



The summary of questions and answers from inquiries of Trust unitholders from the information provided in lieu of holding the Annual General Meeting for the year 2021

SCCP REIT Company Limited (“Company”) as the REIT Manager of Thailand Prime Property Freehold and Leasehold Real Estate Investment Trust (“TPRIME”) had delivered of providing information in lieu of holding the Annual General Meeting for the year 2021 and the unitholder to submit the questions or inquiries to the company via www.tprimereit.com on the date between 1 April 2021 and 16 April 2021.

The company would like to inform that two trust unitholders have asked some questions and the Company has answered as summarized below:

Question: Why does the remuneration of auditor for the year 2021 has decreased from the previous year and is there any unusual situation as the auditor fee has usually increased every year?

Answer: Due to the impact of Covid-19 pandemic, the auditor has considered assisting TPRIME by reducing their fee from the previous year.

Question: How is the latest occupancy rate of the office space and retail space of the two buildings?

Answer: In 4Q'20, the occupancy rate of office and retail of Exchange tower was 94.5% and 93.8% respectively, while an occupancy rate of office and retail of Mercury tower was 90.4% and 92.0% respectively. In this regard, we have published further details on TPRIME's website at www.tprimereit.com.

Question: What is the reason of decrease in occupancy rate of office space in each building and which business sector of tenant has been affected by the Covid-19 pandemic?

Answer: There are many reasons of the decreasing in occupancy rates, for example, some tenants required to reduce their space for the purpose of saving costs and some tenants didn't renew contracts because of their business got affected by the Covid-19 pandemic such as tourism and consultancy.



Question: What is the reason why the occupancy rate for retail space of Mercury Tower has decreased.

Answer: Most of tenants got affected by the Covid-19 pandemic, so they didn't renew contract.

Question: What is the reason why the occupancy rate for retail space of Exchange Tower was significantly decreased and how is the progress to replace new tenant in the vacant space?

Answer: In 4Q'20, major tenant didn't renew contract. Hence, the company has informed our agencies to find new tenant to replace. A several potential tenants visited the area, however since in an early of the year 2021 occurs the second wave of the Covid-19 pandemic caused the potential tenants who had previously visited to delay considering.