

No. RMI 024/2567

June 24, 2024

Subject: Disclosure of information of IMPACT Growth Real Estate Investment Trust for the year 2024
Attention: Unitholders of IMPACT Growth Real Estate Investment Trust
Attachment: 1. Annual Report as of March 31, 2024 (QR Code)
2. Biography of the Trust's auditors for the fiscal year 2024/2025

Under the Announcement of Capital Market Supervisory Board No. Tor Jor 33/2566, Re: Rules, Conditions and Procedures for Disclosure of Mutual Funds and Real Estate Investment Trusts or Infrastructure Trusts (No. 12) dated October 31, 2023, repeals the rules on holding annual general meetings and provides the trusts to prepare and disclose information of the trusts to unitholders in a way of two-way communication within four months from the end of the trust's fiscal year.

RMI Company Limited ("the Company") as the REIT manager of IMPACT Growth REIT ("the Trust") hereby disclose the information of the Trust for the year 2024 to trust unitholders for acknowledgment as follows:

Agenda 1: The important matters in managing the Trust and guidelines for managing the Trust in the future

The Company would like to inform the trust unitholders of the important matters in managing the Trust for the fiscal year 2023/2024 and guidelines for managing the Trust in the future. The details are as follows.

1.1 The important matters in managing the Trust for the year 2023/2024

According to the 2023 annual general meeting of trust unitholders, there was a resolution of approval passed to authorize the Trust to proceed with the construction of the Sky Entrance connecting the Pink Elevated Mass Transit Line, Muang Thong Thani extension between MT-01 Station and IMPACT Challenger (Sky Entrance). This project consists of two floors where the ground floor is a pillar that supports the sky entrance structure and the hall area with a total usable area of approximately 1,879 square meters including approximate 35 additional indoor parking spaces. The upper floor includes a hallway area of approximately 1,567 square meters, serving as a customer reception area before entering IMPACT Challenger and next to the hallway is the entrance to the lobby of IMPACT Challenger, area approximately 85 square meters.

The construction of the Sky Entrance project is estimated for total cost Baht 195,000,000 (One Hundred and Ninety-Five million Baht) (excluding value-added tax) in approximate. The budget will be disbursed corresponding to the project's progress. The Trust commenced the project in the fourth quarter of the fiscal

year 2023/2024, with an estimated construction period of 12 to 14 months. The overall project progress was at 13.58% as of March 2024.

1.2 Guidelines for managing the Trust in the future

For the fiscal year 2024/2025, the Trust continues its ongoing development across various aspects to enhance convenience for organizers, participants, exhibitors, and visitors, as follows:

1.2.1 Venue Development and Facilities Enhancement

Besides, the continued construction progress of the Sky Entrance project set to be operational in the fourth quarter of the fiscal year 2024/2025, the Trust has also made a preparation for development of existing usable area to enhance convenience for organizers and visitors upon experiencing our services in the area. However, the Trust has proceeded some in advance. This includes renovations for dining areas to be more expanded and modern so as to meet up our customers' satisfaction in higher level such as increasing the variety of food menu options, creating more comfortable dining ambience and etc.

1.2.2 Traffic Management

Due to several construction activities surrounding the vicinity of the Trust at the present, there affects to traffic flow in certain areas periodically. The Trust led by the REIT manager and the property manager, in collaboration with contractors and relevant governmental agencies such as municipalities and police, has devised plans to mitigate traffic issues including arrangement of public transportation services such as electric shuttle buses and Tuk-Tuk between the Trust's venue and Si Rat Station, the Pink Line Skytrain as the nearest one during our top-scaled events held in order to facilitate all visitors more convenient upon travelling to the Trust's venue while reducing the usage number of private vehicles as well.

1.2.3 Marketing and Sustainable Event Management

Apart from the facilities development in the venue of the Trust, the property manager has also developed surrounding areas to foster a holistic business. This includes establishing Muang Thong Thani as a comprehensive tourist destination featuring international exhibition and convention center, hotels, shopping outlets, globally renowned culinary schools, kart racing tracks among others, ensuring year-round visitor engagement. Furthermore, efforts to attract international conference markets, incentive travel groups, and all types of events.

Sustainable event management practices continue to evolve at the venue. Initiatives include energy conservation, waste reduction, adoption of alternative energy sources, and community involvement, such as supporting local businesses to engage with the Trust's business. This is achieved by devising a variety of packages, thereby offering customers an expanded selection of services.

1.2.4 Technological Advancements

The property manager has introduced an online ordering system for goods and services related to event planning, widely adopted across numerous leading exhibition and convention centers globally. This system allows clients to select and purchase services prior to events, streamlining processes from pre-event planning to payment, ensuring convenience, security, and better support for increasing international customers.

Agenda 2: The Trust's 2023/2024 operational performance

The Company would like to report the Trust's operational performance ended on March 31, 2024, which showed the Trust's performance in the previous year as detailed in the Annual Report, March 31, 2024.

The operational performance could be summarized as detailed below:

Operational performance for the period April 1, 2023 – March 31, 2024

Performance (Million Baht)	April 1, 2023 – March 31, 2024	April 1, 2022 – March 31, 2023	Change (%)
1. Total investment income	1,752.20	1,779.38	(1.53)
1.1 Service income	1,726.28	1,768.55	(2.39)
1.2 Interest income	2.66	1.22	117.68
1.3 Other income	23.26	9.61	142.07
2. Total expenses	918.68	827.84	10.97
3. Net profit on investments	833.52	951.54	(12.40)
4. Hall area (sq.m.)	122,165.00	122,165.00	-
5. Occupancy Rate (%)	31.30	34.64	(9.64)
6. Average Rental Rate (Baht/sq.m./day)	86.56	83.45	3.73

Agenda 3: The Financial Statements for the fiscal year ended March 31, 2024, of the Trust

The Trust's financial statements for the year ended on March 31, 2024, had been audited and certified by Ms. Wanwilai Phetsang, CPA No.5315 of EY Office Limited. On May 23, 2024, the Board of Directors had considered that they were correctly and completely prepared in accordance with general accounting standards; therefore, the Board of Directors had approved the aforesaid financial statements and also deemed appropriate to propose them to the trust unitholders for acknowledgement. The details of financial statements are shown in the Annual Report, March 31, 2024.

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

Particulars (Million Baht)	April 1, 2023 - March 31, 2024	April 1, 2022 - March 31, 2023
Balance Sheet		
Total assets	20,710.86	20,602.08
Total liabilities	4,416.30	4,302.21
Net asset	16,294.56	16,299.87
Net asset value per unit (baht)	10.9912	10.9948
Income Statement		
Total investment income	1,752.20	1,779.38
Total expenses	918.68	827.84
Net investment income	833.52	951.54
Total realized and unrealized gains on investments	20.73	11.58
Net profit	854.25	963.12
Earning per unit (baht)	0.58	0.65
Cash Flows Statement		
Net cash flows provided by operating activities	951.01	924.79
Net cash flows used in by financing activities	(993.85)	(867.74)
Net increase (decrease) in cash and cash at banks	(42.84)	57.05
Cash and cash at banks at beginning of the year	347.40	290.35
Cash and cash at banks at end of the year	304.56	347.40

Agenda 4: The 2023/2024 Distribution

The Trust had announced the distribution to the trust unitholders in order to comply with the Trust Deed, as specified that the REIT manager shall pay the distribution to unitholders not less than 90% of adjusted net profit and not over 4 times a year.

The performance of the year 2023/2024, the Trust had reported the net profit of Baht 854.25 million. The REIT manager had announced the 2023/2024 distribution at the rate of Baht 0.54 per one unit from the operation period April 1, 2023 – March 31, 2024. The dividend distribution decreased by Baht 0.06 or 10.0% compared with the 2022/2023 distribution.

The details of distributions are summarized below:

Performance	April 1 – June 30, 2023	July 1 - September 30, 2023	October 1 - December 31, 2023	January 1 - March 31, 2024	Total
Net profit (Million Baht)	215.18	163.42	331.45	144.20	854.25
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)	0.14	0.10	0.20	0.10	0.54
Distribution payout	96.27	92.02	91.88	140.61	99.47
Payment Date	September 8, 2023	December 8, 2023	March 8, 2024	June 21, 2024	

Agenda 5: The appointment of auditor and determination of auditor's remuneration for the fiscal year 2024/2025

The REIT manager had considered and appointed the auditor of EY Office Limited as the Trust's auditor for the year 2024/2025. The names and CPA license numbers are as follows:

1. Ms. Somjai Khunapasut Certified Public Accountant No. 4499 (has never signed the Trust's financial statements) and/ or
2. Ms. Bongkot Kriangphanamorn Certified Public Accountant No. 6777 (has never signed the Trust's financial statements) and/ or
3. Ms. Saranya Pludsri Certified Public Accountant No. 6768 (has never signed the Trust's financial statements) and/ or
4. Ms. Narissara Chaisuwan Certified Public Accountant No. 4812 (has never signed the Trust's financial statements)

Any of the above auditors may audit and express their opinion on the financial statements of the Trust. In the event where any of the above auditors is unable to perform the duties, EY Office Limited is authorized to identify any auditor of EY Office Limited, who qualifies as a Certified Public Accountant, to carry out the audit and express their opinion towards the financial statements of the Trust on behalf of such available auditors.

EY Office Limited has no relation to or any conflict of interest with the Trust, executive, major shareholder or any related person of such person and has independence in its performance of duty.

The remuneration of the auditor for the year 2024/2025 shall be in the amount of Baht 2,410,000 without any non-audit fee. The detail of the remuneration for the year 2024/2025 compared to the year 2023/2024 is as follows:

Remuneration	FY's 2024/2025	FY's 2023/2024	Change
Audit Fee	2,410,000	2,410,000	-

Non-audit fee: None

Subsidiaries Company: None

The Biography of the Trust's Auditors for the Year 2024/2025 shall be as attached herewith (Attachment No.2).

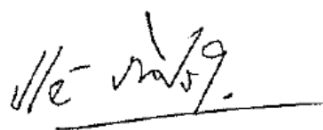
The Stock Exchange of Thailand allows the listed companies to provide Annual Report in the QR Code format. Therefore, the Company hereby provides the Annual Report, March 31, 2024, of the Trust to the trust unitholders in the QR Code format. In case, any trust unitholder requires the Annual Report, March 31, 2024, in the booklet format, please kindly contact to Mr. Supawat Kitwimontrakul at Investor Relations Department, RMI Company Limited, No.47/569-576 Moo 3, Floor 10, New Geneva Industry Condominium Popular Road 3, Banmai Subdistrict, Pakkred District, Nonthaburi, 11120 or Tel: 02-833-5589, Fax Number: 02-833-5588, E-mail: supawatk@rmicompany.co.th

The Company has provided channels for trust unitholders to submit an inquiry related to the above information commencing period from July 1 – 17, 2024, through e-mail: enquiry@rmicompany.co.th or the Trust's website http://investor.impactgrowthreit.com/ir_contact.html or registered postal at Investor Relations Department, RMI Company Limited, No.47/569-576 Moo 3, Floor 10, New Geneva Industry Condominium Popular Road 3, Banmai Subdistrict, Pakkred District, Nonthaburi, 11120. The Company will summarize the important matters in questions and answers and disclose on the SET's website within July 31, 2024.

Please specify your name and surname for supporting inquiries. The Company reserves the right not to respond any question and inquiry if the Company does not receive the information of trust unitholders, the information of trust unitholders is inaccurate, the information is confidential and may not be disclosed or the information affects to the third party's right.

Please kindly be informed accordingly

Faithfully yours,



(Colonel Phichai Namsirikul)

Chairman

Annual Report as of March 31, 2024 (QR Code)



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Biography of the Trust's auditor for the fiscal year 2024/2025

Name:	Ms. Somjai Khunapasut Certified Public Accountant (Thailand) No. 4499
Age:	53 years
Education:	Master of Accounting, Thammasat University
Position in the Audit Firm:	Partner
Auditing Experiences:	Ratchthani Leasing Public Company Limited The Thai Insurance Public Company Limited Thanachart Insurance Public Company Limited Thanachart Securities Public Company Limited Thanachart Fund Management Company Limited LH Financial Group Public Company Limited Land and Houses Bank Public Company Limited Muang Thai Insurance Public Company Limited Thaivivat Insurance Public Company Limited The Navakij Insurance Public Company Limited S 11 Group Public Company Limited TISCO Bank Public Company Limited TISCO Financial Group Public Company Limited Samsung Life Insurance Public Company Limited Manulife Insurance (Thailand) Public Company Limited
Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently:	None

Biography of the Trust's auditor for the fiscal year 2024/2025

Name:	Ms. Bongkot Kriangphanamorn Certified Public Accountant (Thailand) No. 6777
Age:	47 years
Education:	Master of Science (Accounting), Thammasat University
Position in the Audit Firm:	Partner
Auditing Experiences:	Star Money Company Limited Knight Club Capital Asset Management Public Company Limited JMT Network Services Public Company Limited LH Financial Group Public Company Limited Land and Houses Bank Public Company Limited Land and Houses Securities Public Company Limited Land and Houses Fund Management Company Limited
Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently:	None

Biography of the Trust's auditor for the fiscal year 2024/2025

Name:	Ms. Saranya Pludsri Certified Public Accountant (Thailand) No. 6768
Age:	51 years
Education:	Master's degree in business administration, Thammasat University
Position in the Audit Firm:	Partner
Auditing Experiences:	United Overseas Bank (Thai) Public Company Limited Bank Of China (Thai) Public Company Limited Ratchthani Leasing Public Company Limited Mizuho Bank, Ltd. Bangkok Branch T Leasing Company Limited Heng Leasing Company Limited S 11 Group Public Company Limited Beyond Securities Public Company Limited Advance Finance Public Company Limited TISCO Bank Public Company Limited TISCO Securities Company Limited
Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently:	None

Biography of the Trust's auditor for the fiscal year 2024/2025

Name: Ms. Narissara Chaisuwan
Certified Public Accountant (Thailand) No. 4812

Age: 52 years

Education: Master of Accounting,
Chulalongkorn University

Position in the Audit Firm: Partner

Auditing Experiences: Bangkok Health Insurance Public Company Limited
MBK Life Assurance Public Company Limited
Road Accident Victims Protection Company Limited
Sompo Insurance (Thailand) Public Company Limited
The Deves Insurance Public Company Limited
Tune Insurance Public Company Limited
Indara Insurance Public Company Limited
Nam Seng Insurance Public Company Limited
Thaire Life Assurance Public Company Limited

Relationship with or Interest in (except for the audit service) the Trust, Executives, Major Shareholders, or their Related Persons Capable of Undermining the Ability to Perform Duties Independently: None