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IMPACT GROWTH REIT

Minutes of the Annual General Meeting of Trust unitholders 2020

Date, time, and venue

The meeting was held on Tuesday July 21, 2020 starting at 10.00 hrs. at Grand Diamond Ballroom, IMPACT Forum, IMPACT Muang Thong Thani.

Miss Romrumpha Rermru, master of the ceremony to the meeting, clarified that RMI Company Limited (the Company) as REIT Manager has specified the date for determining the list of unitholders who have the right to attend the 2020 Annual General Meeting (AGM) on June 19, 2020 (Record Date), and there were total of 6,959 unitholders and 1,482,500,000 distributed trust units. In this regard, The Company had provided opportunity for unitholders to submit items on the agenda for this meeting in advance as stated from February 21 – April 30, 2020. However none of unitholders had proposed an item. Thus, the director had set out the item agenda of this meeting, which the Company had disclosed the information and details in advance via the Trust's website, www.impactgrowthreit.com/IR, and had distributed the meeting notification on June 30, 2020 or 14 days prior the meeting date.

There were 351 unitholders presented in person and by proxy holding 1,134,247,085 trust units or 76.5091% of the total distributed trust units. The quorum to constitute the meeting was formed in accordance with Trust Deed which required a minimum of 25 total unitholders and one-third of trust units from the total distributed trust units to be presented in the Trust meeting.

Then, the master of ceremony introduced the board of directors, REIT Manager's management, representative of Property Manager of IMPACT Exhibition Management Co., Ltd., representative of Trustee of Kasikorn Asset Management Co., Ltd., representative of auditor of EY Office Limited, and legal consultant of Siam Premier International Law Office Limited.

Board of Directors of RMI Co., Ltd. as REIT Manager attending the meeting

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| 1. Colonel Phichai Namsirikul | Chairman |
| 2. Mr. Naputt Assakul | Director |
| 3. Mr. Chirakhachorn Chaturabatana | Independent Director |

Management of RMI Co., Ltd. as REIT Manager attending the meeting

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| 1. Miss Wanphen Mungpiensakul | Managing Director |
| 2. Mrs. Varin Rachakij | Internal Audit and Risk Management Director |
| 3. Mr. Chiradej Somprasong | Marketing and Business Development Director |
| 4. Miss Nisachon Aiyawong | Finance and Accounting Director |

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| 5. Mr. Prasong Phadungkiatwatana | Senior Risk Management Manager |
| 6. Mr. Supawat Kitwimontrakul | Investor Relations Manager |

Representatives of Property Manager, IMPACT Exhibition Management Co., Ltd

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| 1. Mr. Shuipang Kanjanapas | Managing Director |
| 2. Miss Kunwadee Jintavorn | Executive Director |
| 3. Mrs. Acharawan Suparngrarat | Director of Sales |
| 4. Miss Jintana Phongpakdee | Director of Corporate Communications |

Representative of Trustee, Kasikorn Asset Management Co., Ltd.

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|------------------------------------|---------------------------------------------------------|
| 1. Mr. Vittawat Ajchariyavanich | Executive Vice President |
| 2. Miss Sasanan Siravich | Head of Property Business Management Department #1 |
| 3. Miss Rungnapa Moonha | Manager of Property Business Management Department #1 |
| 4. Mr. Pittinun Rommaneeekochakorn | Head of Unit Property Business Management Department #1 |

Auditors of EY Office Limited

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|---------------------------|---------|
| 1. Miss Wanwilai Phetsang | Partner |
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Legal Consultants of Siam Premier International Law Office Limited

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| 1. Miss Kulkanist Khamsirivatchara | Partner |
| 2. Miss Pornpilai Kosolprapha | Lawyer |

Colonel Phichai Namsirikul, Chairman of the Board, who served as the chairman of the meeting (“Chairman”), declared the meeting open, and assigned the master of ceremony to proceed with the meeting including to give clarification on meeting regulations, vote casting, and vote counting to the unitholders by summarized as follows:

Clarification to the unitholders prior to the meeting

In this meeting, there are only agendas for acknowledgement and no agendas for approval, there is thus no requirement for voting. However the details of the vote casting and vote counting shall be informed below:

1. In terms of vote casting, based on the Trust Deed, the unitholders hold 1 vote per 1 trust unit. The unitholder who is eligible to cast the vote must not be a stakeholder involving in special interest on a matter under consideration. In passing any resolution, the Company would not count the votes cast from unitholders or same group of persons with those unitholders having special interest on the matter requested for resolution.

2. In any resolution of agenda, the master of ceremony would ask whether there is any disagreement or abstention of unitholder. The unitholder who disagrees or abstains are required to put a cross in a box as wished together with giving his/her signature on a ballot and raised his/her hand as a sign for an officer to take his/her ballot to count votes. The unitholder who does not have any objection or abstention would be considered as giving approval to an agenda proposed without casting his/her vote in the ballot.

A proxy whose grantor identified his/her votes as approval, objection, or abstention in a power of attorney for any agenda, the proxy should not cast any vote in the ballot. The Company would count the votes from the power of attorney. However, in a case that the grantor did not identify his/her votes in the power of attorney, the proxy is required to cast a vote in each agenda on behalf of the unitholder.

3. The votes would be counted by deducting the votes of objection and abstention from the total votes in the meeting. Any unitholder who did not raise his/her hand for objection or abstention, or did not deliver the ballot, would be considered as approving the agenda as proposed. The master of ceremony would announce a number of votes of each agenda after votes casting in each agenda is completed.

4. In this meeting, there are 5 agenda items for acknowledgment and there is no agenda for approval.

5. In a case that the unitholder or proxy has any inquiry or intends to give any opinion in relation to any agenda, he/she could pose questions for that agenda. Nonetheless, if he/she has any question or opinion in other matters, the question or opinion should be informed in the last agenda of meeting.

6. During the outbreak of COVID – 19, the Company hereby requests the trust unitholders or proxies to write their questions on the prepared paper and put it in inquiry box instead of enquiry through microphone. The Company's staff will prepare papers and pencils during the Meeting. In this regard, the Company shall summarize questions and answers in the minutes of the meeting.

The meeting was commenced.

Agenda Item 1: Acknowledgment of the minutes of 2019 Annual General Meeting of Trust unitholders

The master of ceremony reported that the Company sent the minutes of 2019 Annual General Meeting of Trust unitholders that was held on July 18, 2019 to the Stock Exchange of Thailand (“SET”) within the prescribed time frame and the same was also uploaded on the Trust's website and distributed with the meeting notice to all unitholders for consideration prior the meeting

The master of ceremony asked the unitholders whether they had any opinions/questions relevant to this agenda or not. There was none.

Resolution: This agenda did not require any vote since it was a matter for acknowledgement.

Agenda Item 2: Acknowledgement of the Trust's 2019/2020 operational performance

Miss Wanphen Mungpiensakul, Managing Director of RMI Co., Ltd. as REIT Manager reported the Trust's operational performance for year 2019/2020 as summarized below:

Performance (Baht Million)	April 1, 2019 – March 31, 2020	April 1, 2018 – March 31, 2019
1. Total Investment Income	2,294.76	2,445.35
1.1 Service Income	2,283.08	2,433.72
1.2 Interest Income	4.74	3.69
1.3 Other Income	6.94	7.94
2. Total Expenses	1,073.72	1,165.59
3. Net Investment Income	1,221.04	1,279.76
4. Hall Area (Square meter)	122,165.00	122,165.00
5. Occupancy rate	46%	51%
6. Average Rental Rate (Baht/sq.m./Day)	77	75

The decrease in operational performance, whether be it the decrease in service income, net investment income, or occupancy rate was resulted from the outbreak of COVID – 19 and the order to close the IMPACT Exhibition and Convention Center since March 22, 2020.

The master of ceremony asked the unitholders whether they had any opinions/questions relevant to this agenda or not.

There was none.

Resolution: This agenda did not require any vote since it was a matter for acknowledgement of the unitholders.

Agenda Item 3: Acknowledgement of the Statement of Financial Position as well as Profit and Loss Statements for the fiscal year ended March 31, 2020 of the Trust

Miss Wanphen Mungpiensakul, Managing Director of RMI Co., Ltd. as REIT Manager reported The Trust's statement of financial position and the profit and loss statements for the year ended on March 31, 2020 had been audited and certified by Miss Wanwilai Phetsang, CPA No.5315 of EY Office Limited. On May 21, 2020, the Board of Directors had considered that they were correctly and duly prepared in accordance with general accounting standards.

Therefore, the Board of Directors had approved the said statement of financial position and the profit and loss statements and also deemed appropriate to propose them to the 2020 Annual General Meeting of Trust unitholders for its consideration and acknowledgement. The details of statement of financial position and the profit and loss statement has been shown in the Annual Report as of March 31, 2020.

The details of the financial information could be summarized as follows:

Particulars (Baht Million)	April 1, 2019 - March 31, 2020	April 1, 2018 - March 31, 2019
Balance sheet		
Total assets	20,408.62	20,737.81
Total liabilities	4,301.25	4,548.99
Net asset	16,107.37	16,188.82
Net asset value per unit (Baht)	10.8650	10.9199
Statement of income		
Total investment income	2,294.76	2,445.35
Total expenses	1,073.72	1,165.59
Net investment income	1,221.04	1,279.76
Total realized and unrealized gains on investments	16.78	37.87
Net profit	1,237.82	1,317.63
Earning per unit (Baht)	0.83	0.89
Statement of cash flows		
Net cash flows provided by operating activities	1,924.58	1,368.75
Net cash flows used in by financing activities	(1,479.53)	(1,412.26)
Net increase (decrease) in cash and cash at banks	445.05	(43.51)
Cash and cash at banks at beginning of the year	240.74	284.25
Cash and cash at banks at end of the year	685.79	240.74

The master of ceremony asked the unitholders whether they had any opinions/questions relevant to this agenda or not.

There was none.

Resolution: This agenda did not require any vote since it was a matter for acknowledgement of the unitholders.

Agenda Item 4: Acknowledgement of 2019/2020 Distribution

Miss Wanphen Mungpiensakul, Managing Director of RMI Co., Ltd. as REIT Manager reported that in order to comply with the Trust Deed, the REIT manager shall pay the distribution to unitholders not less than 90% of adjusted net profit and not over 4 times a year.

According to the performance from April 1, 2019 to March 31, 2020, the Trust had reported the net profit of Baht 1,237.82 million. The REIT manager had announced the 2019/2020 distribution at the rate of Baht 0.75 per one unit from the operation period of April 1, 2019 - March 31, 2020. The details of the distribution can be summarized as shown below:

Performance	April 1 – June 30, 2019	July 1 – September 30, 2019	October 1 – December 31, 2019	January 1 – March 31, 2020	Total
Net profit (million Baht)	288.85	299.89	544.51	104.57	1,237.82
Number of unit trust (million units)	1,482.50	1,482.50	1,482.50	1,482.50	1,482.50
Distribution per unit (Baht)	0.20	0.20	0.30	0.05	0.75
Distribution payout	103.90%	100.52%	81.97%	71.08%	90.60%
Payment Date	September 6, 2019	December 13, 2019	March 12, 2020	June 19, 2020	

The master of ceremony asked the unitholders whether they had any opinions/questions relevant to this agenda or not.

There was none.

Resolution: This agenda did not require any vote since it was a matter for acknowledgement of the unitholders.

Agenda Item 5: Acknowledgement of the appointment of auditor and determination of remuneration

Miss Wanphen Mungpiensakul, Managing Director of RMI Co., Ltd. as REIT Manager reported that REIT Manager had considered and appointed EY office limited as the Trust's auditor for 2020/2021. The names and CPA license numbers were as follows:

1. Miss Ratana Jala, Certified Public Accountant (Thailand) No. 3734 and/ or
2. Miss Somjai Khunapasut, Certified Public Accountant (Thailand) No. 4499 and/ or
3. Miss Wanwilai Phetsang, Certified Public Accountant (Thailand) No. 5315

Any of the above auditors could conduct the audit and express an opinion on the financial statements of the Trust. In the event that any of the above auditors are not available, EY Office Limited is authorized to identify any auditor of EY Office Limited who qualifies as a Certified Public Accountant to carry out the work instead of her.

The Company had considered that the EY office Limited had properly performed the duties, had knowledge and skills in the Trust's auditing and had no conflict of interest with the Trust whereby they could independently performed the duties. Thus, the Company had considered to appoint EY Office Limited, previously also was the 2019/2020 auditor, to be the Trust's auditor for the year 2020/2021 with remuneration of Baht 2,410,000 which was the same rate as last year and inclusive of the fee for reviewing of the annual report. Thus, it was proposed to be acknowledged at the 2020 Annual General meeting of Trust unitholders.

The master of ceremony asked the unitholders whether they had any opinions/questions relevant to this agenda or not.

There was none.

Resolution: This agenda did not require any vote since it was a matter for acknowledgement of the unitholders.

Agenda 6 Other matters

The master of ceremony asked the unitholders whether they had any opinions/questions relevant to this agenda or not.

There was none.

The master of ceremony requested the REIT manager representative, Miss Wanphen Mungpiensakul, managing director of RMI Co., Ltd., to provide information "Direction of the Trust in 2020/2021" as can be summarized as follows:

Miss Wanphen Mungpiensakul reported to the meeting the status of the additional expressway project to increase downtown expressway channels, which was approved by the unitholders on the 2019 Annual General Meeting, that the REIT manager had a meeting with the Expressway Authority of Thailand (EXAT) and according to this expressway is under a concession of Northern Bangkok Expressway Company Limited (NECL). Therefore, all of the contracts and agreements must be made with NECL, the REIT manager has appointed a legal advisor to review the contracts and agreements to be lawful and in accordance with the Trust Deed. However, the outbreak of COVID – 19 has delayed the project. At the present, the project is in the process of land subdivision for delivery to the EXAT through NECL. After that, the contractor will be

hired to work on the construction. The construction is expected to be able to start in April 2021 and it will take around 1 year.

In addition, Miss Wanphen Mungpiensakul reported to the meeting on the BTS pink line extension project: at the present, the project has been considered by the attorney general, allowing the matter to be proposed to the cabinet for further approval. The project is expected to be proposed to the cabinet in August 2020 and it will be able to start the construction after the cabinet has approved which will take approximately 18 - 24 months. Once the construction is proceeded, in order to add the value of assets of the REIT and benefit to customers, the Trust will consider the construction of a link from the station to the IMPACT Challenger. However, the construction of the link from the station to the building must have approval from the unitholders' meeting. The REIT manager must prepare the project details including advantages and disadvantages in order to present to unitholders for further consideration.

Then, Miss Wanphen Mungpiensakul reported to the meeting the direction of the Trust in 2020/2021 that the outbreak of COVID – 19 affects most of the business and the Trust has been directly affected by the outbreak of COVID – 19 since the 4Q's 2019/2020. The first case of infected person in Thailand and the news of the outbreak abroad caused the organizers to request to postpone or cancel the events. The REIT manager and the property manager have closely followed the news and created measures to ensure the safety of the event and for the organizers to have confidence, such as measuring the temperature in order to screen the on-site visitors, increase the frequency of cleaning the area, prepare an alcohol gel for visitors, wearing a mask, and social distancing for visitors' safety. In February and March 2020, there were events that had international visitors and an entrance examination which had about 12,000 applicants. The REIT manager and property manager coordinated and received support from the provincial public health, Department of Disease Control, and various government agencies. With those supports, the events held in February and March 2020 went well.

After that, Thailand found a large number of infected people from a night club and boxing stadium which cause the outbreak to the public. The government had an order to close the service venues that were risky to the outbreak of COVID – 19, including IMPACT Exhibition and Convention Center, Muang Thong Thani (“IMPACT”) since March 22, 2020. The temporary closure affected the Trust's revenue from 4Q's 2019/2020 to 1Q's 2020/2021. Some organizers contacted to postpone the events to 2Q's or 3Q's 2020/2021 and some organizers canceled the events. During the closure period, the REIT manager had prepared and inspected all buildings, improved air condition systems, prepared cleaning equipment which included the mobile Germ Saber UVC Sterilizer, developed by the NSTDA in collaboration with Chulalongkorn University to sanitize the venues, and improved the measures according to the laws to support the New Normal events.

On June 1, 2020, IMPACT could be reopened in the New Normal way according to the easing of lockdown restrictions which the closure period was from March 22 to May 31, 2020, totaling 71 days. With the reopening of the venues, IMPACT had to prepare measures to propose for approval from the relevant agencies and the measures must went through an inspection. The measures were called "IMPACT We care" which had been approved and passed the inspection from the relevant agencies, and also received the Safety & Health Administration certificate from Tourism Authority of Thailand.

In the late of June 2020, there were some events that were held such as meetings and examinations. While the exhibitions would be fully held in July 2020. Due to the impact from the temporary closure of the venues, the REIT manager had forecasted that the revenue for the year 2020/2021 would decrease about 15 – 20% compared to the previous year. The cost of services was expected to slightly increase with regard to the new measures; therefore, the gross profit margin would be at the rate of 86 – 87% (previous year 89%). This year, the REIT manager and the property manager will focus on 4 areas, i.e. 1. cost management for optimal benefit; 2. working closely with the organizers to help them understand the various measures that must be applied to the events for the event organizers and visitors' safety; 3. provide new services as alternatives for customers by using new technology; and 4. build confidence to the organizers using the "IMPACT We care" measures, which passed the inspection and are highly secured.

The master of ceremony requested the property manager representative, Miss Acharawan Suparnngkarat, director of sales of IMPACT Exhibition Management Co., Ltd., to provide information "Strategy for finding new customers as New Normal style" as follows:

Miss Acharawan Suparnngkarat reported the outbreak of COVID – 19 caused the temporary closure of IMPACT from 22 March to 31 May 2020. During that period, the property manager continued to contact and maintain customer relationships and also kept updating the situation's information. In addition, the N95 masks were given to the Nonthaburi provincial governor to be given to medical personnel in the province. Lunch boxes and snack boxes were also given to encourage medical personnel and staffs of the Department of Disease Control and Phra Nang Klao Hospital.

With respect to the venue areas, the property manager has improved the facilities to prepare to serve the customers. As for the staffs, the property manager gave the Face Shields and cloth masks to the staffs as well as giving lunch boxes to the employees under detention. In addition, work safety measures have been established, both cleaning and social distancing, and preparing for reopening through cleaning public vehicles, elevators, escalators and other equipment including sterilization in the meeting rooms and exhibition halls before and after the event by using the mobile UVC Sterilizer which is certified by NSTDA and Chulalongkorn University to build confidence for customers. Moreover, preparation done before reopening included training the new measures to staff. After the 3rd phase of the easing of lockdown restrictions

from CCSA, IMPACT was allowed to re-open. The Nonthaburi Provincial Governor and Public Health came to inspect the readiness of the services on June 5, 2020, and praises were received from both agencies.

Miss Acharawan Suparnngkarat further reported on the sales strategies that large areas of IMPACT were able to accommodate the requirement for social distancing such as the prosecutor exam, which had about 10,000 candidates and the political party meetings, etc. The social distancing measures caused a decrease in the meeting rooms' capacity. The property manager had invested in a hybrid conference system, allowing attendees to attend through online channels, which has been well received by customers. Moreover, within the areas of IMPACT Muang Thong Thani, there are 2 hotels, more than 1,000 rooms available for visitors to reduce travel risks. The above-mentioned measures have made customers confident and continue to use the services, such as the Bangkok International Motor Show that was postponed from March, OTOP in August, THAIFEX in September, and the National Science and Technology Fair in November, the property managers will continue to maintain standards to ensure clients are confident in our services.

The master of ceremony inquired whether the meeting has any opinion / queries in relation to any other matters.

The unitholders offered additional opinion and queries, which can be summarized as follows:

<p>1. Pol.Col. Sirkiat Bamrungpruek: Unitholder</p>	<ul style="list-style-type: none"> - Requested for a review and delay the construction of the expressway to increase downtown expressway channels since the construction of the expressway does not generate income for the Trust and requested for a review of the contracts for the Trust to receive a revenue sharing from this project. - Requested the legal advisor to review the legal provisions and contracts carefully for benefits of the Trust and trust's unitholders. - Requested for details of the project, the current status of the project, expenses including the value of lands that have to be given to the EXAT.
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - Thank you for the suggestions. This project's objective is to reduce the traffic and increase the visitors for the organizers - At present, the project is in the process of land subdivision for delivery to the EXAT through NECL. After that, the contractor will be hired to construct. The construction is expected to be able to start in April 2021 and it will take 1 year.

	<ul style="list-style-type: none"> - The total investment budget for the construction and procurement of equipment including expenses for the operation is Baht 55 million (excluding VAT, registration fee and specific business tax as well as other relevant fees and expenses for which the Trust shall be responsible (if any)) - The value of the land transferred to the EXAT is Baht 15 million (calculated from the decrease in the value of the assets from the Cost Approach method)
<p>2. นางสาวศิริพร ชัดตพงษ์ Proxy Unitholder Thai Shareholder Association</p>	<ul style="list-style-type: none"> - How does the Trust manage over 12 months of overdue receivable in order to prevent the allowance for doubtful accounts?
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - The Trust rarely has over 12 months of overdue receivable. In the case of over 12 months of overdue, according to the accounting standards, the allowance for doubtful accounts must have occurred. However, over 12 months of the overdue receivable is a small proportion when compared to total account receivables.
<p>3. Pol.Col. Sirmkiat Bamrungpruek: Unitholder</p>	<ul style="list-style-type: none"> - Recommending the Trust to have alternative recurring income, especially from the ongoing projects such as negotiation with the EXAT for the revenue sharing from tolls fee, as well as preparing for the expenses from the new measures to reduce the outbreak of COVID – 19.
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - Thank you for your recommendation.
<p>4. ว่าที่ร้อยตรี วิสุทธิ เหลี่ยมรังสี: Unitholder</p>	<ul style="list-style-type: none"> - Will the Queen Sirikit National Convention Center (QSNCC) under construction be completed in 2022? - If QSNCC is operated, what effect will it have on the Trust? - How does the Trust prepare due to the future project of the Smart City in Bang Na area?
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - The property managers have always updated the information as well as trying to keep the relationships with our customers. When QSNCC has finished construction, the customers may hold events

	<p>there which increases the customer's business and the Trust doesn't lose customers.</p>
<p>Mr. Shuipang Kanjanapas Managing Director IMPACT Exhibition Management Co., Ltd. as Property Manager</p>	<ul style="list-style-type: none"> - When QSNCC operates, the customers may prefer to organize events there to increase the event frequency to organizing the event in only one venue, since the visitors are from different groups and the size of the event itself is a factor that makes clients organize events at the Trust areas.
<p>5. นายไตรพิชิต วัฒนวิจิตร: Unitholder</p>	<ul style="list-style-type: none"> - Will the 1Q's 2020/2021 be a net loss? - Will the BTS pink line extension project be completed as planned? - During the outbreak of COVID – 19, how was the rental rate?
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - There was an order to temporarily close the venue during the 1Q's 2020/2021 which the REIT manager has forecasted that the operational performance will be the net loss. - At present, the project has been considered by the attorney general, then it is able to propose to the cabinet for further approval. The project is expected to be proposed to the cabinet in August 2020 and it will be able to start the construction after the cabinet has approved which will take approximately 18 - 24 months. Once the construction is proceeded, in order to add the value of assets of the REIT and benefit to customers, the REIT will consider the construction of a link from the station to the IMPACT Challenger. - The rental rate is adjusted regularly 2 – 3 years per time. During the outbreak of COVID – 19, the rental rate decreased for some tenants as the case may be; however, the exhibition rate was not adjusted.
<p>6. นายเสกสรรค์ วิชาชาญชัย: ผู้รับมอบฉันทะจาก นางพัชราภรณ์ วิชาชาญชัย</p>	<ul style="list-style-type: none"> - The construction of the Pink line extension project, will the Trust be responsible for the expenses? - What is the alternative way of generating a revenue of the Trust, other than revenue from short-term use of areas?
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - The Trust is not responsible for the construction expenses of the BTS pink line extension project. However, the expenses will have occurred after the trust unitholders approved the construction of a link from the station to the IMPACT Challenger.

<p>Mr. Shuipang Kanjanapas Managing Director IMPACT Exhibition Management Co., Ltd. as Property Manager</p>	<ul style="list-style-type: none"> - The property manager seeks alternative income without violating the Trust Deed which stated that the Trust can procure the benefit through using and/or leasing areas only.
<p>7. นางสาวสุพัตรา สิริรัชย์: Unitholder</p>	<ul style="list-style-type: none"> - Please give more information of Hybrid Meeting. - When the National Thai Herb Expo will be held?
<p>Mr. Shuipang Kanjanapas Managing Director IMPACT Exhibition Management Co., Ltd. as Property Manager</p>	<ul style="list-style-type: none"> - Hybrid Meeting is a meeting that is held in the meeting room with live broadcasting. The attendees who are unable to attend the meeting by themselves can join the online meeting and can communicate with the meeting in realtime. The hybrid meeting was held and received good feedback from customers. - Hybrid Meeting creates new target groups of customers such as government agencies. - As for the concerts, which may be held with more difficulties during the present situation, the hybrid meeting allows the concerts to be organized under the new measures more easily. The property manager has consulted with the organizers and artists for finding a way to organize the concerts in the Trust's venues where some attendees join the concert in venues and some attendees join online.
<p>Miss Acharawan Suparngrarat Director of Sales IMPACT Exhibition Management Co., Ltd. as Property Manager</p>	<ul style="list-style-type: none"> - The National Thai Herb Expo will be held on September.
<p>8. Mr. Basant Kumar Dugar Unitholder</p>	<ul style="list-style-type: none"> - I would like to encourage all of the management and executives. - IMPACT stock price reflects the good performance and is accepted by the investors as well as being a trust that has freehold assets, which is very good. - If you can book the unrealized gains on investments from the revaluation of assets on a balance sheet, it will increase a book value per share and a price to book.

	<ul style="list-style-type: none"> - The operating cash flow which is higher than net investment income is resulted from good financial management. - Referring to SET Smart, the management fees were shown for the 3 years, what about this year? - How does the Trust manage the cash on hand?
Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager	<ul style="list-style-type: none"> - Thank you for your recommendation - The management fee is not shown in SET Smart, since it is included with the mutual fund supervisor fee. - The Trust manages the cash on hand by investing in money market funds and fixed income funds with low risks.
9. นายสุเทพ ชัชวาลย์พันธ์ Unitholder	<ul style="list-style-type: none"> - By having more competitors, both the convention center and the various department stores, what are the strategies to attract the customers? - During the outbreak of COVID – 19, how was the operating cash flow of the Trust? - What are the future projects of the Trust which will be able to expand and create returns to the trust unitholders?
Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager	<ul style="list-style-type: none"> - The REIT manager and the property manager will maintain the service standard which is the Trust's advantage and seeking more services to attract the customers. - During the temporary closure of IMPACT, the Trust reduced all of the expenses, with only the necessary expenses left as well as negotiated with suppliers and creditors to postpone the payments; therefore, the operating cash flow of the Trust is in good condition. - Due to the outbreak of COVID – 19, the Trust will not invest in new assets.
10. นางนุรจี สีวิจิธนนท์ Unitholder	<ul style="list-style-type: none"> - In 1Q's 2020/2021, will the Trust pay the interim dividend payment?
Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager	<ul style="list-style-type: none"> - Following the order to temporarily close of IMPACT from 4Q's 2019/2020 to 1Q's 2020/2021, the Trust has no income; therefore, the Trust will not pay the interim dividend payment if the Trust has no profit. However, the Trust will pay the interim dividend payment if the Trust has a profit.

<p>11. นางหทัยภรณ์ พงษ์สาคร Unitholder</p>	<ul style="list-style-type: none"> - Recommendation for additional income to create value from the free space around IMPACT - Space rental for Drive-in cinema in summer and winter to increase revenue. - Space rental for farmers as a source of selling seasonal agriculture products by providing an atmosphere like an up-country festival. - Compliments to the shuttle bus service at the entrance of the event every time. This is a service that meets the customers' expectations. Please continue providing this service onwards.
<p>Miss Wanphen Mungpiensakul: Managing Director RMI Co., Ltd. as REIT Manager</p>	<ul style="list-style-type: none"> - Thank you for your recommendation. We will maintain our standards of good services.

The Chairman extended his sincere thanks to the unitholders for attending the meeting and declared the meeting adjourned at 12.00 hrs.



(Colonel Pichai Namsirikul)

Chairman

RMI Company Limited