

Tesco Lotus Retail Growth Freehold and Leasehold Property Fund (TLGF)

Asset Detail as of 30 June 2017

The Initial Properties (17 Stores)

No.	Property Name	Freehold/Leasehold	Location	Class of title held by the fund			Asset Detail*	Total Lettable Area (sq.m.)	Appraised Values** / Appraisers (MB)		
				Freehold (Rai)	Leasehold (Rai)	Total (Rai)			15 Business Advisory Limited as of 4 December 2016	Capitalization Rate	Discount Rate
1	Srinakarin	Freehold	9 Moo 6, Bangmueangmai Sub-district, Mueang District, Samuthprakarn Province	48-1-74.3	-	48-1-74.3	The building comprise (1) a two-storey shopping mall building (2) car service and maintenance building (3) pet shop building (4) 4 mini plaza building 6 elevators, 8 escalators , 2 travelators	32,237	3,770	7.00%	10.00%
2	Krabi	Freehold	191 Moo 12, Krabi Noi Sub-district, Mueang District, Krabi Province	30-1-51.8	-	30-1-51.8	There are two buildings located at the Krabi site. The building comprise (1) a two-storey shopping mall (2) car service and maintenance building 3 elevators, 3 escalators, 2 travelators	16,841	1,718	7.00%	10.00%
3	Prachacheun	Freehold	829 Prachacheun 2 rd, Bangsue Sub District, Bangsue District, Bangkok	14-3-93.4	-	14-3-93.4	The building comprise (1) a two-storey shopping mall 3 elevators, 2 escalators, 2 travelators	12,358	1,509	7.00%	10.00%
4	Rangsit Klong 7	Freehold	41/2 Moo 2, Lumpakkood Sub-district, Thunyaburi District, Prathumthani Province	144-1-71	-	144-1-71	There are two buildings located at the Rangsit Klong 7 site. The building comprise (1) a one-storey shopping mall (2) car service and maintenance building	12,431	1,177	7.00%	10.00%
5	Tung Song	Freehold	144 Moo 2, Nong Hong Sub-district, Tung Song District, Nakomsrithamarat Province	30-2-85.7	-	30-2-85.7	There are two buildings located at the Tung Song site.The building comprise (1) a two-storey shopping mall (2) one machinery building 3 elevators, 2 escalators, 2 travelators	10,563	862	7.00%	10.00%
6	Singburi	Freehold	189 Moo 7, Bang Nga Sub-district, Tha Vong District, Lopburi Province	24-2-09	-	24-2-09	The building comprise (1) a two-storey shopping mall 3 elevators, 2 escalators, 2 travelators	11,330	777	7.00%	10.00%
7	Pranburi	Freehold	706 Moo 7, Koa Noi Sub-district, Pranburi District, Prachubkireekan Province	22-3-58.6	-	22-3-58.6	The building comprise (1) a one-storey shopping mall	8,606	795	7.00%	10.00%

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8	Mahachai	Freehold	119 Moo 7, Thasai Sub-district, Mueang District, Samuthsakorn Province	20-3-71	-	20-3-71	There are six buildings located at the Tung Song site. The building comprise (1) a one-storey shopping mall (2) one car park (3) one machinery (4) one warehouse (5) one chiller (6) car service and maintenance building 1 elevator	8,831	757	7.00%	10.00%
9	Maesai	Freehold	156 Moo 6, Viengpangkam Sub-district, Maesai District, Chiengrai Province	32-3-0	-	32-3-0	There are two buildings located at the Maesai site. The building comprise (1) a one-storey shopping mall (2) car service and maintenance building	7,789	707	7.00%	10.00%
10	Ranong	Freehold	25/15 Moo 1 Petchakasem Road, Bangrin Sub-district, Muang District,Ranong Province	26-0-50.8	-	26-0-50.8	The building comprise (1) a one-storey shopping mall	7,579	597	7.00%	10.00%
11	Samui	Freehold+Leasehold	1/7 Moo 6 Bohphut Sub-district, Koh Samui District, Sarathani Province Lease Terms (year) : 13.75	22-1-52	24-3-78	47-1-30	There are eight buildings located at the Samui site. The building comprise (1) a one-storey shopping mall (2) four building owned by Sponsor and leased out to the tenants (3) car service and maintenance building (4) book store building (5) health and beauty service building	20,768	1,082	-	11.00%
12	Pitsanulok	Freehold+Leasehold	909 Moo 3 Aranyik Sub-district, Muang Pitsanulok District, Pitsanulok Province. Lease Terms (year) : 20	31-2-71.4	0-2-59.5	32-1-30.9	There are four buildings located at the Amatanakorn site. The building comprise (1) a two-storey shopping mall (2) a one-storey mini plaza (3) two car service and maintenance building 3 elevators, 3escalators, 2 travelators	15,695	1,006	7.00%	10.00%

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13	Amatanakorn	Leasehold	700/75 Moo 5 Klongtumru Sub-district, Muang Chonburi District, Chonburi Province Lease Terms (year) : 22.83	-	45-1-35.6	45-1-35.6	There are four buildings located at the Amatanakorn site. The building comprise (1) a two-storey shopping mall (2) a one-storey mini plaza (3) two car service and maintenance building 3 elevators, 3escalators, 2 travelators	23,397	1,806	-	11.00%
14	Petchaboon	Leasehold	929 Moo 2 Sa Diang Sub-district, Muang Petchaboon District, Petchaboon Province. Lease Terms (year) : 21.17	-	43-2-5.4	43-2-5.4	There are three buildings located at the Petchaboon site. The building comprise (1) a one-storey shopping mall (2) one fire pump building (3) one car service and maintenance building	14,183	760	-	11.00%
15	Lamlukka Klong 6	Leasehold	75 Moo 5 Bungkumproy Sub-district, Lamlukka District, Patumthani Province. Lease Terms (year) : 20.42	-	33-1-0	33-1-0	There are three buildings located at the Lamlukka Klong 6 site The building comprise (1) a one-storey shopping mall (2) one air handling unit building (AHU) (3) one car service and maintenance building	11,115	559	-	11.00%
16	Sena	Leasehold	49 Moo 1 at Bangnomko Sub-district, Sena District, Ayudhya Province. Lease Terms (year) : 21.33	-	24-2-96	24-2-96	There are two buildings located at the Sena site. The building comprise (1) a one-storey shopping mall (2) one machinery building	7,695	340	-	11.00%
17	Rama I	Leasehold	831 Praram 1 Rd. Wang Mai Sub-district, Pathumwan District, Bangkok Lease Terms (year) : 18	-	12-3-03.25	12-3-03.25	The building comprise (1) three-storey shopping mall 3 elevators (1 lift + 2 cart lift), 4 escalators, 4 travelators	15,599	856	-	11.00%

Capital Increase No. 1 (5 Stores)

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1	Phuket	Freehold	104 Moo 5 Chaloem Phrakiat rd. Mueang Phuket , Phuket Province	44-2-0	-	44-2-0	The building comprise (1) two-storey shopping mall 2 elevators, 4 escalators	22,155	2,958	7.00%	10.00%
2	Salaya	Freehold	99/14 Moo 1 Bangtoey Sub-District Sampran District Nakhon Pathom Province	38-3-99	-	38-3-99	There are two buildings located at the Salaya site. The building comprise (1) Two-storey shopping mall (2) Energy Saving Building 3 elevators, 2 escalators, 2 travelators	18,662	2,131	7.00%	10.00%
3	Nakorn Sri	Freehold	15 Pathanakan-Kukhwang rd Nai Mueang Sub-District , Mueang Nakorn Sri Thammarat Nakorn Sri Thammarat Province	26-0-33.6	-	26-0-33.6	There are two buildings located at the Nakornsritummarat site The building comprise (1) a two-storey shopping mall (2) car service and maintenance building 4 escalators	14,996	1,306	7.00%	10.00%
4	Rangsit-Nakorn	Leasehold	90 Moo 2 Rangsit-Nakorn nayok rd. Thanyaburi District Patumtani Province Lease Terms (year) : 19.08	-	33-2-0	33-2-0	The building comprise (1) two-storey shopping mall 3 elevators, 1 escalators, 1 travelator	12,244	669	-	11%
5	Bang Pu	Leasehold	2502 Moo 3 Sukumvit rd. Bang Pu mai Sub-District Mueang Sumutprakarn Province Lease Terms (year) : 21.17	-	55-0-80	55-0-80	The building comprise (1) a one-storey shopping mall	12,533	725	-	11%

Additional Investment (1 Store)

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1	Navanakorn	Freehold	98/103 Moo 13 Klong Neung, Klong Luang, Patumtani Province	31-0-0,5	-	31-0-0,5	The building comprise (1) two-storey shopping mall 3 elevators, 4 escalators, 2 travelator	19,914	2,292	7.00%	10.00%

* Asset Detail : Every branch includes main facilities and utility systems ex. Power supply system, water systems, telephone service, air-conditioning system, fire protection system (including an indoor sprinkler system)

** Use Income Capitalization Method

*** The lettable area under Capital Increase No.1 (5 stores) and Additional Investment (1 store) based on Rent Roll as of July 2016.

**** The lettable area of the initial Properties (17 stores) based on Rent Roll as of October 2016.