



REIT Key Factsheet (End of March 2015)

Unit price: 10.40 Bt.

NAV: 10.7961

Number of Unit: 1,482,500,000 Units

Market Cap.: 15,418,000,000 Bt.

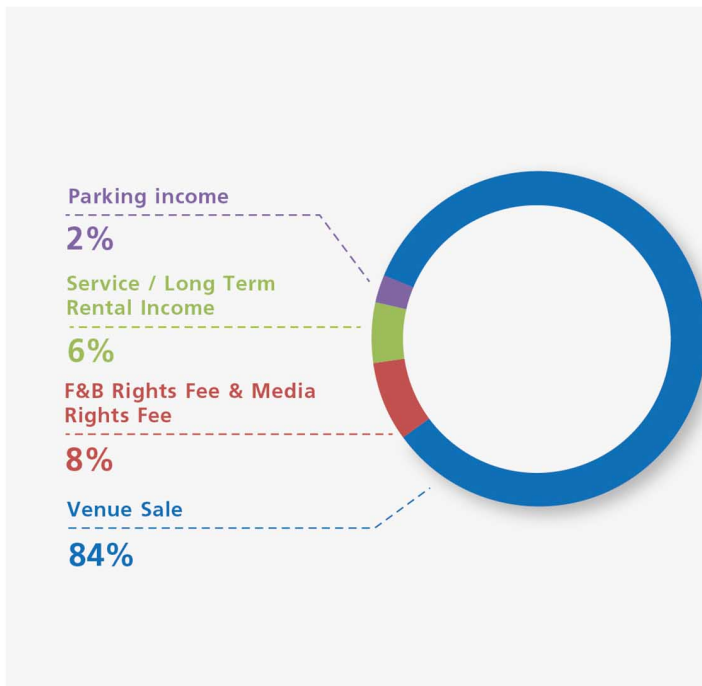
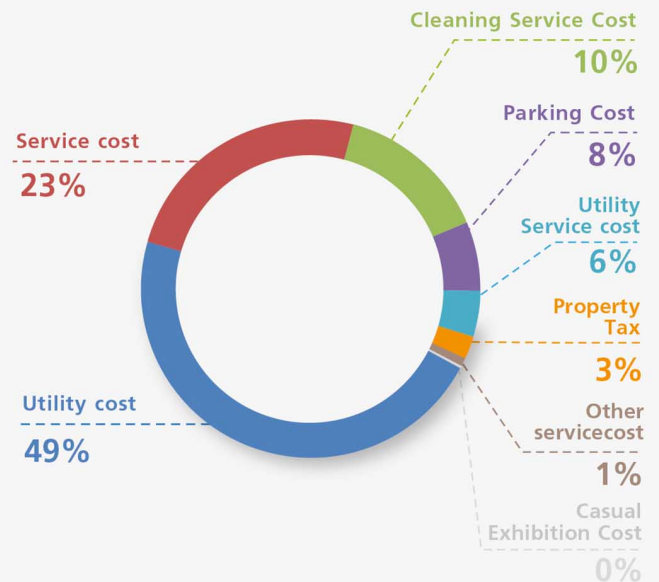


1 Overall

1.1 Revenue and Expense

IMPACT Real Estate Investment Trust (IMPACT GROWTH REIT) earns Bt. 1,14.26 from September 22-March 31 2015, which is from Bt. 1,109.73 million service incomes Bt.1.66 million Interest income and Bt. 2.87 million for other income, totally brings Bt. 631.78 million net profit. However, Bt. 1,109.73 million service incomes can be divided into 84% venue sale, secondly 8% 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 Exhibition Center. IMPACT GROWTH REIT's expense comes from cost of service at Bt. 150.63 million, mainly in 49% utilities and 23% service. While the total REIT's fees which can be considered at 15% from total revenue are Bt. 112.84 million REIT Manager fee, Bt. 31.87 million Trustee's fee, Bt. 1.89 million Registrar's fee, Bt.22.36 million Property Management fee and Professional fees at 2.32 baht led to Bt.627.86 million REIT's net profit and Bt. 3.91 million on net unrealized gains on investments. As a result, REIT's Increase in net assets from operations to Bt. 631.78 million with 86% Gross Profit Margin and 56% in Net Investment Income Margin.



Income Structure

Service Cost Structure

1.2 Balance Sheet

At the end of March 2015, the REIT reported investments in properties in fair value of Bt.19,603 million and net assets of Bt.16,005.308 million, or Bt.10.7961 net asset value per unit which is decreased from Bt.10.8348 at the end of December, In this period, the REIT reported investments in securities (Fixed Income Fund), at the end of March 2015, the REIT reported fair value of the securities of Bt. 402.07 million.

2 Net Investment Income & Distribution

The REIT reported the FY2014/2015 Net investment income of Bt.627.86 million and announced the distribution of Baht 0.42 per unit per unit, totaling Baht 622,644,135, previously the REIT paid the dividend on 13 March 2015 at the rate of Baht 0.23 per unit from the operation period of 22 September - 31 December 2014, thus for the dividend payment for the period of 1 January - 31 March 2015 is at the rate of Baht 0.19 per unit. The record date for entitlements to the dividend is 4 June 2015, the book closure date for collecting shareholders' name is accordance with Section 225 of Securities and Exchange Act is 5 June 2015 and the payment Date is 19 June 2015.

3 Operation Performance

Occupancy Rate



4 Financial Highlight

4.1 Statement of Income

September 22 – March 2015

Investment Income

Unit : Million Baht

Service income	1,109.73
Interest income	1.66
Other income	2.87
Total Income	1,114.26

Expense

Cost of service	150.63
Administration expenses	66.01
REIT Management fee	112.84
Trustee's fee	31.87
Registrar's fee	1.89
Property Management fee	22.36
Professional fees	2.32
Financial cost	98.46
Total Expenses	486.40
Net Investment Income	627.86
Net unrealized gains on investments	3.91
Increase in net assets from operations	631.78

Available distributed amount	647.68
Dividend payout amount	622.64
Dividend per unit (Bt.)	0.42
Dividend payout (%)	96%
Gross profit margin	86%
Net investment income	56%

4.2 Statement of Financial Position

March 31, 2015

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. 400 million)	402.07
Cash and cash at banks	204.87
Receivables from service	180.26
From interest	0.28
Prepaid expenses	7.82
Other assets	6.01
Total assets	20,404.30
Liabilities	
Trade payables	70.40
Other payables	9.04
Accrued expenses	132.33
Unearned income	202.877
Security deposits	13.66
Other liabilities	70.68
Long-term loans	3,900.00
Total liabilities	4,398.99
Net assets	16,005.31
Trust registered	15,714.50
Retained earning	290.81
Net assets	16,005.30
Net asset value per unit	10.7961

**Outstanding Meeting, Incentive, Exhibition and Convention in 1st Quarter of 2015/2016
 (period from April –June 2015)**

ประเภท	รายละเอียด	อาคาร
Concert	Toyota Vios Presents to D2B Encore Concert 2015	IMPACT Arena
	The Star	IMPACT Arena
	Backstreet Boys in A World like this Tour	IMPACT Arena
	The Script Live in Bangkok	IMPACT Arena
	Katy Perry : The Prismatic World Tour Concert	IMPACT Arena
	TVXQ Special Live Tour	IMPACT Arena
Consumer Show	Money Expo 2015	IMPACT Challenger
	The Biggest Fair 2015	IMPACT Exhibition Center
	OTOP Mid Year 2015	IMPACT Exhibition Center
	Food & Holistic Health Festival 2015	IMPACT Exhibition Center
Meeting and Conference	Thailand Rice Convention	IMPACT Exhibition Center
	Asia Pacific Herbalife Extravaganza 2015	IMPACT Challenger
Trade Exhibition	Architect Expo 2015 the 29th ASEAN Largest Building Technology Exposition	IMPACT Challenger
	THAIFEX-World of Food Asia 2015	IMPACT Challenger
	LED Expo Thailand 2015	IMPACT Exhibition Center
	Thailand Travel Mart Plus 2015	IMPACT Exhibition Center



6 REIT's basic information

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

