



บริษัท เอส ริก แมเนจเม้นท์ จำกัด
S REIT Management Co., Ltd.
อาคารชั้นทาวเวอร์ส
123 อาคารชั้นทาวเวอร์ส เอ ชั้น 31 ถนนวิภาวดีรังสิต
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Ref : SREIT/010/2022

February 24, 2022

Subject: Notification of asset details and asset value appraisal at the end of Q4/2021
of S Prime Growth Leasehold Real Estate Investment Trust

To: The President
The Stock Exchange of Thailand

S REIT Management Company Limited (“Company”) as the REIT manager of S Prime Growth Leasehold Real Estate Investment Trust (“SPRIME”), would like to inform the details of the assets and asset value appraisal as follows:

	Suntowers Office Building
Appraiser	Sims Property Consultants Co.,Ltd.
Appraisal Date	The Asset Valuation as of December 31, 2021
Asset Location	No. 123 Sun Towers, Vibhavadi Rangsit Rd., Chom Phon Sub-District, Chatuchak District, Bangkok 10900
Details of Assets	Leasehold rights over land and Leasehold right over some parts of Suntowers office building (including the car parking area)
Appraisal Method	Income Approach
Discount Rate	10%
Holding	Leasehold rights over land and Leasehold rights over some parts of building
Appraisal Period	27.05 years starting from January 1, 2022 to January 17, 2049
Appraisal Value	5,659,000,000 Baht (Five thousand six hundred and fifty-nine million baht)

If the investors would like to have more details on appraisal report or appraisal reviewed report, please contact S REIT Management Co.,Ltd. at No. 123 Sun Towers A, 31st Floor, Vibhavadi Rangsit Rd, Chom Phon Sub-District, Chatuchak District Bangkok 10900 Telephone number +66(2)-617-6465 email : info@sprimegrowth.com

Please kindly be informed accordingly

Yours faithfully,

S REIT Management Company Limited

- Mr.Ketkorn Kematorn -

Mr.Ketkorn Kematorn

Managing Director