


REIT Key Fact sheet (End of December 2014)

Unit price: 10.20 Bt.
NAV: 10.8348
Number of Unit: 1,482,500,000 Units
Market Cap.: 15,121,500,000 Bt.

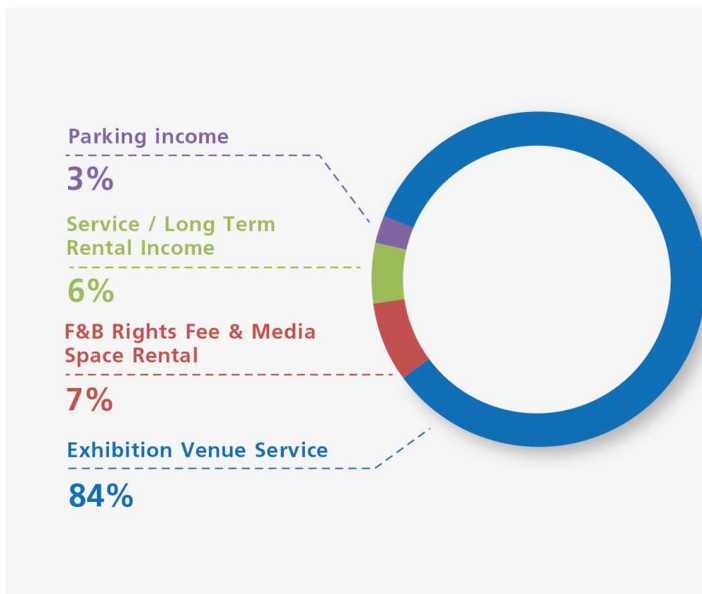

1 Overall

1.1 Revenue and Expense

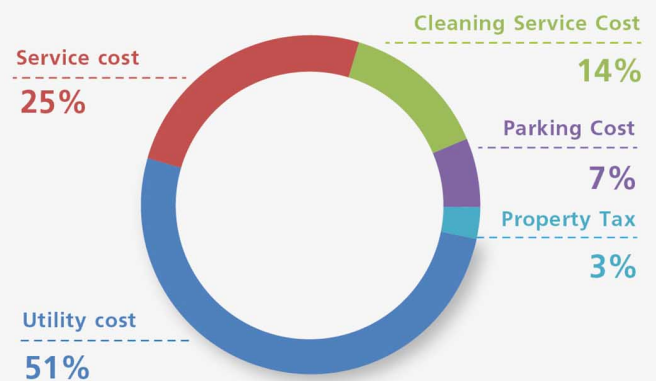
IMPACT Growth Real Estate Investment Trust (IMPACT GROWTH REIT) earns Bt. 568.253, from September 22-December 31 2014, which is from Bt. 565.51 million service incomes Bt.1.4 million Interest income and Bt. 1.7 million for other income, totally brings Bt. 348 million net profit. However, Bt. 565.51 million service incomes can be divided into 84% venue sale, secondly 7% from F&B right fee and media space rental and 6% for long term rental space and service. The most contributed assets are IMPACT Challenger and IMPACT International Exhibition Center. IMPACT GROWTH REIT's expense comes from cost of service at Bt.78.3 million, mainly in 51% utilities and 25% service. All the same for fees which can be considered at 11% from total revenue (Bt.61.6 million) are Bt. 31.7 million REIT Manager fee, Bt. 16.7 million Trustee's fee, Bt. 1 million Registrar's fee, Bt.11.37 million Property Management fee and Professional fees at 815,000 baht led to Bt.346.251 million REIT's net profit and Bt. 1.842 million on net unrealized gains on investments. As a result, REIT's net asset is up to Bt.348.093 million with 86% Gross Profit Margin and 61% in Net Investment Income Margin.



Income Structure



Service Cost Structure



1.2 Balance Sheet

At the end of December, the REIT reported investments in properties in fair value of Bt. 19,603 million and net assets of Bt.16,062.593 million, or Bt. 10.8348 net asset value per unit which is increased from Bt. 10.6005 at September 30, In this period, the REIT reported investments in properties in fair value of Bt. 19,603 million which increased from at the end of September in which reported investments in properties in fair value of Bt. 19,601.156 million, or increased by Bt. 1.842 million, Furthermore the REIT reported investments in securities (Fixed Income Fund) , at the end of December , the REIT reported fair value of the securities of Bt. 349.998 million.

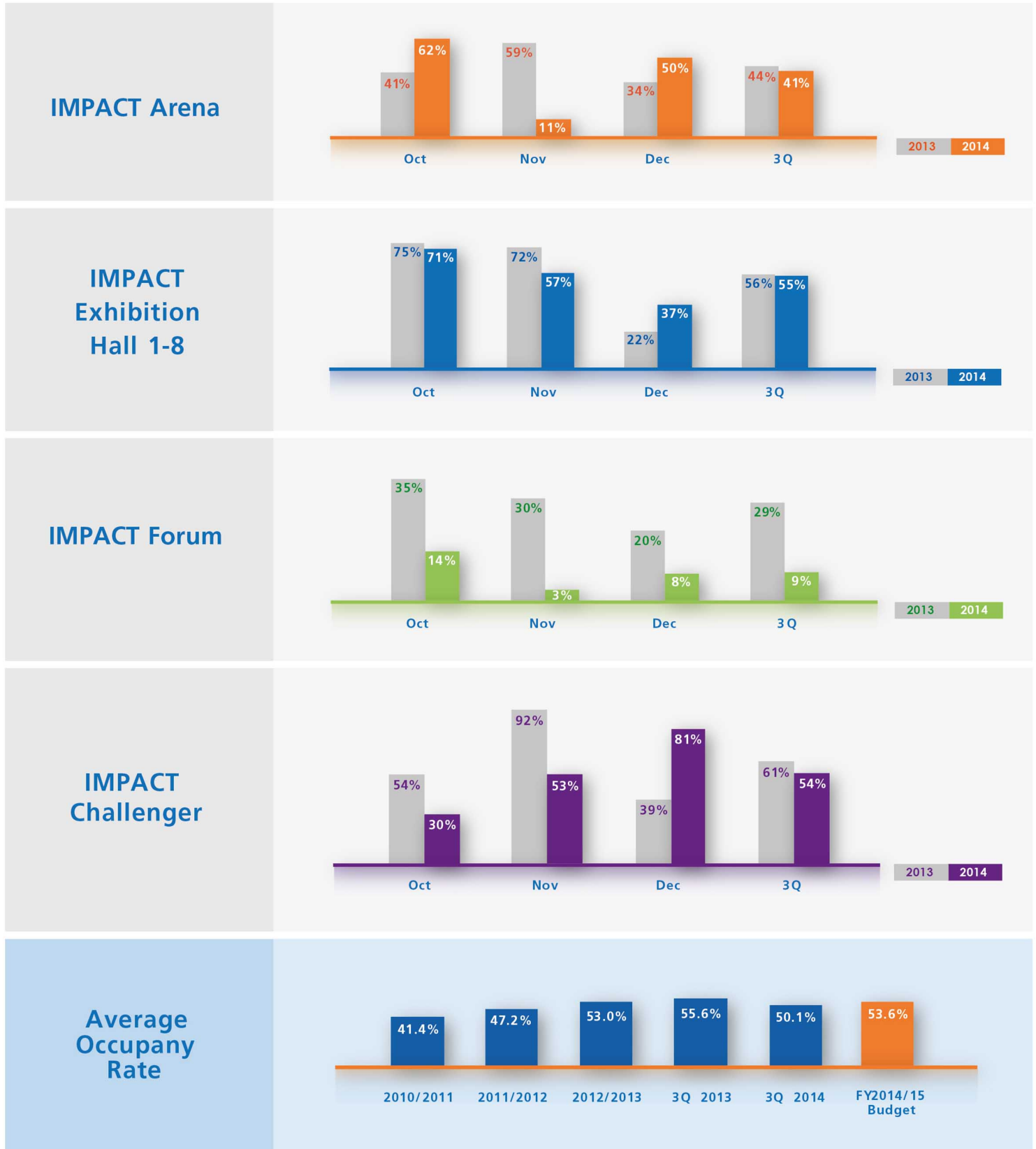
2 Net Investment Income & Distribution

The REIT reported the third quarter of 2014 Net investment income of Bt. 346.251 million and announced the distribution of Baht 0.23 per unit. The XD Date was February 24, 2015, The record date for entitlements to the interim dividend was 26 February 2015 , the book closure date for collecting shareholders' name is accordance with Section 225 of Securities and Exchange Act was February 27, 2015 and the payment Date was March 13, 2015.



3 Operation Performance

Occupancy Rate



4 Financial Highlight

4.1 Statement of Income

September 22-December 2014

Investment Income

Unit : Million Baht

Service income	565.151
Interest income	1.384
Other income	1.718
Total Income	568.253

Expense

Cost of service	78.296
Administration expenses	32.461
REIT Management fee	31.708
Trustee's fee	16.725
Registrar's fee	1.000
Property Management fee	11.377
Professional fees	0.815
Financial cost	49.62
Total Expenses	222.002
Net Investment Income	346.251
Net unrealized gains on investments	1.842
Increase in net assets from operations	348.093

Available distributed amount	355.694
Dividend payout amount	340.975
Dividend per unit (Bt.)	0.23
Dividend payout (%)	96%
Gross profit margin	86%
Net investment income	61%

4.2 Statement of Financial Position

December 31, 2014

Unit : Million Baht

Investment in properties at fair Value	
IMPACT Arena, Exhibition and Convention Center, Muangthong Thani 192-2-88.6 rai / 165,606 sq.m. (Cost: Bt. 19,601million)	19,603.00
Investment in securities (general fixed income fund) (Cost: Bt. 350 million)	349.998
Cash and cash at banks	156.434
Receivables from service	165.495
Prepaid expenses	8.069
Other assets	4.752
Total assets	20,287.75
Liabilities	
Trade payables	62.875
Other payables	15.332
Accrued expenses	92.853
Other current liabilities	26.050
Unearned income	116.385
Security deposits	11.660
Long-term loans	3,900.00
Total liabilities	4,225.155
Net assets	16,062.593
Trust registered	15,714.50
Retained earning	348.093
Net assets	16,062.593
Net asset value per unit	10.8348

5 Highlight events for January - March 2015

Type	Title	Place
Concert	Michael Buble's Asia Tour 2015 in Bangkok	IMPACT Arena
	Super Junior	IMPACT Arena
	The Original Returns Concert	IMPACT Arena
	Nuvo Love Story Concert	IMPACT Arena
	Jason Mraz and Raining Jane	IMPACT Arena
	Hhandsome Male Concert	IMPACT Arena
Consumer Show	Thailand Home Builder & Material Fair 2015	IMPACT Exhibition Center
	Super Shock Sales 2015	IMPACT Exhibition Center
	36th Bangkok International Motor Show	IMPACT Challenger
Meeting and Exhibition	Amway Expo 2015, Amway National Leadership Conference 2015, Amway National Convention 2015	IMPACT Challenger
Trade Exhibition	The 55th Bangkok Gems & Jewelry Fair 2015	IMPACT Challenger
	Bangkok International Fashion Fair & Bangkok International Leather Fair 2015 (BIFF & BIL 2015)	IMPACT Challenger



6 REIT Key fact sheet

REIT's name	IMPACT Growth Real Estate Investment Trust (IMPACT Growth REIT)
REIT Manager	RMI Company Limited
Property Manager	IMPACT Exhibition Management Co.,LTD.
Trustee	Kasikorn Asset Management
Investment amount	19,614,500,000 Baht for first investments in properties
Asset Investment Detail	Investment in property and 4 buildings of IMPACT exhibition and convention center with facilities and equipments (192-2-88.6 rai/165,606 sq.m.)
Investment unit	1,482,500,000 units
Holding	Freehold
First Trade Day	October 1, 2014
Value per unit	10.60 Baht
Dividend policy	Not over 90% of net profit by adjusted accounting period where profit will return to trust unit holder as Year-End Distribution and Interim Distribution (If any)



7 REIT Structure

