 Aug 2011	15 Sep 2011	0.2650
1 Jul – 30 Sep 2011	30 Nov 2011	16 Dec 2011	0.1890
1 Oct – 31 Dec 2011	29 Feb 2012	15 Mar 2012	0.1890
1 Jan – 31 Mar 2012	31 May 2012	15 Jun 2012	0.1870
1 Apr – 30 Jun 2012	3 Sep 2012	14 Sep 2012	0.1890

1 Jul – 30 Sep 2012	7 Dec 2012	21 Dec 2012	0.0895
1 Oct – 31 Dec 2012	15 Mar 2013	29 Mar 2013	0.1900
1 Jan – 31 Mar 2013	29 May 2013	12 Jun 2013	0.1900
1 Apr – 30 Jun 2013	8 Aug 2013	22 Aug 2013	0.1903
1 Jul – 30 Sep 2013	28 Nov 2013	12 Dec 2013	0.1900
1 Oct - 31 Dec 2013	14 Mar 2014	28 Mar 2014	0.1910
1 Jan – 31 Mar 2014	29 May 2014	12 Jun 2014	0.1885
1 Apr – 30 Jun 2014	10 Sep 2014	24 Sep 2014	0.1875
1 Jul – 30 Sep 2014	27 Jan 2015	10 Feb 2015	0.1350

Payment of Dividend Policy

In case where the Fund is profitable as per criteria to pay out dividend, the Fund has Policy of Dividend payment to Unitholders at least once a year with details as follows:

(1) In case where the Fund has net profit in any accounting period, the Management Company shall pay out dividends to Unitholders not less than 90% of the net profit not including the unrealized profits from the Appraisal or Review of Appraisal of the immovable properties or the right to lease out the immovable properties of that accounting period, including other adjustments from the lists below:

- 1) The difference between acknowledged lease income of straight-line profit and loss statement and the actual lease income per the lease agreement;
- 2) The difference between acknowledged lease expense of straight-line profit and loss statement and the actual lease expense per the lease agreement;
- 3) Other additional details announced by the Securities and Exchange Commission of Thailand (SEC).

(2) In case where the Fund has an accumulated profit in any accounting period, the Management Company may pay out the dividends to the Unitholders from the said accumulated profit.

The payment of dividend must not cause any increased accumulative loss to the Fund in the accounting period in which the dividend is paid out.

Payment of Dividend for the Accounting Period

The Management Company shall notify the payment of dividends and the name lists of the Unitholders who are entitled to receive the dividend on the closing date; and will pay the said dividend to the Unitholders within 90 days from either the end of the annual accounting period or the end of the accounting period of which the dividend payment, depending to the case.

If the Management Company cannot pay the dividend by the mentioned periods of time, the Management Company shall inform in writing to the SEC and all the Unitholders. In case the delay of dividend payment is from the mistake of the Management Company, it is the responsibility of the Management Company to pay not less than 7.5% of interest rate from the announced date of payment until the actual payment date to the Unitholders.

Payment of Interim Dividend

The Management Company shall notify the payment of dividend and the name lists of Unitholders who are entitled to receive the dividend on the closing date; and will pay the dividend within 30 days from the Closing Date of the dividend payment.

Additional Conditions

For the payment of the interim dividend, the rate of dividend is subject to the consideration of the Management Company. If the value of the interim dividend announced to be paid is lower or equal to 0.10 Baht, the Management Company reserves the right not to pay that interim dividend and shall accumulate for the next payment of dividend.

The Management Company shall conduct this dividend payment policy, except when the SEC, SET and/or any agencies authorized by law has made amendment, change, add, order, approval and/or leniency to this policy, the Management Company shall proceed accordingly.

MANAGEMENT STRUCTURE

The Management Company

CIMB-Principal Asset Management Company Limited

44 CIMB THAI Building, 16th Floor, Langsuan Road, Lumipini Sub-district, Pathumwan District, Bangkok 10330

Tel: 0-2686-9500 Fax: 0-2657-3167

Website: <http://www/cimb-principal.co.th>

CIMB-Principal Asset Management Company Limited is one of the company within CIMB-Principal Asset Management Bernhard, Malaysia that provide full service in respect of Fund Management which comprises of mutual fund, private fund, provident fund and property fund.

CIMB-Principal Asset Management Bernhard hold 99.99% in CIMB-Principal Asset Management Thailand also being a shareholder in CIMB-Principal Asset Management in Singapore and Indonesia. CIMB-Principal Asset Management Bernhard Malaysia is a corporative of the 2 leading financial institutes in both regional and global level which are

CIMB Group, Malaysia holds 60%

Principal Financial Group, holds 40%

Therefore, this made us be ready to provide asset management service with global standard under supporting from CIMB Group and Principal Financial Group.

Currently, CIMB-Principal Asset Management Thailand is the asset management company that ready to provide services that cover all sectors which are individual, SMEs, large scale business and corporate including government agencies under strong investment networks that connect all regions in the world. This gives us advantage in investment information with unique investment management by stocks selection process including both qualitative and quantitative, fundamental

analysis and strict investment discipline frameworks and modern technology that supporting development in investment innovation and product creation.

Under compliance and risks control and good governance under the concept of TRUST. We emphasize on how to ensure that the investors can reach their financial goal and creating good return in long-term with cautious investment under proper risks management.

Principal and concept



Think = positive think to find solution and commitment to solve problems



Respect = honestly respect the others



Unleash = continue to learn and develop



Show = courage, creative and quick response



Teamwork = work as a team for the best result

Name of Directors and Management of CIMB-Principal Asset Management Company Limited

Directors

1.	Mr. Effendy Shahul Hamid	Chairman of the Board
2.	Mr. Pedro Esteban Borda	Director
3.	Mr. Rex Pak Kuen Auyeung	Director
4.	Mr. Alenjandro Elias Echegorri Rodriguez	Director
5.	Mr. Adirsorn Sermchaiwong	Director
6.	Mr. Jumpon Saimala	Director
7.	Ms. Wilaiporn Liwgasemsan	Audit and Independent Director
8.	Mr. Boonsak Chiempricha	Independent Director

Management

1.	Mr. Jumpon Saimala	Chief Executive Officer
2.	Ms. Brenda Choo	Chief Operation Officer
3.	Mr. Win Phromphate	Chief Investment Officer

Fund Managers

1.	Mr. Suttipan Kreemaha
2.	Mr. Win Phromphate
3.	Ms. Sumalee Kwanmuang

Rights, Duties and Responsibilities of the Management Company

Management Company has its rights, duties and responsibilities as follows.

- 1) The right to administer and manage the Fund in accordance with the objectives, investment criteria and restrictions of the Project as approved, as well as the commitments between the Unitholders of the Fund and the Management Company and various agreements which have been made.
- 2) The right to instruct the Investment Unit Registrar to reject the transfer the investment unit, in case that those transfers have been conflicted to the transfer conditions.
- 3) The right to resign as the Management Company as specified under the “Change of Management Company”
- 4) The right to veto any act or decision of the Investment Committee or a resolution of Unitholders or the management procedures which is in contravention of the laws, regulations rules, and/or ethics and/or the Project or which may have an adverse effect on the reputation of or cause damage to the Management Company or the interest of the Fund.
- 5) The right to manage the Fund in the following cases:
 - The right to terminate the Project and/or the Fund in case of the resignation of the Management Company with the conditions as mutually agree and the Fund cannot find new Management Company in the specific time.
 - The right to proceed in accordance with the stipulations of the Project and/or as announced, prescribed, approved, permitted, relaxed, or instructed by the Office of the SEC Committee, the SEC and/or any other competent authority under law.
 - The right to amend, supplement, change the Project, in cases where it is otherwise changed, amended, supplemented, announced, prescribed, approved, permission, relaxed, and/or instructed by the Office of the SEC, the SEC Committee and/or any other competent authority under law.
 - The right to sell/distribute/dispose/transfer properties wholly or partially of the Fund as deems appropriate in case of a lack of liquidity.

- The right to manage the Fund with a view to accomplishing the objectives of the Fund and maintaining the benefits of the Unitholders, given that the Securities Law and/or any other relevant laws are not contravened.

6) The right to appoint the trustee of the Fund, who has qualifications as prescribed in the Notification of the Office of the SEC regarding qualifications of trustees of property fund as well as to change the trustee of the Fund and appoint other trustee in replacement pursuant to the conditions for the change of the trustee specified in the fund scheme, given that such change shall be approved by the Office of the SEC.

7) Other right as specified by the Office of the SEC, the SEC Committee and/or any other competent authority under laws and regulations.

8) The Management Company shall arrange the commitment between Unitholders and the Management Company, other agreements on behalf of the Fund under the Securities Law and/or any other relevant laws.

9) The Management Company shall deliver, distribute and make available the up-to-date prospectus and the fund scheme in accordance with the following criteria and procedures:

1) Prior to the offering of Investment Units to the public, the Management Company shall deliver the prospectus to the Office of the SEC at least one (1) business day prior to the date for the delivery or the distribution of the prospectus to the public. And the Management Company shall deliver such document via Mutual Fund Report and Prospectus (MRAP) of the Office of the SEC. Should there be any change to such details, the Management Company shall proceed to update such details without delay, given that such update shall be done via MRAP.

2) In the offering of Investment Units, the Management Company shall sufficiently arrange the distribution of material details of Investment Units and the Fund to investors. Regarding to the details of the fund scheme, the Management Company shall make them ready for the examination and for the request by investors, given that such details shall be up-to-date.

3) Upon the expiry date of the offering period, the Management Company shall make available the prospectus in the part of the Project details at every business place of the Management

Company to be accessed by public; and the Management Company shall provide the copy of the same upon the request of the Unitholder. In the case that Investment Units of the Fund are the securities listed on the SET, and if there is any amendment to the fund scheme, the Management Company shall give notice of such amendment to the SET without delay after the date that the Office of the SEC approves the amendment to the fund scheme or the date of the rendering of the resolution to amend the fund scheme as the case may be until the dissolution of the Fund.

10) The Management Company shall arrange the registration of pool of asset with the Office of the SEC within 15 days from the date of ending initial offering.

11) The Management Company shall arrange the listing of Investment Units of the Fund as listed securities on the SET within 30 days from the date of registration of the Fund.

12) The Management Company shall bring the money of the Fund to invest in the real properties or other properties as well as seeking benefit from the purchase, lease, distribution, transfer of the leasehold right, sale, order for the transfer and improvement of the real properties or other properties that the Fund has invested in accordance with the policy, objectives, criteria, conditions and procedures specified in the fund scheme and in accordance with the rules and criteria prescribed in the Notification of the SEC Committee and the Notification of the Office of the SEC.

13) In the case that the fact is known to the Management Company that any Person of the Same Group holds more than 1/3 of Investment Units of all sold Investment Units, the Management Company will proceed in accordance with the prescription in the Notification of the Office of the SEC.

14) The Management Company shall allocate the profit of the Fund to pay dividend to the unitholders in accordance with the criteria and procedures specified in the fund scheme and in accordance with the prescription of the Office of the SEC.

15) The Management Company shall procure the insurance policy for the Fund in accordance with the prescription and criteria in the Notification of the Office of the SEC.

16) The Management Company shall arrange the Appraisal of the properties in accordance with the prescription and criteria in the Notification of the Office of the SEC.

17) To appoint the trustee of the Fund, who has qualifications as prescribed in the Notification of the Office of the SEC regarding qualifications of trustees of property fund.

18) To separate the properties of the Fund from the properties of the Management Company and bring the Fund's properties to the possession of the trustee and/or Thai Securities Depository Co., Ltd.

19) To arrange for the investment of the Fund to gain revenue and benefits and bring such revenue and benefits to the possession of the trustee.

20) To appoint one or several individuals or juristic persons as advisors of the Fund. However, the advisors of the Fund shall not participate in making any decisions concerning investment or sell, or shall not participate in property management or lease of property. The Management Company shall prepare and submit the report for appointment or termination the agreement within 15 days from the date of appointment or termination and shall submit the copy of such agreement to the Trustee within 5 days from the date of execution of agreement.

21) To appoint the Property Fund Manager responsible for making decision to invest or to distribute the real properties or the leasehold right, given that such person shall be approved by the Office of the SEC.

22) To appoint the Fund manager responsible for making decision to invest or distribute the properties in Clause for the liquidity management of the Fund, given that such person shall be approved by the Office of the SEC.

23) To appoint the Investment Units Registrar as well as to change the Investment Units Registrar of the Fund and appoint other Investment Units Registrar, who has qualifications as prescribed by the Office of the SEC, in replacement, and give notice of such appointment to the Office of the SEC.

24) To appoint the Appraisal Company, given that such Appraisal Company shall be those in the list approved by the Office of the SEC to appraise or review the Appraisal for the properties invested by the Fund. The Management Company shall deliver the copy of such Appraisal

Report and supporting documents to the Trustee and to the Office of the SEC within 15 days from the date of receipt of such report.

25) To appoint the Property Manager (if any), given that the Property Manager shall have the qualifications and possess no prohibited characteristics prescribed in the Notification of the Office of the SEC.

26) To appoint the auditor of the Fund, given that the auditor must have qualifications and does not possess prohibited characteristics per the Notification of the Office of the SEC regarding rules for approval of auditors, as well as to change the auditor and appoint other auditor who have qualifications as prescribed by the Office of the SEC, in replacement and give notice of such appointment to the Office of the SEC.

27) In the case that the Management Company wishes to appoint the underwriter to distribute Investment Units, such underwriter shall not have the relationship of the Person of the Same Group with the owner, the lessor, the transferor of the leasehold right and the grantor of the right in the real properties to be invested by the Fund.

28) To appoint other persons to perform other duties related to the Fund, e.g. construction supervisor, expert, estimator, building inspector, cleaning service provider and construction contractor etc.

29) To deliver a summary of significant information concerning the investment or the disposal of ownership or leasehold rights in real properties of the Fund to the Unitholders and the Office of the SEC within fifteen (15) days from the date of such investment or disposal of ownership or leasehold rights in real properties, and to provide such significant information at an open place at the Management Company and the head office of the trustee within fifteen (15) days from the date of investment or disposal of ownership or leasehold rights in real properties. Such summary shall be substantially in accordance with the notification of the Office of the SEC.

30) To immediately deliver the following documents to the trustee upon the investment or the dispose of the real properties and the leasehold right:

(1) The document showing the ownership or the possession of the real properties and the agreement regarding the purchase, lease, receipt of the transfer of the leasehold right or the grant of the right in the real properties, as the case maybe.

(2) The agreement in writing showing the disposal of the real properties or the leasehold right of the real properties.

The Management Company will give the notice of the possession of the real properties to the trustee within five (5) business days from the possession date of such real properties together with disclose such information at the office of the Trustee within 15 days after the date of investment or disposition of the asset.

31) To provide the copy of the following agreements to the trustee:

1. Agreement to appoint the Appraisal Company within five (5) days from the execution date or from the date of appointment of the trustee in the case that the appointment of the Appraisal Company prior to the appointment of the trustee, as the case may be.

2. Agreement to appoint the Property Manager (if any) and the agreement to appoint the advisor (if any) within five (5) business days from the execution date thereof.

32) To collect, follow up, proceed and order every person with duties under the appointment agreements, e.g. Property Manager, advisor and construction supervisor etc. To prepare, deliver and complete every report and/or any proceeding as specified in the appointment agreements and/or as prescribed by the investment committee and/or as per the request of the Unitholders and/or the competent agency.

33) To sell, dispose of, distribute or transfer the properties whether in whole or in part of the Fund as proper.

34) To perform other duties prescribed by the Securities Law to be the duties of the Management Company.

35) If the Investment Units of the Fund have been approved to be listed securities on the Stock Exchange of Thailand, the Management Company shall deliver the summary of significant

information under the preceding paragraph to the Stock Exchange of Thailand in lieu of taking action under the first paragraph within the next business day from the date of purchase, lease, disposal or transfer of leasehold rights in immovable properties of the Fund or within such other period as prescribed by the Stock Exchange of Thailand.

36) To calculate the value of the properties, Net Asset Value and the Value of Investment Units pursuant to the Notification of the Office of the SEC regarding the criteria, conditions and procedures for the establishment and the management of the mutual fund or any criteria and procedures prescribed by the Office of the SEC.

37) To give notice to the Unitholders in the case that any change or any situation occurs after the date of the calculation of the properties' value, the Net Asset Value and the Value of Investment Units, which materially affects the properties of the Fund.

38) To prepare a financial statement of the Fund in accordance with the accounting standards specific to the investment business and accounting standards prescribed by the accountant council, and to prepare a report of the Fund which has the required by the Office of the SEC at the end of every financial year, and deliver such report to the Unitholders whose names appear in the register of Unitholders and the Office of the SEC within four (4) months from the end of the financial year.

39) The Management Company shall increase or decrease the capital of the Fund in accordance with criteria and procedures specified in the Fund Scheme.

40) To proceed the litigation, both civil and criminal procedures on behalf of the Fund including the appointment of representative to do such litigation.

41) To attend the meeting and voting on the properties, rights and other benefits for the benefit of the Fund's benefit.

42) The right to amend, supplement, change the Fund Scheme

43) The Management Company shall dissolve the Fund as per the specification in the Fund Scheme.

44) Upon dissolution of the Fund, the Management Company shall appoint a liquidator approved by the Office of the SEC to dispose of the assets of the Fund, pay the debts of the Fund, collect and distribute money or assets to Unitholders in the proportion of their respective Unitholding per the register of Unitholders, as well as inform the Trustee thereof.

45) The Management Company shall receive and pay the fees and expenses and/or other compensation as specified in the Fund Scheme.

46) The Management Company shall conduct any proceeding to achieve the objectives of the Fund and maintain the benefit of unitholders in general in accordance with the scope, duties and responsibilities of the Management Company, given that such proceeding shall not violate Securities Law and/or any relevant laws.

Conditions for Replacement of the Management Company

The Fund may replace the Management Company upon the occurrence of the following events and/or upon the approval of the Office of the SEC:

(1) When the Unitholders of the Fund pass a resolution by a majority vote representing more than one-half of the total number of Investment Units sold to replace the Management Company, the Unitholders shall give a notice in writing to the Management Company of not less than ninety (90) days in advance. If such change of Management Company is not resulting from the mistake or gross-negligence of the Management Company and the term of being Management Company has not been 5 years from the date of establishment of the Fund, the Management Company shall be entitled to receive the compensation for the remaining years out of 5 years.

The Unitholders must notify Management Company in written form not less than 5 days in advanced, unless the Management Company agreed to shorten the said notification period.

(2) If there is a change and amendment in the management policy as specified in the Project according to a resolution of Unitholders' meeting or an amendment to the Securities and Exchange Act, notifications of the SEC, notifications of the Office of the SEC and/or other relevant laws, which causes the Management Company to be unable to comply with those notifications,

instructions, regulations and rules because such change imposes more duty on the Management Company and the Management Company does not want to accept such duty, the Management Company reserves the right not to accept the duty to manage the Fund, given that the Management Company must give prior written notice to the Unitholders of its intention not to perform the duties. The Management Company shall propose a new Management Company who is fully qualified according to the Securities Law with approval of the Office of the SEC except in the case that the Unitholders wish to find a new Management Company on their owns. In this regard, the Unitholders shall complete the appointment of the new Management Company within 90 days from the date of receiving the notice from the Management Company.

(3) If there is a change in policy, management procedures, operations, administration of the Fund, or material change in structure of Unitholders (the change of the names of Unitholders or the change to the holding of Investment Units by the Unitholders or the Person of the Same Group which is equivalent to five percent (5%) of all Investment Units sold), or in any other case which causes the Management Company to be no longer desirous of performing its duties, the Management Company reserves the right not to accept the duty of managing the Fund, given that the Management Company must notify the Unitholders in writing of its intention not to continue performing the duties (resignation). The Management Company shall propose a new Management Company who is fully qualified according to the Securities Law with approval of the Office of the SEC except in the case that the Unitholders wish to find a new Management Company on their owns. In this regard, the Unitholders shall complete the appointment of the new Management Company within 90 days from the date of receiving the notice from the Management Company.

(4) In the case that the license for the operation of the securities business in the type of mutual fund management of the Management Company is revoked and the Management Company is unable to continue performing its duties as the Management Company.

Replacement of Management Company, if it is the case that specified by law that approval from SEC is required, Management Company shall apply for such approval and remain functional until the new Management Company is appointed. However, if the Management Company notifies its resignation under (2) and (3) and the Fund and/or the Unitholders is unable to replace new

management company within 90 days from the date of receiving the notice from the Management Company, the Management Company reserves the right to dissolve the Fund.

Trustee

TMB Bank Public Company Limited

3000 Phaholyothin Road, Chompol Sub-district, Chatuchak District, Bangkok 10900

Tel. 0-2299-1111 Fax: 0-2299-1278

Website: www.tmbbank.com

Rights, Duties and Responsibilities of the Trustee

The trustee has the rights, duties and responsibilities under this Project as follow:

- 1) To receive remuneration for being the trustee at the rate specified in the agreement to appoint the trustee has entered with the Management Company.
- 2) To supervise the Management Company to strictly comply with Section 125 of the Securities and Exchange Act B.E. 2535, Announcement, Notification of SEC, Office of SEC and Capital Market Advisory Board that issued as per the said Act both currently in effect and to be notified in the future. To notify the Management Company if the Management Company fails to comply the above laws.
- 3) If the Management Company does any act that causes damage to the Fund or fails to perform its duties under Section 125, the Securities Law and the terms of the approved Fund Management Project, the trustee shall make a detailed report thereon and submit it to the Office of the SEC within five (5) days from the date on which the trustee is aware of such circumstance.
- 4) To deposit the properties of the Fund by separating the properties of the Fund from the properties of the Trustee under the supervision of the trustee and monitor the expense of the Fund to be in accordance with the agreement between the Management Company and the Trustee.
- 5) To complete the inspection of real properties of the Fund per the timeframe as follows:

- (1) Within thirty (30) days from the date of receiving a notice of possession of real property from the Management Company.
- (2) Every year after the last inspection by the trustee.
- 6) To correctly, completely and truthfully record the condition of any real property from the inspection of such properties.
- 7) To notify the Management Company within five (5) business days from the date the trustee has found that any real property of the Fund has any material defect.
- 8) To notify the Management Company to conduct a new Appraisal immediately when the trustee is of the view that any circumstance or change has occurred which has a material effect on the value of the real properties of the Fund.
- 9) To verify that the investment or disposal of real properties or leasehold rights of the real properties of the Fund comply with the Project and the criteria prescribed by the Securities Law.
- 10) To approve the insurance against all losses which the Fund will be a beneficiary.
- 11) To give opinion on the operational result of the Fund in the report of the Fund.
- 12) For the assets invested in by the Fund which are real properties, the Management Company shall keep the documents of right in the real properties invested in by the Fund, namely land title deeds or certificates of utilization, agreements on sale of real property, lease agreements or agreements for the transfer of leasehold right in real property as well as insurance policies, at the office of the Trustee of the Fund, except for assets which, by their nature, cannot be kept at the office of the Trustee or where the Management Company and the Trustee agree otherwise.
- 13) To take delivery or delivery the documents regarding investing or divesting of the asset by the Fund to be in accordance with the Fund Scheme and Notification of the Office of the SEC.
- 14) To certify that the calculation of the value of the properties, Net Asset Value and the Value of Investment Units is correct and in accordance with the criteria prescribed by the Office of the SEC.

15) To prepare and deliver the report as follows:

(1) Detail on incomes and expenses of from the bank account, depository at every of the last business day of SET and commercial banks

(2) Report on the investment of the Fund specified the type and status of the fund at the end of Business Day.

(3) Report on the detail of securities purchase and sale (if any)

16) To proceed under the clause 14 and 15 above, the Trustee shall use the information obtained from the Management Company or any other relevant person.

17) Report certified by the Trustee under clause 14 and the report prepared by the Trustee under clause 15 is deemed to be approved from the Management Company if the Management Company fails to object within 180 days from the date of reporting.

18) To file the case enforcing the Management Company to perform its duty or to claim damages in compensation to the damages caused by the Management Company for the benefit of all Unitholders or upon the receipt of the order from the Office of the SEC.

19) In the case the Management Company appoints the liquidator, such liquidator shall proceed in accordance as follows:

(1) deliver the account and supporting documents of the Fund to the liquidator within 5 days from the date of dissolution of the Fund

(2) deposit the properties of the Funds until the completion of the liquidation

(3) monitor the liquidator to comply with the Section 130 of the Securities and Exchange Act B.E. 2535 (1992), as amended and shall inform the Office of the SEC upon the non-compliance by the liquidator.

(4) distribute the fund and other assets to the Unitholders per their Investment Units ratio in the register book of Investment Units.

20) Deposit and the properties of the Fund and receive the income from the operation of the Fund and deposit it in the account of the Fund.

- 21) Pay the expense of the Fund as instructed by the Management Company
- 22) To have such other rights, duties and responsibilities as specified in the agreement to appoint the trustee.
- 23) To perform other duties as prescribed by the SEC committee or the Office of the SEC as duties of trustees.
- 24) To be responsible for the damages to the Management Company or any expenses incurred from the mistake or gross-negligence of the Trustee under the Securities and Exchange Act B.E. 2535 (1992), as amended. Such mistake results from the non-compliance and gross-negligence conduct committed by the Trustee or the Trustee's employee, representatives or agent. Such damages shall include the damages from the delay of the Trustee in approving the matters as specified as obligations of the Trustee under the agreement to appoint Trustee or the Fund Scheme.
- 25) To allow the representative of the Management Company or the auditor to inspect the properties of the Fund, documentations and accounts of the Fund which in possession of the Trustee at all time within the business hour of the Trustee and to facilitate the Management Company in proceeding the duty under the relevant agreement and the Fund Scheme and to deliver the documents as instructed by the Management Company to the Unitholders and other person who is eligible to request such documents.
- 26) To be responsible for the damages to the Fund due to the act, omission to act by fraudulent, gross-negligence which is inconsistent with the obligations under the relevant agreement entering with the Management Company.

Conditions for replacement of the Trustee

Management Company as representative of the Fund may replace Trustee upon occurrence of the following events and upon the approval of the Office of the SEC

- 1) When either the Management Company or the Trustee wishes to terminate the Trustee Appointment Agreement by giving written notice of such termination to the other party not less than ninety (90) days prior to the effective date of termination of the Trustee Appointment Agreement.

2) The Management Company or the Trustee fails to perform the duties or responsibilities as prescribed in the Trustee Appointment Agreement. In such event, the Trustee or the Management Company may terminate such agreement by giving prior written notice of such termination to the other party with a period not less than thirty (30) days. In the case where the Trustee fails to perform the obligations under such agreement with or without intention, willful or gross-negligence, the Trustee shall compensate the Fund and the Management Company including other expenses incurred from changing the trustee. In the case where the Management Company fails to perform the obligations under such agreement, with or without intention, willful or gross-negligence, the Management Company shall be responsible for the expenses and compensation for the damages to the Trustee.

3) There is a change in any condition of the Project or an amendment to the Securities Law or any other circumstance causes the Management Company and the Trustee to be unable to agree on the amendment of the Trustee Appointment Agreement to comply with such change or amendment because such change or amendment imposes more duties on the Trustee and the Trustee does not want to accept such duties. In such event, the Trustee shall have the right to terminate the Trustee Appointment Agreement by giving written notice thereof to the Management Company not less than ninety (90) days in advance.

4) The Unitholders of the Fund pass a resolution by a majority vote representing more than half of the total number of Investment Units sold, requesting the replacement of the Trustee. Such request to the Management Company shall be made not less than 90 days.

5) The Trustee lacks any qualification under the notifications of the Office of SEC regarding the qualifications of trustees of mutual funds and the amendments thereto (if any). In such event, the Management Company shall notify the Trustee in writing to make a rectification within fifteen (15) days from the day following the date on which the Management Company is or should reasonably be aware of such disqualification or the date on which such disqualification is discovered from the inspection of the Office of SEC. The Management Company shall also notify such rectification to the Office of SEC within three (3) business days following the date the Trustee completes the rectification.

If the Trustee fails to make the rectification within such prescribed period, the Management Company shall seek permission to replace the Trustee from the Office of SEC within fifteen (15) days from

the day following the expiry date of the rectification period. When permission is obtained from the Office of SEC, the Management Company shall appoint a new Trustee in place of the former Trustee immediately unless otherwise instructed by the Office of SEC.

6) The Trustee unduly discloses information relating to the management of the Fund or any other information relating to the management of the Fund in a manner that causes or may cause damage to the Fund or the Management Company or obtains any benefit for the Trustee itself, or another person enjoys any benefit because of such undue disclosure. In such event, the Management Company may terminate the Trustee Appointment Agreement by giving written notice of not less than fifteen (15) days in advance to the Trustee. The Trustee must be responsible to the Management Company and/or the Fund for any expenses and/or damages including expenses incurred because the Management Company must contact and/or procure another person to perform duties as a new Trustee, or any other expenses which are or might be incurred in connection with the replacement of the Trustee.

7) When any person proposes, or files a petition to the Court or any other relevant authority about the Trustee (a) for the dissolution of the Trustee's business or any other similar purpose; or (b) for the reorganization, composition or relaxation of debt payment, management of properties, liquidation or any other similar request under the current or future laws or under various regulations.

8) When a government authority or agency believes, the Trustee has committed a mistake or gross negligence and gives a notice thereof to the Management Company or makes an announcement to the public.

In all cases, the replacement of the Trustee shall require prior permission of the Office of SEC. Since the Securities and Exchange Act B.E. 2535 provides that the Fund must have a trustee, if the Trustee is discharged from its duties under Clause 13.2 "Conditions for Replacement of Trustee", the Trustee must fully perform the duties of a trustee until the completion of the transfer and delivery of all assets and documents and evidence of the Fund to the new Trustee or as instructed by the Management Company or the Office of SEC, including any other necessary arrangements for the proper and complete transfer and delivery of all assets and documents to the new Trustee within a reasonable time to ensure continuous performance of duties.

In the case of expiration of Trustee Appointment Agreement due to termination by the Trustee, if the Management Company is unable to find new trustee to replace the same Trustee within the expiration date of the Trustee Appointment Agreement, such Trustee shall remain their position as a Trustee until there is a replacement of trustee. If such Trustee will receive the fee in proportion including any other expenses incurred from the operation of Trustee duty until their duty as a Trustee is ceased.

For the cease of being Trustee, the Trustee shall collect and transfer all properties and documentation of the Fund to the new trustee or proceed other duty as advised by the Management Company or the Office of the SEC within 15 business days from the day of cease to be a trustee.

Place of Custody of Assets of the Fund

TMB Bank Public Company Limited

3000 Phaholyothin Road, Chompol Sub-district, Chatuchak District, Bangkok 10900

Tel. 0-2299-1111 Fax: 0-2299-1278

Website: www.tmbbank.com

In the case of change of the Trustee, the Management Company shall keep the properties at the office of the Trustee where the Management Company establishes or the office new trustee.

However, for the assets invested in by the Fund which are real properties, the Management Company shall keep the documents of right in the real properties invested in by the Fund, namely land title deeds or certificates of utilization, agreements on sale of real property, lease agreements or agreements for the transfer of leasehold right in real property as well as insurance policies, at the office of the Trustee of the Fund, except for assets which, by their nature, cannot be kept at the office of the Trustee or where the Management Company and the Trustee agree otherwise.

Auditor

Mr. Pravitt Vivanthananutr	Certified Auditor No. 4917 or
Mr. Terdthong Thepmungkorn	Certified Auditor No. 3787 or
Ms. Chompunut Saetae	Certified Auditor No. 8382 or
Mr. Kraisit Silpamongkolkul	Certified Auditor No. 9429

PV Audit Company Limited

100/19, 14th Floor Vongvanit B Building, Rama 9 Road

Huaykwang District, Bangkok 10310

Tel. 0-2645-0080 Fax. 0-2645-0020

Registrar

Thailand Securities Depositories Co., Ltd.

62 The Stock Exchange of Thailand Building, Ratchadapisek Road, Klongtoey Sub-district,
Klongtoey District, Bangkok 10110

Tel: 0-229-2800 Fax: 0-2359-1259

Penalized and Fined Records

On February 19, 2013, The Office of Securities and Exchange Commission had a letter no. Kor Lor Tor For Khor 298/2556 regarding fining for not comply with the law. Such letter stated that Management Company has breach article 117 and 125 (1) of the Securities and Exchange Act 2535 B.E. as follows

1. During February 27, 2012 to July 17, 2012 Management Company did not perform as per rules, conditions and procedure as specified in the notification of Capital Market Supervisory Board. Management Company did not have proper compliance on investment for the cautious investment management for the best interest of unitholder by not undertaking due diligence before enter into investment.

2. During February 27, 2012 to July 17, 2012 Management Company did not perform as per rules, conditions and procedure as specified in the notification of Capital Market Supervisory Board. Which are (1) did not control and checking on payment of the Fund (2) did not perform the asset annual inspection by preparing invested asset registration properly and correctly (3) did not arrange for Revenue Guarantee Agreement and did not follow and monitor the guarantors to comply with the agreement (4) did not properly disclose information in the Fund Project and Prospectus

Management Company accepted the penalty and fine as per the Committee's resolution in the meeting No 1/2556 dated February 2013 Order No 12/2556.

CORPORATE GOVERNANCE AND COMPLIANCE

Corporate Governance Policy

The Management Company strictly complies with Securities Law, announcements, regulations, rules, order or circular notice as amended or enacted by S.E.C., Capital Market Supervisory Board, office of S.E.C. and the stock exchange.

The Management Company stipulated a variety of policies for Corporate Governance such as report on conflict of interests, policy for fund operation, code of conduct for fund operation

Corporate Social Responsibility

The Management Company strictly complies with Securities Law, announcements, regulations, rules, order or circular notice as amended or enacted by S.E.C., Capital Market Supervisory Board, office of S.E.C. and the stock exchange.

Internal Control and Risk Management

The Management Company strictly complies with Securities Law, announcements, regulations, rules, order or circular notice as amended or enacted by S.E.C., Capital Market Supervisory Board, office of S.E.T. and the stock exchange. Apart from Real Estate Investment Committee, The Management Company also established Compliance and Risk Management Department which is separated from Real Estate Investment Committee and reports directly to the Board of Directors and CIMB Group.

Inter-connected Transactions

Transactions of the Fund with the Management Company and other connected party to the Management Company during the period of January 1, 2015 to December 31, 2015

No.	Name of Connected Party	Relationship with the Fund	Details of Transaction
1	CIMB-Principal Asset Management Co., Ltd.	The Management Company of the Fund	Receiving the management fee from the Fund

The investors can directly verify the transaction with the Management Company. Some parts of public information are shown in the attached Financial Statement of the Fund. Name lists of Management of the Management Company and the Fund can be found at website <http://www.cimb-principal.co.th>

Transactions of the Fund with Trustee and other connected party to the Trustee during the period of January 1, 2015 to December 31, 2015

No.	Name of Connected Party	Relationship with the Fund	Details of Transaction
1	TMB Bank Public Company Limited	Trustee	Receiving the trustee fee from the Fund

Soft Commission Report

There is no soft commission

Sales Commission from order to sell or purchase security

There is no Sales Commission from order to sell or purchase security

Voting guidelines and voting execution

Investors can examine voting guidelines and voting execution in the companies' Shareholders Meeting in the calendar year from website of the Management Company (www.cimb-principal.com)

Section 3

Financial Status and Performance

IMPORTANT FINANCIAL INFORMATION

Summary of Trinity Freehold and Leasehold Property Fund

During the Period of January 1, 2015 to December 31, 2015

Summary of Net Asset Value and Value of Investment Unit as of December 31, 2015

Net Asset Value 736,732,591.54 Baht

No. of Investment Unit 146,434,000 Units

Value per unit 5.0311 Baht

Information regarding borrowing of the Fund as of December 31, 2015

No borrowing by the Fund during the past Accounting Year

Summary of investment in Debt, Deposit or Semi Debt of the Fund

Bonds	Market Value (Baht)*	% NAV
(a) Thai and Foreign Government Bonds		
- Thai Government Bonds	- none -	- none -
- Foreign Government Bond	- none -	- none -
(b) Bonds that Bank or Credit Fancier is issuer, payer, Aval, certified or guarantor	18,389,404.30	2.50
(c) Investment Grade Bonds (investment grade)	- none -	- none -
(d) Under Investment Grade Bonds	- none -	- none -
Upper Limit that Management Company invest in group (d) 15% NAV		
Remarks: *value based on market price including interest receivable		

Details of all Bonds and Rating in Port

Item	Issuer	Insurer/ Guarantor/ Certifier	Due Date	Rating	Principal/ Face Value	Market Value*
Bank Deposit	TMB Bank Public Co., Ltd.	-	-	N/A	18,320,823.41	18,332,958.18
Bank Deposit	CIMB Thai Bank Public Co., Ltd.	-	-	N/A	56,134.84	56,446.12
Remarks: * ¹ Market Value including Interest Receivable						

*Fund Expenses**For the period of January 1, 2015 – December 31, 2015*

Fund's Direct Expenses*	unit : '000 Baht	% of NAV
Fund Management Fee	3,124.76	0.23
Trustee Fee	301.91	0.02
Registrar Fee	586.17	0.04
Legal Fee	949.62	0.07
Appraisal Fee	270.96	0.02
Audit Fee	230.00	0.02
SET Registration Fee - Annual	98.08	0.01
Insurance	123.99	0.01
Common Area Charge	520.00	0.04
Advertisement	229.60	0.02
Printing/Report Postal to Unitholders	322.21	0.02
Other Expenses	376.41	0.03
Total Fee and Expenses**	7,133.71	0.53

Remarks *Fees and expenses include VAT, Specific Business Tax and other Taxes and Duties (if any) already

**Excluding securities agent and other fees related to stocks/securities trade

Appendix 1

Report of certified auditor, Audited Financial Statement

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND
FINANCIAL STATEMENTS AND AUDITOR'S REPORT
FOR THE YEAR ENDED DECEMBER 31, 2015

Auditor's Report

To the Unitholders of Trinity Freehold and Leasehold Property Fund

I was engaged to audit the financial statements of Trinity Freehold and Leasehold Property Fund, which comprise the balance sheet and the details of investments as at December 31, 2015, and the statement of income, statement of changes in net assets, statement of cash flows and significant financial information for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on conducting the audit in accordance with Thai Standards on Auditing. Because of the matters described in the Basis for Disclaimer of Opinion paragraph, however, I was not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

Basis for Disclaimer of Opinion

I was unable to obtain sufficient appropriate audit evidence about the investments in property in the amount of Baht 720 million which have been presented as investments in the balance sheet as at December 31, 2015, due to the Fund disputed with the lessees and the lessees did not deliver the leased property to the Fund. As a result, I could not observe the inspection of the leased property and the Fund was unable to hire the independent appraiser to appraise the investments in property, therefore, the Fund's Manager had appraised the value of the above investments under the scope limitation as discussed in Note 5 to the financial statements and I was unable to satisfy myself by alternative means concerning the above investments. As a result of these matters, I was unable to determine whether any adjustments might have been found necessary in respect of these investments.

Disclaimer of Opinion

Because of the significance of the matters described in the Basis for Disclaimer of Opinion paragraph, I have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, I do not express an opinion on the financial statements of Trinity Freehold and Leasehold Property Fund for the year ended December 31, 2015.

Emphasis of Matters

I draw attention to Notes 9 and 13 to the financial statements, which describes (1) defaulting the rental payment from lessees which the Fund terminated the Lease Agreements and has stopped accruing rental income and other income associated to the Lease Agreements, (2) refusing to pay the money according to the guarantee obligation from the bank, and (3) the uncertainty related to the outcome of the lawsuit filed against the Fund by the Lessees. These factors would raise substantial doubt regarding the ability of the Fund to continue as going concern. My disclaimer of opinion is not relating to this matter.



Prawit Viwanthananut
Certified Public Accountant
Registration Number 4917

PV Audit Co., Ltd.
Bangkok, April 29, 2016

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND

BALANCE SHEET

AS AT DECEMBER 31, 2015

		Baht	
	Note	2015	2014
ASSETS			
Investments at fair value (at cost : Baht 1,384,378,885.25 in 2015 and Baht 1,400,326,058.37 in 2014)	3, 5, 8, 9	720,000,000.00	1,398,947,173.12
Cash at banks	6, 9	18,376,958.25	1,446,704.72
Rental income receivables	3, 9	-	60,469,470.00
Accounts receivable			
from interest	9	12,446.05	55,266.57
from guarantees of income	3, 9	-	13,023,010.15
Other assets	3, 9	363,623.11	1,373,771.06
Total Assets		738,753,027.41	1,475,315,395.62
LIABILITIES			
Accrued expenses	9	2,019,553.87	404,320.69
Other liabilities		882.00	8,195.93
Total Liabilities		2,020,435.87	412,516.62
NET ASSETS		736,732,591.54	1,474,902,879.00
NET ASSETS :			
Capital received from unitholders		1,396,892,800.00	1,396,892,800.00
Retained earnings (deficit)	4	(660,160,208.46)	78,010,079.00
Net Assets		736,732,591.54	1,474,902,879.00
Net asset value per unit		5.0311	10.0721
Total outstanding investment units at the end of year (units)		146,434,000.0000	146,434,000.0000

The accompanying notes are an integral part of these financial statements.

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND

DETAILS OF INVESTMENTS

AS AT DECEMBER 31, 2015

	<u>Cost</u>	<u>Fair Value</u>	<u>Percent of</u>
	(Baht)	(Baht)	<u>Investments</u>
<u>Type of investments</u>			
Investments in property (Note 5)			
Land included building and commercial area with public utility system, furniture, fixtures, and equipment of Glow Trinity Silom Building located at Soi Pipat 2, Silom Road, Bang Rak, Bangkok			
Commercial units with public utility system, furniture, fixtures, and equipment of Trinity Mall 1 at Trinity Complex located at Soi Silom 5, Silom Road, Bang Rak, Bangkok	690,386,085.25	300,000,000.00	41.67
Land included building and commercial area with public utility system, furniture, fixtures, and equipment of Tritip 2 Building located at Soi Pipat 2, Silom Road, Bang Rak, Bangkok			
Leasehold right of five condominium units with public utility system, furniture, fixtures, and equipment of Trinity Mall 3 at Trinity Complex located at Soi Silom 5, Silom Road, Bang Rak, Bangkok	693,992,800.00	420,000,000.00	58.33
Total investments in property		720,000,000.00	100.00
Total investments (at cost : Baht 1,384,378,885.25)		720,000,000.00	100.00

The accompanying notes are an integral part of these financial statements.

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND

DETAILS OF INVESTMENTS

AS AT DECEMBER 31, 2014

Details of investments are classified by type of investments.

	<u>Cost/Principal</u>	<u>Fair Value</u>	<u>Percent of</u>
	(Baht)	(Baht)	Investments
<u>Type of investments</u>			
Investments in property (Note 5)			
Land included building and commercial area with public utility system, furniture, fixtures, and equipment of Glow Trinity Silom Building located at Soi Pipat 2, Silom Road, Bang Rak, Bangkok			
Commercial units with public utility system, furniture, fixtures, and equipment of Trinity Mall 1 at Trinity Complex located at Soi Silom 5, Silom Road, Bang Rak, Bangkok	690,386,085.25	689,000,000.00	49.25
Land included building and commercial area with public utility system, furniture, fixtures, and equipment of Tritip 2 Building located at Soi Pipat 2, Silom Road, Bang Rak, Bangkok			
Leasehold right of five condominium units with public utility system, furniture, fixtures, and equipment of Trinity Mall 3 at Trinity Complex located at Soi Silom 5, Silom Road, Bang Rak, Bangkok	693,992,800.00	694,000,000.00	49.61
Total investments in property		1,383,000,000.00	98.86
Bonds			
Bank of Thailand			
CB15219B (Due 19/02/15)	8,000,000.00	7,978,578.08	0.57
CB15312A (Due 12/03/15)	8,000,000.00	7,968,595.04	0.57
Total bonds		15,947,173.12	1.14
Total investments (at cost : Baht 1,400,326,058.37)		1,398,947,173.12	100.00

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND
STATEMENT OF INCOME
FOR THE YEAR ENDED DECEMBER 31, 2015

	Note	Baht	
		2015	2014
INVESTMENT INCOME	3		
Rental income	9	88,889,324.15	118,819,293.36
Income from guarantees of income	9	1,966,292.53	13,023,010.15
Interest income	9	55,325.50	506,440.84
Other income	9	5,046,960.88	1,249,943.85
Total income		95,957,903.06	133,598,688.20
EXPENSES	3		
Management fee	7, 9	3,124,763.89	3,211,989.84
Trustee fee	7	301,909.55	310,337.17
Registrar fee	7	586,170.65	589,446.64
Professional fee		500,963.72	453,164.20
Amortization of deferred expenses	3	-	920,070.64
Doubtful debts	9	144,226,640.53	-
Other operating expenses		2,619,918.66	1,066,642.95
Total expenses		151,360,367.00	6,551,651.44
Net income (loss) from investments		(55,402,463.94)	127,047,036.76
Net gain (loss) on investments	3		
Net realized gain on investments		766.48	144.42
Net unrealized gain (loss) on investments	5	(663,000,000.00)	1,007,200.00
Total realized and unrealized gain (loss) on investments		(662,999,233.52)	1,007,344.42
Net increase (decrease) in net assets resulting from operations		(718,401,697.46)	128,054,381.18

The accompanying notes are an integral part of these financial statements.

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND
STATEMENT OF CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Baht	
	2015	2014
Increase (decrease) in net assets from operations during the year		
Net investment income (loss)	(55,402,463.94)	127,047,036.76
Net realized gain on investments	766.48	144.42
Net unrealized gain (loss) on investments	(663,000,000.00)	1,007,200.00
Net increase (decrease) in net assets resulting from operations	(718,401,697.46)	128,054,381.18
Distribution to unitholders (Notes 3 and 10)	(19,768,590.00)	(83,028,078.00)
Increase (decrease) in net assets during the year	(738,170,287.46)	45,026,303.18
Net assets at the beginning of the year	1,474,902,879.00	1,429,876,575.82
Net assets at the end of the year	736,732,591.54	1,474,902,879.00

	Units	
<u>Changes in investment units</u>		
Investment units at the beginning of the year	146,434,000.0000	146,434,000.0000
Investment units at the end of the year	146,434,000.0000	146,434,000.0000

The accompanying notes are an integral part of these financial statements.

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2015

	Baht	
	2015	2014
Cash flows from operating activities		
Increase (decrease) in net assets from operations	(718,401,697.46)	128,054,381.18
Adjustments to reconcile net increase (decrease) in net assets from operations to net cash provided by (used in) operating activities		
Doubtful debts	144,226,640.53	-
Amortization of deferred expenses	-	920,070.64
Purchases of investments in securities	-	(194,400,787.84)
Sales of investments in securities	15,978,014.56	213,055,651.60
Amortization of discount on debt instruments	(30,074.96)	(101,892.46)
Increase in rental income receivables	(62,470,994.80)	(50,039,895.00)
Decrease in receivables from interest	42,820.52	180,218.87
Increase in receivables from guarantees of income	(1,966,292.53)	(10,699,975.15)
Increase in other assets	(5,286,725.10)	(1,249,656.16)
Increase (decrease) in accrued expenses	1,615,233.18	(40,709.60)
Decrease in other liabilities	(7,313.93)	(1,661,324.39)
Net realized gain on investments	(766.48)	(144.42)
Net unrealized (gain) loss on investments	663,000,000.00	(1,007,200.00)
Net cash provided by operating activities	36,698,843.53	83,008,737.27
Cash flows from financing activities		
Distribution to unitholders	(19,768,590.00)	(83,028,078.00)
Net cash used in financing activities	(19,768,590.00)	(83,028,078.00)
Net increase (decrease) in cash at banks	16,930,253.53	(19,340.73)
Cash at banks at the beginning of the year	1,446,704.72	1,466,045.45
Cash at banks at the end of the year	18,376,958.25	1,446,704.72

The accompanying notes are an integral part of these financial statements.

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND
SIGNIFICANT FINANCIAL INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2015

	Baht				
	2015	2014	2013	2012	2011****
Information on results from operation (per unit)					
Investment units initially offered	-	-	-	-	10.0000
Net asset value at the beginning of the year	10,0721	9,7646	10,1043	11,4062	-
Income (loss) from investing activities					
Net investments income (loss) *	(0.3783)	0.8676	0.7775	0.7881	0.6569
Net unrealized gain (loss) on investments **	(4.5277)	0.0069	(0.3569)	(1.3355)	1.2033
Total income (loss) from investing activities	(4.9060)	0.8745	0.4206	(0.5474)	1.8602
<u>Less</u> Decreasing of the Fund's registered capital	-	-	-	(0.1000)	-
<u>Less</u> Distribution to unitholders (Note 10)	(0.1350)	(0.5670)	(0.7603)	(0.6545)	(0.4540)
Net asset value at the end of the year	5.0311	10.0721	9.7646	10.1043	11.4062
Ratio of net profit (loss) from investments to average net asset value during the year (%)	(52.89)	8.84	8.54	(4.98)	13.33
Significant financial ratio and additional information					
Net asset value at the end of the year (Thousand Baht)	736,733	1,474,903	1,429,877	717,410	809,843
Ratio of total expenses to average net asset value during the year (%)	11.14	0.45	1.01	1.42	1.29
Ratio of total investment income to average net asset value during the year (%)	7.06	9.22	8.87	8.59	7.52
Ratio of weighted average investment turnover to average net asset value during the year (%) ***	-	0.07	67.08	22.21	90.77

Supplemental information

* Based on average investment units outstanding throughout each year.

** The amounts reported may not accord with the change in aggregate gains and losses in securities during the year because of the timing of sales and purchases investment units in relation to fluctuating market values during the year.

*** This is not included cash at bank and investment in promissory notes and trading investments should be the independent trading transactions which are not included repurchase agreements or resale agreements.

**** Significant financial information for the period 2011 was not comparable with other years due to the accounting period was shorter than one year.

TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2015

1. NATURE OF TRINITY FREEHOLD AND LEASEHOLD PROPERTY FUND

Trinity Freehold and Leasehold Property Fund (“the Fund”) is a close-ended property fund with no maturity date. The Fund was approved by the Office of the Securities and Exchange Commission (“SEC”) on February 23, 2011. At present, the registered value of investment units is Baht 1,396.89 million (divided into 71 million investment units at Baht 9.90 each and 75.43 million investment units at Baht 9.20 each). CIMB-Principal Asset Management Company Limited (“the Management Company”) served as the Fund’s Manager (Formerly Finansia Asset Management Limited serves as the Fund’s Manager until August 31, 2015) and Thailand Securities Depository Company Limited serves as the Investment Unit Registrar. TMB Bank Public Company Limited serves as the Fund’s Trustee (Formerly: CIMB Thai Bank Public Company Limited serves as the Fund’s Trustee until January 21, 2015).

The Fund has objective to mobilize fund from sale of investment units to purchase or lease immovable property and make beneficially from such property.

The Fund has a policy to pay dividend with the procedures as specified in the prospectus.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The financial statements of the Fund are prepared in accordance with Thai Financial Reporting Standards (“TFRS”) including related interpretations promulgated by the Federation of Accounting Professions (“FAP”) in conformity with generally accepted accounting principles in Thailand. In addition, the financial statements have been prepared in accordance with Thai Accounting Standard No. 106 “Accounting for Investment Companies”.

The financial statements of the Fund have been prepared in the Thai language and expressed in Thai Baht. Such financial statements have been prepared for domestic reporting purposes. For the convenience of the readers not conversant with the Thai language, an English version of the financial statements has been provided by translating from the Thai version of the financial statements.

Adoption of New Thai Financial Reporting Standards

FAP has issued Notifications, mandating the use of new and revised Conceptual Framework for Financial Reporting (revised 2015), Thai Accounting Standards (“TAS”), TFRS, Thai Standard Interpretations (“TSIC”), Thai Financial Reporting Interpretations (“TFRIC”) and accounting guidance (“AG”) as follows:

- a) Conceptual Framework for Financial Reporting (revised 2015) which is immediately effective for the year 2015.
- b) TAS, TFRS, TSIC and TFRIC which are effective for the financial statements for the period beginning on or after January 1, 2015 as follows:

<u>TAS/TFRS/TSIC/TFRIC</u>	<u>Topic</u>
TAS 1 (revised 2014)	Presentation of Financial Statements
TAS 2 (revised 2014)	Inventories
TAS 7 (revised 2014)	Statement of Cash Flows
TAS 8 (revised 2014)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2014)	Events after the Reporting Period
TAS 11 (revised 2014)	Construction Contracts
TAS 12 (revised 2014)	Income Taxes
TAS 16 (revised 2014)	Property, Plant and Equipment
TAS 17 (revised 2014)	Leases
TAS 18 (revised 2014)	Revenue
TAS 19 (revised 2014)	Employee Benefits
TAS 20 (revised 2014)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2014)	The Effects of Changes in Foreign Exchange Rates
TAS 23 (revised 2014)	Borrowing Costs
TAS 24 (revised 2014)	Related Party Disclosures
TAS 26 (revised 2014)	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2014)	Separate Financial Statements
TAS 28 (revised 2014)	Investments in Associates and Joint Ventures
TAS 29 (revised 2014)	Financial Reporting in Hyperinflationary Economies
TAS 33 (revised 2014)	Earnings per Share
TAS 34 (revised 2014)	Interim Financial Reporting
TAS 36 (revised 2014)	Impairment of Assets
TAS 37 (revised 2014)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2014)	Intangible Assets
TAS 40 (revised 2014)	Investment Property
TFRS 2 (revised 2014)	Share-based Payment
TFRS 3 (revised 2014)	Business Combinations
TFRS 5 (revised 2014)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6 (revised 2014)	Exploration for and Evaluation of Mineral Resources
TFRS 8 (revised 2014)	Operating Segments
TFRS 10	Consolidated Financial Statements
TFRS 11	Joint Arrangements
TFRS 12	Disclosure of Interests in Other Entities

<u>TAS/IFRS/TSIC/IFRIC</u>	<u>Topic</u>
TFRS 13	Fair Value Measurement
TSIC 10 (revised 2014)	Government Assistance - No specific Relation to Operating Activities
TSIC 15 (revised 2014)	Operating Leases-Incentives
TSIC 25 (revised 2014)	Income Taxes-Changes in the Tax Status of an Entity or its Shareholders
TSIC 27 (revised 2014)	Evaluating the Substance of Transactions Involving the Legal Form of a Lease
TSIC 29 (revised 2014)	Service Concession Arrangements : Disclosures
TSIC 31 (revised 2014)	Revenue - Barter Transactions Involving Advertising Services
TSIC 32 (revised 2014)	Intangible Assets-Web Site Costs
TFRIC 1 (revised 2014)	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4 (revised 2014)	Determining whether an Arrangement contains a Lease
TFRIC 5 (revised 2014)	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Fund
TFRIC 7 (revised 2014)	Applying the Restatement Approach under TAS 29 (revised 2014) Financial Reporting in Hyperinflationary Economies
TFRIC 10 (revised 2014)	Interim Financial Reporting and Impairment
TFRIC 12 (revised 2014)	Service Concession Arrangements
TFRIC 13 (revised 2014)	Customer Loyalty Programmes
TFRIC 14	TAS 19 (revised 2014) - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TFRIC 15 (revised 2014)	Agreements for the Construction of Real Estate
TFRIC 17 (revised 2014)	Distributions of Non-cash Assets to Owners
TFRIC 18 (revised 2014)	Transfers of Assets from Customers
TFRIC 20	Stripping Costs in the Production Phase of a Surface Mine

New and revised Thai Financial Reporting Standards not yet effective

The Fund has not yet adopted the new and revised Thai Financial Reporting Standards as follows:

TAS, TFRS, TSIC, TFRIC and AG which are effective for the financial statements for the period beginning on or after January 1, 2016 as follows:

<u>TAS/IFRS/TSIC/IFRIC/AG</u>	<u>Topic</u>
TAS 1 (revised 2015)	Presentation of Financial Statements
TAS 2 (revised 2015)	Inventories

<u>TAS/TFRS/TSIC/TFRIC/AG</u>	<u>Topic</u>
TAS 7 (revised 2015)	Statement of Cash Flows
TAS 8 (revised 2015)	Accounting Policies, Changes in Accounting Estimates and Errors
TAS 10 (revised 2015)	Events after the Reporting Period
TAS 11 (revised 2015)	Construction Contracts
TAS 12 (revised 2015)	Income Taxes
TAS 16 (revised 2015)	Property, Plant and Equipment
TAS 17 (revised 2015)	Leases
TAS 18 (revised 2015)	Revenue
TAS 19 (revised 2015)	Employee Benefits
TAS 20 (revised 2015)	Accounting for Government Grants and Disclosure of Government Assistance
TAS 21 (revised 2015)	The Effects of Changes in Foreign Exchange Rates
TAS 23 (revised 2015)	Borrowing Costs
TAS 24 (revised 2015)	Related Party Disclosures
TAS 26 (revised 2015)	Accounting and Reporting by Retirement Benefit Plans
TAS 27 (revised 2015)	Separate Financial Statements
TAS 28 (revised 2015)	Investments in Associates and Joint Ventures
TAS 29 (revised 2015)	Financial Reporting in Hyperinflationary Economies
TAS 33 (revised 2015)	Earnings per Share
TAS 34 (revised 2015)	Interim Financial Reporting
TAS 36 (revised 2015)	Impairment of Asset
TAS 37 (revised 2015)	Provisions, Contingent Liabilities and Contingent Assets
TAS 38 (revised 2015)	Intangible Assets
TAS 40 (revised 2015)	Investment Property
TAS 41	Agriculture
TFRS 2 (revised 2015)	Share-based Payment
TFRS 3 (revised 2015)	Business Combinations
TFRS 4 (revised 2015)	Insurance Contracts
TFRS 5 (revised 2015)	Non-current Assets Held for Sale and Discontinued Operations
TFRS 6 (revised 2015)	Exploration for and Evaluation of Mineral Resources
TFRS 8 (revised 2015)	Operating Segments
TFRS 10 (revised 2015)	Consolidated Financial Statements
TFRS 11 (revised 2015)	Joint Arrangements

<u>TAS/TFRS/TSIC/TFRIC/AG</u>	<u>Topic</u>
TFRS 12 (revised 2015)	Disclosure of Interests in Other Entities
TFRS 13 (revised 2015)	Fair Value Measurement
TSIC 10 (revised 2015)	Government Assistance - No specific Relation to Operating Activities
TSIC 15 (revised 2015)	Operating Leases-Incentives
TSIC 25 (revised 2015)	Income Taxes-Changes in the Tax Status of an Entity or its Shareholders
TSIC 27 (revised 2015)	Evaluating the Substance of Transactions Involving the Legal Form of a Lease
TSIC 29 (revised 2015)	Service Concession Arrangements : Disclosures
TSIC 31 (revised 2015)	Revenue - Barter Transactions Involving Advertising Services
TSIC 32 (revised 2015)	Intangible Assets-Web Site Costs
TFRIC 1 (revised 2015)	Changes in Existing Decommissioning, Restoration and Similar Liabilities
TFRIC 4 (revised 2015)	Determining whether an Arrangement contains a Lease
TFRIC 5 (revised 2015)	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds
TFRIC 7 (revised 2015)	Applying the Restatement Approach under TAS 29 (revised 2015) Financial Reporting in Hyperinflationary Economies
TFRIC 10 (revised 2015)	Interim Financial Reporting and Impairment
TFRIC 12 (revised 2015)	Service Concession Arrangements
TFRIC 13 (revised 2015)	Customer Loyalty Programmes
TFRIC 14 (revised 2015)	TAS 19 (revised 2015) - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction
TFRIC 15 (revised 2015)	Agreements for the Construction of Real Estate
TFRIC 17 (revised 2015)	Distributions of Non-cash Assets to Owners
TFRIC 18 (revised 2015)	Transfers of Assets from Customers
TFRIC 20 (revised 2015)	Stripping Costs in the Production Phase of a Surface Mine
TFRIC 21	Levies

Accounting guidance for the measurement and recognition of bearer plants

The management of the Fund has assessed the effects of these Conceptual Framework for Financial Reporting (revised 2015), TAS, TFRS, TSIC, TFRIC and AG and believes that they will not have any significant impact on the financial statements for the year in which they are initially applied.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Distributions of income

Decreases in retained earnings are recognized on the notifying date of dividend payment declaration.

Investment measurement

Investments are recognized as assets with the cost of investment at the date on which the Fund has the right on investments. The costs of investments are comprised with the purchase price and all direct expenses which the Fund paid to get those investments.

- Investment in property is stated at fair value based upon valuation of an independent appraiser every 2 years and will conduct a review of appraisal every year after the date of the latest appraisal.
- As at December 31, 2015, investment in property is stated at fair value based upon valuation of the Fund's Manager.
- Debt instruments are presented at fair value, using the sale price or the yield rate from the Thai Bond Market Association on the date of investment measurement.
- The Fund used the amortized cost method to determine the fair value of debt instruments due within 90 days since the date of investment without any term for renewal when the fair value of the debt instruments is not significantly different from the amortized cost.

Net unrealized gains or losses arising from the revaluation of investments at fair value is reflected in the statement of income on the measurement date.

The weighted average method is used to determine the cost of each security at the time of sales.

Revenues and expenses recognition

Revenues recognition of rental income

Rental income under operating leases is recognized in the statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income. Contingent rentals are recognized as statement of income in the accounting period in which they are earned.

Income from guarantees of income is recognized on an accrual basis.

Interest income is recognized as interest accrues, based on the effective rate method.

Other income and expenses are recognized on an accrual basis.

The premium (discount) on debt instruments is amortized by the effective rate method. The amortized amount is presented as an adjustment of the interest income.

Gain or loss on trading of securities is recorded as revenues or expenses on trade date.

Allowance for doubtful debts

The Management Company considers an allowance for doubtful debts to reflect impairment of account receivable relating to estimated losses resulting from the inability of customers to make required payments. The allowance for doubtful debts is significantly impacted by the Management Company's assessment of future cash flows, such assessment being based on consideration of historical collection experience, known and identified instances of default and consideration of market trends.

Deferred expenses

Deferred expenses represent expenses from the issuing investment units and are amortized on the straight-line basis over the period of 3 years.

Use of accounting estimates

Preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and disclosure of contingent assets and liabilities. Actual results may differ from those estimates.

4. RETAINED EARNINGS AT THE BEGINNING OF THE YEAR

	Baht	
	2015	2014
Accumulated net income from investments (accumulated since Feb. 23, 2011)	79,388,328.39	35,369,369.63
Accumulated net realized gain on investments (accumulated since Feb. 23, 2011)	635.86	491.44
Accumulated net unrealized loss on investments (accumulated since Feb. 23, 2011)	(1,378,885.25)	(2,386,085.25)
Retained earnings at the beginning of the year	78,010,079.00	32,983,775.82

5. INVESTMENTS IN PROPERTY

a) In the year 2013, the Fund entered into sale and purchase agreement of land and building of Tritip 2 Building and leasehold right of condominium of Trinity Mall 3 included furniture, fixtures, and equipment, utility system and other assets in the amount of Baht 694.00 million as follows:

1. The Fund purchased land included building and other assets from Mrs.Vina Churdboonchart in the amount of Baht 441.00 million with details as follows:

- Land included building of Tritip 2 (Glow studio) with public utility system, furniture, related fixtures and equipment in the amount of Baht 422.50 million.
- Furniture, related fixtures and equipment of Tritip 2 Building in the amount of Baht 18.50 million.

2. The Fund entered into the lease agreement for condominium in the Trinity Mall 3 for the period of 30 years in the amount of Baht 251.30 million with details as follows:
 - Condominium unit of room no.425 in the Trinity Complex Building from Trinity Assets Company Limited in the amount of Baht 63.48 million.
 - Condominium 4 units of room no.425/1, 425/2, 425/3 and 425/4, in the Trinity Complex Building from Tritip Complex Company Limited in the amount of Baht 187.82 million.
3. The Fund purchased furniture, fixtures, equipment systems and other assets of condominium units of Trinity Mall 3 in the amount of Baht 1.70 million as follows:
 - Purchased from Trinity Assets Company Limited in the amount of Baht 0.40 million.
 - Purchased from Tritip Complex Company Limited in the amount of Baht 1.30 million.
- b) In the year 2011, the Fund purchased land, property and other assets from Trinity Assets Company Limited in the amount of Baht 689.40 million which have detail as follows:
 - Land included building and commercial area of Glow Trinity Silom Building with public utility system, furniture, fixtures and equipment in the amount of Baht 565.40 million.
 - Right in condominium units in Trinity Complex which are comprising Plaza with public utilities system, related fixtures and equipment in the amount of Baht 124.00 million.

During the year 2015, the lessees defaulted the Lease agreements and the Fund terminated the Lease agreements (see Note 9), that made the future income of the Fund different from the previous estimated. As a result, that is impact to the fair value of investments in property as at December, 31 2015. Since the lessees did not deliver the assets to the Fund for operating and the Fund filed the lawsuit against the lessees (see Note 13), the Fund was unable to hire the appraiser to appraise the investments in property as normal. Hence the Fund's Manager has re-appraised the value of investments in property as at December 31, 2015 with on the Best Effort basis by using Discounted Cash Flow Method (Income Approach) at property level. Due to the investments in property are on the dispute, therefore the Fund's Manager opined that Forced Sale Value would be the appropriated value by using discount rate of the appraised value. The details were as following:

	Income Approach	Estimated Discount	Forced Sale
	Method	Rate	Value
<u>Assets</u>	(Baht)	(Percentage)	(Baht)
Glow Trinity Silom Hotel	216,000,000.00	40	130,000,000.00
Retail Space (Trinity Complex Building and Glow Trinity Silom Building)	230,000,000.00	25	170,000,000.00
Glow Studio Serviced Apartment	198,000,000.00	35	130,000,000.00
Retail Space (Trithip Building 2, Villa Market and Trithip Building 3)	409,000,000.00	30	290,000,000.00
Total	1,053,000,000.00		720,000,000.00

Limitation on appraised

Fund's Manager has appraised the value of investments in property with the scope limitation as following:

1. Fund's Manager is not the authorized independent appraiser.
2. Fund's Manager cannot inspect the leased property and has not yet received the performance report and related information due to the limitation on a dispute.
3. Appraisal value by the Fund's Manager may be change or different from the appraisal value which appraise by the independent appraiser no matter they can inspect the leased property or receive all information.
4. The assumption reference to the previous appraisal report adjusted by Fund's Manager opinion.
 - a. Initial investments in property appraised by S.L. Standard Appraisal Company Limited (SL Standard) as at August 28, 2015.
 - b. The investments in property from the first increasing capital appraised by C.I.T Appraisal Co., Ltd (CIT) as at March 2, 2015.
5. Due to the investments in property are on the dispute, it is difficult to appraise the fair value. Therefore, the Fund's Manager opined that Forced Sale Value would be the appropriated value.

Assumptions

The method used to appraise the property was Income Approach at Property Level adjusted to Forced Sale Value. There are four parts of properties divided by timing of investments and the type of exploitation.

- (1) The initial investments in property consists of :

- (a) Glow Trinity Silom Hotel and
- (b) Retail Space (Trinity Complex Building and Glow Trinity Silom Building)

- (2) The investments in property from the first increasing capital consists of:

- (a) Glow Studio Serviced Apartment and
- (b) Retail Space (Trithip Building 2, Villa Market and Trithip Building 3)

The details of each part are as following:

1. Glow Trinity Silom Hotel

<u>Description</u>	<u>Assumption</u>	<u>Previous Appraisal</u> <u>SL Standard</u>	<u>Remark</u>
Room Rate (Baht/Night)	1,323.51	1,500	Adjusted according to the historical average room rate
Growth rate (% p.a.)	3.00	4.00	
Occupancy rate started (%)	80.87	70.00	Adjusted according to market info by TAT- second hotel group
Growth rate (%)	2.00 not over 88.00	3.00 not over 75.00	Growth rate per year, not exceeding the limited of occupancy
Fixed management fee (%)	5.00	2.00	Of total incomes
Variable management fee (%)	10.00	6.00	Of gross profit
Discount rate (% p.a.)	9.00	9.00	Discount rate
Capitalization rate (% p.a.)	9.00	8.00	Capitalization rate
Forced Sale Value Discount Rate (%)	40.00	-	Forced Sale Value

2. Retail Space (Trinity Complex Building and Glow Trinity Silom Building)

<u>Description</u>	<u>Assumption</u>	<u>Previous Appraisal</u> <u>SL Standard</u>	<u>Remark</u>
Average rental rates (Baht/Sqm/Month)	2,200.00	2,300	
Growth rate (% p.a.)	3.00	12.00 every 3 years	
Occupancy rate started (%)	80.00	80.00	
Growth rate (%)	5.00 not over 95.00	5.00 not over 97.00	Growth rate per year, not exceeding the limited of occupancy
Management fee (%)	3.00	2.00	Of total incomes with 3% p.a. growth
Common area fee (Baht/Sqm/Month)	110.00	95.00	With 3% p.a.growth
Discount rate (% p.a.)	8.00	9.00	Discount rate
Capitalization rate (% p.a.)	8.00	8.00	Capitalization rate
Forced Sale Value Discount Rate (%)	25.00	-	Forced Sale Value

3. Glow Studio Serviced Apartment

<u>Description</u>	<u>Assumption</u>	<u>Previous Appraisal</u>	<u>Remark</u>
		<u>CIT</u>	
Average rental rates (Baht/Sqm/Month)	1,350	1,388	Previous Appraisal is on Baht/Room/Month adjusted to Baht/Sqm/Month
Growth rate (% p.a.)	3.00	3.00	
Occupancy rate started (%)	75.00	70.00	Adjusted according to market info by TAT- second hotel group
Growth rate (% p.a.)	3.00 not over 88 %	5.00 not over 80 %	
	Occupancy rate	Occupancy rate	
Fixed Management fee (%)	5.00	2.00	Of total incomes
		(0.25 % Basic Fee + 1.75% Royalty Fee)	
Variable management fee (%)	10.00	7.00	Of net profit
Discount rate (% p.a.)	9.00	9.00	Discount rate
Capitalization rate (% p.a.)	9.00	6.00	Capitalization rate
Forced Sale Value Discount Rate (%)	35.00	-	Forced Sale Value

4. Retail Space (Trithip Building 2, Villa Market and Trithip Building 3)

<u>Description</u>	<u>Assumption</u>	<u>Previous Appraisal</u> <u>CIT</u>	<u>Remark</u>
Average rental rates (Baht/Sqm/Month)			
Trithip 2 / Villa Market / Trithip3	2,200 / 2,200 / 2,200	2,100 / 2,633 / 3,000	
Growth rate (% p.a.)	3.00 / 3.00 / 3.00	2.50 every 2 years /	
Trithip 2 / Villa Market / Trithip 3		6.00 every year / 10.00 every 2 years	
Occupancy rate started (%)	80.00 / 100.00/ 80.00	95.00/ 100.00/ 95.00	Without growth
Discount rate (% p.a.)			Trithip3,
Trithip 2 / Villa Market / Trithip 3	12.00	9.00 / 9.00 11.50	Used the summarized of 27 years cash flow of the remaining leasehold.
Capitalization rate (% p.a.)			Trithip3,
Trithip 2 / Villa Market / Trithip 3	9.00 / 9.00 / -	6.50 / 6.50 / -	Used the summarized of 27 years cash flow of the remaining leasehold.
Forced Sale Value Discount Rate (%)	30.00	-	Forced Sale Value

However, during the year 2015, the Fund provided the independent appraisal companies to appraise assets as follows:

- S.L. Standard Appraisal Company Limited, to appraise the value of investments in property. According to the appraisal report dated September 15, 2015 stated that the method used to appraise the property was Discounted Cash Flow Method (Income Approach). The fair values of the property were summarized as follows:

<u>Assets</u>	<u>Appraisal Date</u>	<u>Appraisal Value (Baht)</u>
Glow Trinity Silom Building and two condominium units	August 28, 2015	661,000,000.00

- C.I.T. Appraisal Company Limited, to appraise the value of investments in property. According to the appraisal report dated June 19, 2015 stated that the method used to appraise the property was Discounted Cash Flow Method (Income Approach). The fair values of the property were summarized as follows:

<u>Assets</u>	<u>Appraisal Date</u>	<u>Appraisal Value (Baht)</u>
Trithip 2 Building and Leasehold right of five condominium units	March 2, 2015	662,950,000.00

Thus, the Fund recorded unrealized loss on investments in the statement of income for the year ended December 31, 2015 in the amount of Baht 663 million.

During the year 2014, the Fund provided the independent appraisal companies to appraise assets as follows:

- C.I.T. Appraisal Company Limited, to appraise the value of investments in property. According to the appraisal report dated September 22, 2014 stated that the method used to appraise the property was Discounted Cash Flow Method (Income Approach). The fair values of the property were summarized as follows:

<u>Assets</u>	<u>Appraisal Date</u>	<u>Appraisal Value (Baht)</u>
Glow Trinity Silom Building and two condominium units	August 29, 2014	689,000,000.00

- T.A. Management Corporation (1999) Company Limited, to appraise the value of investments in property. According to the appraisal report dated March 26, 2014 stated that the method used to appraise the property was Discounted Cash Flow Method (Income Approach). The fair values of the property were summarized as follows:

<u>Assets</u>	<u>Appraisal Date</u>	<u>Appraisal Value (Baht)</u>
Tritip 2 Building	March 3, 2014	428,800,000.00
Leasehold right of five condominium units	March 3, 2014	265,200,000.00

Thus, the Fund recorded unrealized gain on investments in the statement of income for the year ended December 31, 2014 in the amount of Baht 1.01 million.

6. CASH AT BANKS

As at December 31, 2015 and 2014 cash at banks consisted of:

<u>Bank</u>	<u>Baht</u>		<u>Interest rate (%)</u>	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
TMB Bank Plc.	18,320,823.41	-	0.125	-
CIMB Thai Bank Plc.	56,136.84	1,446,704.72	1.50	1.50
Total cash at banks	18,376,958.25	1,446,704.72		

7. MANAGEMENT, TRUSTEE AND REGISTRAR FEES

The management fee, trustee fee and registrar fee are summarized as follows:

<u>Expenses</u>	<u>Percentage</u>
Management fee	Not over 0.40 percent per annum of the Fund's net assets
Trustee fee	Not over 0.50 percent per annum of the Fund's net assets
Registrar fee	Not over 0.50 percent per annum of the Fund's net assets

8. INVESTMENT TRADING INFORMATION

The Fund had investment trading transactions for the year ended December 31, 2015 excluding investments in promissory notes, amounted of Baht 15.98 million (year 2014: Baht 91.76 million) which is 1.18 percent (year 2014: 6.33 percent) of the average net asset value during the year.

9. RELATED PARTY TRANSACTIONS

During the year, the Fund had significant business transactions with the Management Company and other enterprises, which have the same shareholders and/or director as the Management Company and the Fund. Such transactions for the years ended at December 31, 2015 and 2014 were summarized as follows:

Related Companies	Baht		Pricing Policy
	2015	2014	
CIMB-Principal Asset Management Company			
Management fee	993,438.77	-	The basis stated in the prospectus
CIMB Thai Bank Public Company Limited			
Interest income	5,155.90	-	Market price
Finansa Asset Management Limited			
Management fee	2,131,325.12	3,211,989.84	The basis stated in the prospectus
Trinity Assets Company Limited			
Income from guarantees of income	1,966,292.53	13,023,010.15	As specified in the agreement
Doubtful debts	14,989,302.68	-	Fully provided
Trinity at Silom Company Limited			
Rental income	38,680,797.90	61,868,837.00	As specified in the agreement
Other income	3,052,086.67	716,327.22	As specified in the agreement
Doubtful debts	73,076,868.79	-	Fully provided
Silomall Company Limited			
Rental income	50,208,526.25	56,950,456.00	As specified in the agreement
Other income	1,994,861.18	533,597.98	As specified in the agreement
Doubtful debts	56,160,469.06	-	Fully provided

As at December 31, 2015 and 2014, the Fund had the significant outstanding balances with the related companies as follows:

<u>Related Companies</u>	<u>Baht</u>	
	<u>2015</u>	<u>2014</u>
CIMB-Principal Asset Management Company		
Accrued management fee	993,438.77	-

<u>Related Companies</u>	<u>Baht</u>	
	<u>2015</u>	<u>2014</u>
CIMB Thai Bank Public Company Limited		
Cash at bank	56,136.84	-
Accrued interest receivable	311.28	-
Finansa Asset Management Limited		
Accrued management fee	777,600.29	277,508.30
Trinity at Silom Company Limited		
Rental income receivables	69,308,454.90	38,123,352.00
Other assets	3,768,413.89	716,327.22
Allowance for doubtful debts	73,076,868.79	-
Silomall Company Limited		
Rental income receivables	53,632,009.90	22,346,118.00
Other assets	2,528,459.16	533,597.98
Allowance for doubtful debts	56,160,469.06	-
Trinity Assets Company Limited		
Account receivables from guarantees of income	14,989,302.68	13,023,010.15
Allowance for doubtful debts	14,989,302.68	-

Nature of relationship

<u>Name</u>	<u>Country</u>	<u>Relation</u>	<u>Type of relation</u>
CIMB-Principal Asset Management Company	Thailand	Related Company	Management Company since September 1, 2015
CIMB Thai Bank Public Company Limited	Thailand	Related Company	Common shareholders with the Management Company
Finansa Asset Management Limited	Thailand	Related Company	Management Company until August 31, 2015
Trinity Assets Company Limited	Thailand	Related Company	Major unitholder
Trinity at Silom Company Limited	Thailand	Related Company	Group Company of Trinity Assets Company Limited
Silomall Company Limited	Thailand	Related Company	Group Company of Trinity Assets Company Limited
Tritip Complex Company Limited	Thailand	Related Company	Group Company of Trinity Assets Company Limited

Significant Agreements

Rental Income

- 1) On August 27, 2013, the Fund entered into lease agreement for land and building of Tritip 2 Building, included furniture, fixtures and equipment with Trinity at Silom Company Limited for the period of 3 years. Afterwards, the Fund can renew the term for successive period of 3 years each. A fixed annual rental charge as follows.

<u>Year</u>	<u>Baht</u>
1	23,000,000.00
2	25,000,000.00
3	26,000,000.00
4	27,300,000.00 (In case of renewal)

- 2) On August 27, 2013, the Fund entered into lease agreement for condominium units of the Trinity Mall 3 and commercial area of Tritip 2 Building, and public utility system, furniture, fixtures and equipment with Silomall Company Limited for the period of 3 years. Afterwards, the Fund can renew the term for successive period of 3 years each. A fixed annual rental charge as follows.

<u>Year</u>	<u>Baht</u>
1	40,200,000.00
2	40,200,000.00
3	40,600,000.00
4	42,630,000.00 (In case of renewal)

- 3) On February 24, 2011, the Fund entered into lease agreement for land and building of Glow Trinity Silom Building included public utility system, furniture, fixtures and equipment with Trinity at Silom Company Limited to operate of Serviced Apartment Project or hotel in case of obtaining a hotel operation license for the period of 3 years. Afterwards, the Fund can renew the term for successive period of 3 years each. Rental fee is divided into two portions: fixed rentals and variable rentals which are summarized as follows:

- Rental income formulas by fixed rentals

The fixed rate of rental payment in the amount of Baht 37,345,597.00 per year (except for the first and last years that will be calculated proportionately from the commencement date to December 31 of such year).

- Rental income formulas by variable rentals

Variable Rent shall be calculated at 80% of operating revenue deduct fixed rent, operating costs, and other expenses of Glow Trinity Silom Building.

On February 24, 2014, the Fund renewed the above lease agreement for land and building for the period of 1 year with the same term of agreement.

For the years ended December 31, 2015 and 2014, the Fund had not received variable rentals income.

- 4) On February 24, 2011, the Fund entered into lease agreement for Commercial units included public utility system, furniture, fixtures and equipment of Trinity Complex Building with Silomall Company Limited to operate of Plaza for the period of 3 years. Afterwards, the Fund can renew the term for successive period of 3 years each at rate of fixed rental payment in the amount of Baht 16,000,000.00 per year.

On February 24, 2014, the Fund renewed the above lease agreement for Commercial units for the period of 1 year. Rental fee is charged in the amount of Baht 16,800,000.00 per year. In the case of renewal, the parties agree that the rental fee will be increase not less than 5 percent in every 2 years.

Income from guarantees of income

- 1) Income from guarantees of income represents the guarantee of minimum rental income from Trinity Assets Company Limited for the period of 4 years since the Fund received ownership in asset (1st Capital increase) according to the undertaking agreement dated August 27, 2013 which concluded as follows:

Year	Baht
1	63,200,000.00
2	65,200,000.00
3	66,600,000.00
4	69,930,000.00 (In case of renewal)

- 2) Income from guarantees of income represents the guarantee of minimum rental income from Trinity Assets Company Limited for the period of 4 years since the Fund received ownership in asset according to the undertaking agreement dated February 24, 2011 which concluded as follows:

Year	Baht
1	65,700,000.00
2	66,700,000.00
3	67,100,000.00
4	67,100,000.00 (In case of renewal)

Bank guarantees for the minimum income

- 1) Trinity Assets Company Limited has arranged to have a bank guarantee as collateral in order to guarantee a minimum income (1st Capital increase) according to the undertaking agreement dated August 27, 2013, were summarized as follows:

No.	Guarantee	Baht
1	Year 1	63,200,000.00
2	Year 2	65,200,000.00
3	Year 3	66,600,000.00
4	Year 4	69,930,000.00 (In case of renewal)

- 2) Trinity Assets Company Limited has arranged to have a bank guarantee as collateral in order to guarantee a minimum income according to the undertaking agreement dated February 24, 2011, were summarized as follows:

No.	Guarantee Year	Baht
1	Year 1 - 4	65,700,000.00
2	Year 2 - 4	1,000,000.00
3	Year 3 - 4	400,000.00

- During the year 2015, two lessees and the guarantor defaulted the lease agreement and defaulted the rental payment. Therefore, the Management Company issued letters to terminate the lease agreements including the enforcement on the security under the lease agreements from bank. However, the Fund fully recognized doubtful debts expense from related accounts relating to the lease agreement in the statement of income as follows:

<u>Account</u>	<u>Million Baht</u>
Rental income receivables	122.94
Account receivables from guarantees of income	14.99
Accrued fine from delay payments	6.30
Total	144.23

- The unitholders' meetings held on February 17, 2015 and December 17, 2015 passed the resolutions in summary as follows:

1. The appointment of Evergreen Place Co., Ltd. as the new lessee in part of Glow Trinity Silom Hotel Building.
2. The change of form of exploitation from the Fund's properties in part of Condominium in the shopping mall and the Glow Trinity Silom Arcade by hiring a property management.

However, on the approval for amending the Project require the majority votes from the number of total investment units of the Fund having been already sold. As the total Unitholders attending investment units accounting for 22.8719% of total investment units of the Fund having been already sold, accordingly, the Project cannot be amended as proposed.

Therefore, in order that the Fund's operations will be according to the conditions of the Fund's Project, the Management Company will further seek for the approval of the SEC for the Project's amendment.

- On June 12, 2015 Trinity Assets Company Limited sent the letter to the Management Company requested to make the payment for the application for the hotel business license in the amount of Baht 10.84 million and the expenses incurred due to the hotel business operating license including the use of parking space for 12 cars, at the Trinity Complex Building for the period of 60 years .This was to comply with the terms of the hotel business license application and Or.5 form in the amount of Baht 34.56 million. However, The Fund sent the letter dated June 22, 2015 re: expense reimbursement to the lessees requesting additional document and information for further consideration. Currently, the Fund has not yet received such document. Therefore, the Fund has not recorded such expenses in the financial statements for the year 2015.
- During the year 2015, the Fund issued letters to terminate all of the lease agreements and notice the lessees to deliver the leased property to the Fund as follows:

<u>No.</u>	<u>The Lessee</u>	<u>Assets for rent</u>	<u>Date of terminate</u>
1	Trinity at Silom Company Limited	Land and building of Glow Trinity Silom Building included public utility system, furniture, fixtures and equipment	August 13, 2015
2	Silomall Company Limited	Commercial units included public utility system, furniture, fixtures and equipment of Trinity Complex Building	October 29, 2015
3	Trinity at Silom Company Limited	Land and building of Tritip 2 Building, included furniture, fixtures and equipment	November 21, 2015
4	Silomall Company Limited	Condominium units of the Trinity Mall 3 and commercial area of Tritip 2 Building	November 21, 2015

Currently, the lessees did not deliver the leased property to the Fund. As a result, the Fund filed the litigation (see Note 13).

10. DISTRIBUTION TO UNITHOLDERS

On February 10, 2015, the Fund has a payment of dividend at the rate of Baht 0.1350 per unit totaling of Baht 19.77 million.

On September 24, 2014, the Fund has a payment of dividend at the rate of Baht 0.1875 per unit totaling of Baht 27.46 million.

On June 12, 2014, the Fund has a payment of dividend at the rate of Baht 0.1885 per unit totaling of Baht 27.60 million.

On March 28, 2014, the Fund has a payment of dividend at the rate of Baht 0.191 per unit totaling of Baht 27.97 million.

11. DISCLOSURE OF FINANCIAL INSTRUMENTS

The Fund does not speculate or engage in the trading of any derivative financial instruments.

Fair value

As the majority of financial assets and financial liabilities are short-term, and most financial assets are marketable securities, which are presented at fair value based on their quoted market prices, the Fund believes that their carrying value does not materially differ from their fair value.

The fair value of investments in property that are not traded in an active market is determined by using discounted expected future cash flows received from investments in property by the appropriate discount rate which reflect related risks. The Fund engages independence appraiser to assess the fair value of property.

Interest rate risk

Interest rate risk represents the probability that debt instrument may increase or decrease in value due to the general fluctuation in interest rates in the market. Debt instrument will decrease in value when the market interest rate increases and will increase in value when the market interest rate decreases. The longer the life of debt instrument is, the more sensitive the price to the interest rate fluctuation.

Credit risk

The Fund is exposed to counterparties might not discharge their obligation causing the Fund to incur a financial loss. Credit risk arises from risk in the collectability of lease rental from counterparties. The Fund may have a concentration of credit risk with respect to the accounts receivable as it has only two lessees. The carrying amount of financial assets as recorded in balance sheet represents the Fund's maximum exposure to credit risk.

Foreign currency risk

The Fund has no financial assets and liabilities in foreign currency, so there is no foreign currency risk.

Market risk

The Fund is exposed to risks as a result of during the year 2015, the Fund terminated all of the lease agreements and the pending amendment, of the Project to seek new lessee (see Note 9).

12. COMMITMENTS

As at December 31, 2015 the Fund had commitments to pay for using streets and walkways at Baht 40,000.00 per month.

13. LAWSUIT

On August 6, 2015, two lessees and the guarantor filed the lawsuit against the Fund to claim for damages in the amount of Baht 48.89 million. Currently, the case is under consideration by the Court.

On September 4, 2015, the Fund filed the lawsuit against the Krung Thai Bank Public Company Limited who issued bank guarantees to claim for damages in the amount of Baht 52.47 million. Currently, the case is under consideration by the Court.

On January 20, 2016, the Fund filed the lawsuit against the Trinity at Silom Company Limited and Trinity Assets Company Limited to claim the unpaid, penalties for late payment, damages, delivery and remove from assets and guarantees in the amount of Baht 122.84 million. Currently, the case is under consideration by the Court.

On February 3, 2016, the Fund filed the lawsuit against the Silomall Company Limited to claim the unpaid, penalties for late payment, damages, delivery and remove from assets in the amount of Baht 20.37 million. Currently, the case is under consideration by the Court.

On March 25, 2016, the Fund filed the lawsuit against the Trinity at Silom Company Limited, Silomall Company Limited, Trinity Assets Company Limited and Krung Thai Bank Public Company Limited to claim the unpaid, penalties for late payment, damages, delivery and remove from assets and guarantees in the amount of Baht 164.97 million. Currently, the case is under consideration by the Court.

14. APPROVAL OF FINANCIAL STATEMENTS

These financial statements have been approved for issue by the authorized persons of the Fund on April 29, 2016.

Appendix 2

Trustee's Opinion on the Fund's performance in the past year

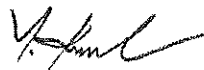
January 19, 2016

THE SUPERVISOR GRANT APPROVAL

To : Unitholders
Trinity Property Fund

TMB Bank Public Company Limited, as the mutual fund supervisor of the Trinity Property Fund, has performed our duties in such mutual fund project, administered and managed by CIMB Principal Asset Management, from the period between January 1, 2015 to December 31, 2015

In our opinion, we are pleased to confirm that CIMB Principal Asset Management, has managed the mutual fund strictly in accordance with the approved mutual fund project prospectus and the commitment made to the unitholders under The Securities and Exchange Act, BE 2535



Vunvipa Kusakul
Fund Supervisory
TMB Bank Public Co., Ltd.

ธนาคารทหารไทย จำกัด (มหาชน)
TMB BANK PUBLIC COMPANY LIMITED

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