

Ref : SREIT/019/2019

August 16, 2019

Subject : Informing the transactions with the possibility of conflict of interest between the REIT and the REIT Manager and the connected person of the REIT Manager

To : The President
The Stock Exchange of Thailand

S REIT Management Company Limited ("S REIT") as the REIT Manager of S Prime Growth Leasehold Real Estate Investment Trust ("SPRIME") would like to inform you that SPRIME will rent out parts of rental area of Suntowers Complex ("Suntowers"), which is an investment asset in leasehold right of SPRIME to S Hotels and Resorts Public Company Limited ("S Hotels") who is a affiliates of Singha Estate Public Company Limited ("Singha Estate"). Singha Estate is a holding approximately 99.99% of S REIT and S Hotels, thus S Hotel might be as related party with S REIT, the transaction between SPRIME and S Hotel may raise the conflict of SPRIME. The information of the transaction and the relation detail as follows;

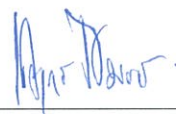
- S Hotels and Resorts Public Company Limited has intended to renew the rent contract of Suntowers, total rental area of 412 sq.m. with 3 years, the contract renewal will be started on November 1, 2019 to October 31, 2022. Terms and condition, rental and service of the transactions are reasonable and appropriate when compared with the other tenants of Suntowers.

The REIT Manager has considered that the transactions are beneficial to SPRIME and the Trust Unitholders and do not breach of the Trust Deed or other applicable laws or regulations. In addition, Terms and condition, rental and service of S Hotels is reasonable and appropriate when compared with the other tenants of Suntowers.

Please be informed accordingly

Yours sincerely,

S REIT Management Company Limited



(Mr. Ketkorn Kematorn)

Managing Director