(Translation)

SCCPR-610027 28 March 2018

Subject: Invitation to the 2018 Annual General Meeting of Trust Unitholders
Thailand Prime Property Freehold and Leasehold Real Estate Investment Trust (TPRIME)

Attention: Trust Unitholders of Thailand Prime Property Freehold and Leasehold Real Estate Investment Trust ("TPRIME")

Attachment:
1. Copy of the Minutes of the 2017 Annual General Meeting of Unitholders;
2. Annual Report 2017 (in CD-ROM format);
3. Procedure on Registration to Attend the Meeting and Proxy Granting;
4. Information of the Independent Director of SCCP REIT Company Limited to be considered with the proxy granting of the Trust Unitholders;
5. Proxy A, B and C;
6. Map of the meeting venue;
7. Registration Form (to be presented at the meeting)

The Board of Directors Meeting of SCCP REIT Company Limited ("Company") as the REIT Manager of Thailand Prime Property Freehold and Leasehold Real Estate Investment Trust ("TPRIME") held on February 21, 2018 has passed resolutions to schedule of the 2018 Annual General Meeting of Trust Unitholders to be held on Wednesday, 25 April 2018, at 9.30 a.m. at Grand Ballroom, C Floor, Grande Centre Point Terminal 21. The agenda of 2018 Annual General Meeting of Trust Unitholders is as follows;

Agenda No. 1: To adopt and certify the Minutes of the 2017 Annual General Meeting of Unitholders

Objectives and Rationale:

The REIT held the 2017 Annual of the General Meeting of Unitholders on Monday, 3 April 2017, at 9.30 a.m. at Surasak 2-3 Room, 11th Floor, Eastin Grand Hotel Sathorn Bangkok. The copy of the Meeting is attached herein as detailed in Attachment 1.

Opinion of the REIT Manager:

The REIT Manager considered it appropriate to propose the Minute to the Meeting of Trust Unitholders for adopting, as detailed in Attachment 1.

Resolution: This agenda item is for acknowledgement; therefore, no voting is required.

Agenda No. 2: To Acknowledge the operating results for the year 2017

Objectives and Rationale:

The REIT Manager summarized the report on the operating results of the year 2017 which shown in the summary of the operating results and annual report for the year 2017 in Attachment 2.

Opinion of the REIT Manager:

The REIT Manager considered it appropriate to propose to the Meeting of the Trust Unitholders to acknowledge the operating results for the year 2017.

Resolution: This agenda item is for acknowledgement; therefore, no voting is required.

Agenda No. 3: To Acknowledge the Financial Statement for the year 2017

Objectives and Rationale:

TPRIME prepared the Report and consolidated financial statements for the year ended 31 December 2017, which were audited and certified by the auditors and which appeared in the annual report for the year 2017 in Attachment 2 which the following summary:

Details	**Consolidated Financial statement** (Units: THB)		**Separate Financial statement** (Units: THB)	
	2017	2016*	2017	2016*
Balance Sheet				
Total assets	8,356,766,506	8,106,091,910	8,004,416,599	7,827,568,545
Total liabilities	2,500,433,487	2,566,286,305	2,181,459,944	2,311,011,607
Long-term loans	2,028,765,220	2,023,675,869	2,028,765,220	2,023,675,869
Net assets	5,856,333,019	5,539,805,605	5,822,956,655	5,516,556,938
Net assets per unit	10.6965	10.1183	10.6355	10.0759
Statement of Income				
Total income	831,336,015	163,790,962	510,935,547	101,839,326
Total expenses	530,580,171	99,096,828	307,199,495	60,282,388
Net investment income	300,755,844	64,694,134	203,736,052	41,556,938
Total gain or loss on investments	366,630,320	-	453,173,165	-
Increase in net assets from operations	667,386,164	64,694,134	656,909,217	41,556,938
Earnings per share	1.2190	0.1182	1.1998	0.0759

Details	Consolidated Financial statement (Units: THB)		Separate Financial statement (Units: THB)	
Statement of cash flows				
Net cash flows used in operating activities	352,092,291	(6,466,897,902)	280,262,076	(7,193,873,502)
Net cash from financing activities	(413,385,527)	7,017,395,478	(413,385,527)	7,486,052,911
Cash and cash at banks at the end of year/period	489,204,340	550,497,576	159,055,958	292,179,409

Opinion of the REIT Manager:

The REIT Manager considered it appropriate to propose the financial statement for the year 2017 to the Meeting of the Trust Unitholders for acknowledgment.

Resolution: This agenda item is for acknowledgement; therefore, no voting is required.

Agenda No. 4: To Acknowledge the appointment of auditors and the determination of the remuneration of auditors for the year 2018

Objectives and Rationale:

The REIT Manager considered appointing the auditors of TPRIME for the year 2018 from EY Office Limited, namely:

1. Ms.Ratana Jala Certified Public Accountant (Thailand) No. 3734 and/or
2. Ms.Somjai Khunapasut Certified Public Accountant (Thailand) No. 4499 and/or
3. Ms. Rachada Yongsawadvanich Certified Public Accountant (Thailand) No. 4951

Whereby, one of the aforementioned persons shall review and give their opinions to TPRIME's financial statements. In case such auditors cannot perform the work as the Company's auditors, the audit firm shall provide other certified public accounts to carry out the work. The remuneration of the auditors for the year 2018 is Baht 1,050,000 (exclusion of out of pocket expense)

Opinion of the REIT Manager:

The REIT Manager considered it appropriate to propose the appointment of the auditors for the year 2018 as named above to the Meeting of the Trust Unitholders for acknowledgment.

Resolution: This agenda item is for acknowledgement; therefore, no voting is required.

Agenda No. 5: To consider other matters (if any)

The Trust Unitholders are hereby invited to attend the 2018 Annual General Meeting of Trust Unitholders to be held on Wednesday, 25 April 2018, at 9.30 a.m. at Grand Ballroom, C Floor, Grande Centre Point Terminal 21. The record date for entitlements to attend the meeting shall be pronounced on 13 March 2018.

The Trust Unitholders may read the registration method, meeting attendance and proxy as shown in Attachment 3. In case the Trust Unitholders are unable to attend the Meeting and wish to appoint proxies to attend the meeting and vote on their behalf, please complete and execute the Proxy Form in Attachment 5. The Trust Unitholders may appoint the independent director or other persons to attend the meeting and vote on their behalves or other persons to attend the meeting and vote on their behalves.

The REIT Manager would like the Trust Unitholders to bring the documents and evidence of giving proxy as details in Attachment 5 to the registration officer on the date of the meeting.

Yours sincerely,

SCCP REIT Company Limited

as REIT Manager

(Miss Phannarai Piyachinawan)

Director