

No. RMTSD024/63

November 12, 2020

Re Clarification of the changes in operating results exceeding 20% for the 2nd quarter ended September 30, 2020 of IMPACT Growth Real Estate Investment Trust

To President
The Stock Exchange of Thailand

RMI Company Limited ("Company") as REIT manager of IMPACT Growth Real Estate Investment Trust ("IMPACT Growth REIT") would like to clarify the earning results for the second quarter ended September 30, 2020 (three – month period from July 1 to September 30, 2020), the changes of which exceed 20% as compared to the operating results from the same period of last year.

As the operating results of IMPACT Growth REIT for the second quarter ended September 30, 2020, net profit was Baht 185.53 million, which decreased Baht 114.36 million or decreased by 38.13% as compared with the same period of previous year. This is a result of the COVID-19 pandemic which affected to operation performance of the Trust in the second quarter of FY2020/2021 as below:

- 1) Decreasing in revenue, total revenue was Baht 381.55 million which decreased Baht 195.14 million or 33.84% as compared with the same period of previous year.
- 2) Decreasing in expenses, total expenses was Baht 196.28 million which decreased Baht 82.14 million or 29.50% as compared with the same period of previous year.
 - Cost of service was Baht 49.86 million which decreased Baht 22.91 million or 31.48%.
 - Property management fee was Baht 38.71 million which decreased Baht 20.65 million or 34.79%.
 - Professional fee was Baht 0.88 million which decreased Baht 0.37 million or 29.61%.
 - Administrative expenses was Baht 39.03 million which decreased Baht 27.57 million or 41.40%.

- Finance cost was Baht 28.39 million which decreased Baht 10.01 million or 26.07%

Please kindly be informed accordingly.

Yours faithfully



(Miss Wanphen Mungpiensakul)

Managing Director

RMI Company Limited