

No. PFRD 008/2022

27 April 2022

Re: Notification of the resolution of the Annual General Meeting of Unitholders of Trinity Freehold and Leasehold Property Fund for the Year 2022

To: The President
Stock Exchange of Thailand

As Principal Asset Management Company Limited (“Management Company”) acting as the Management Company of Trinity Freehold and Leasehold Property Fund (“Fund”) has held the Annual General Meeting of Unitholders of the Fund for the Year 2022 on Wednesday 27 April 2022 at Eastin Grand Hotel Sathorn, Bangkok, at Surasak 1 Room, 11th Floor, at No. 33/1, South Sathorn Road, Yannawa Sub-district, Sathorn District, Bangkok. The Meeting commenced at 9.40 hrs, with the unitholders attending the Meeting in person and by proxy, in a total number of 27 persons, holding altogether 48,968,512 units, which is equivalent to 33.4407 percent of the Fund’s total investment units sold (146,434,000 units). The Meeting passed the resolutions as follows:

Agenda 1 Matters to be informed by the chairman to the Meeting (for acknowledgement)

The Chairman informed the Meeting as follows:

Presently, the Fund procures benefits from the real property by offering a turn-key lease to Trinity at Silom Company Limited, Silomall Company Limited, and Trinity Assets Co., Ltd. (“Lessee”) with a contractual term of three years from 1 May 2019 to 30 April 2022.

After the Unitholders had approved reduction of the rental rate for May 2020 to April 2021 from THB 3,500,000 per month to THB 200,000 per month (excluding VAT) in accordance with the written resolution received by the Management Company until 10 August 2020, the Fund and the Lessee therefore entered into the addendum to the property lease agreement, dated 31 August 2020, with the terms and conditions pursuant to such Unitholders’ resolution.

Subsequently, the Management Company sent the Letter No. PFRD 031/2564 dated 12 July 2021, to request that the Fund’s Unitholders resolve to approve the extension of the rent reduction period,

where the Unitholders are required to return their written resolution to the Management Company within 29 July 2021.

As a result, the Unitholders had resolved to approve or extend the rent reduction period (which would originally have expired in April 2021) to until the expiration of the current lease agreement (April 2022). The details are as follows.

1. Extension of the rent reduction period for May 2021 to April 2022 from THB 3,500,000 per month to THB 200,000 per month (excluding VAT).
2. Waiver of all of the outstanding rent (reduced portion) per clause 1.

Due to the outbreak of coronavirus disease 2019 (COVID-19), assessment of the near future situation results in uncertainty. To prevent the Fund from losing the rental income which will cause damages to the Fund, the Management Company considered it and temporarily extended the turn-key lease period for Silomall Company Limited (“Lessee”) with a contractual term of one year from 1 May 2022 to 30 April 2023 and a monthly rate of THB 200,000 (excluding VAT).

This agenda is for acknowledgement, accordingly, there is no vote casting.

Agenda 2: To adopt the minutes of the 2019 Annual General Meeting of Unitholders of the Fund (for consideration)

The Meeting approved the minutes of 2019 Annual General Meeting of Unitholders of the Fund, which was held on 26 March 2019, with the number of votes as follows:

Approve	53,184,591	units	or	equivalent to	100	percent*
Disapprove	0	units	or	equivalent to	0	percent*
Abstain	0	units	or	equivalent to	0	percent*
Void Ballots	0	units	or	equivalent to	0	percent*

*Percentage of total number units of the unitholders attending the Meeting and having the right to cast their votes

In this agenda, there were additional unitholders attending the Meeting in a total number of 7 persons, holding altogether 4,216,079 units. The total investment units of the unitholders who attend the Meeting and have the right to vote are 53,184,591 units.

Agenda 3: To acknowledge the report of the Fund’s operation and guidelines for future management of the Fund (for acknowledgement)

The Chairman reported the procurement of benefits form real property, the condition of real estate market, the conditions of properties and the guidelines for management of the Fund in the future to the Meeting for acknowledgement as detailed in the invitation letter.

This agenda is for acknowledgement, accordingly, there is no vote casting.

Agenda 4: To acknowledge the Fund’s financial position, operating results, and financial statements for the accounting year ending on 31 December 2021 as audited and opined by the auditor (for acknowledgement)

The Chairman reported the financial status and key financial information of the Fund to the Meeting for acknowledgement as detailed in the invitation letter.

This agenda is for acknowledgement, accordingly, there is no vote casting.

Agenda 5: To acknowledge the appointment of the Fund’s auditors and audit fees and expenses for the accounting year on 31 December 2022 (for acknowledgement)

The Chairman informed the Meeting that the Management Company appointed auditors of ASV & Associates Limited to be the Fund’s auditors for the accounting year ending on 31 December 2022 with the details as follows:

Auditor	Mr. Anusorn Kiatkangwanklai, CPA Registration No. 2109
	Mrs. Khwanjai Kiatkangwanklai, CPA Registration No. 5875
	Mr. Sathit Kiatkangwanklai, CPA Registration No. 9760
	Mr. Prasitporn Kesama, CPA Registration No. 9910
Location	47 Soi Chok Chai Chong Chamroen, Rama 3 Road, Bang Phongphang Sub-district, Yannawa District, Bangkok 10120
Remuneration	THB 450,000 per yeaser
Other expenses	As actually paid

This agenda is for acknowledgement, accordingly, there is no vote casting.

Agenda 6: Other matters

- None -

Please be informed accordingly.

Yours sincerely,



(Mr. Suttipan Kreemaha)

Senior Vice President

Head of the Property Fund and
Real Estate Investment Trust Department

Property Fund and Real Estate Investment Trust Department

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