

**15 Business Advisory Limited**

บริษัท 15 ที่ปรึกษาธุรกิจ จำกัด

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J20/60030E

May 1, 2017

Hemaraj REIT Management Co., Ltd.  
27<sup>th</sup> Floor, UM Tower 9 Ramkhamhaeng Road,  
Suanlaung, Bangkok 10250, Thailand

Dear Managing Director  
Hemaraj REIT Management Co., Ltd.

In fulfillment of our agreement, 15 Business Advisory Limited is pleased to transmit our complete appraisal report in a summary report format regarding the valuation of leasehold interest of the subject property under a 60-year lease period (30 years + 30 years). The appraised property includes leasehold right of land with a total land area of approximately 51-1-45.92 rai (51.36479 rai or 20,545.916 sq. wah), together with 19 ready-built factories and 2 warehouses with a total lease area of approximately 55,131 sq.m. located in Hemaraj Eastern Seaboard Industrial Estates (HESIE), Rayong Province (3 units), Eastern Seaboard Industrial Estates (ESIE), Rayong Province (7 units), Hemaraj Saraburi Industrial Land (HSIL), Saraburi Province (7 units), Hemaraj Chonburi Industrial Estate (HCIE), Chonburi Province (2 units), and Hemaraj Logistics Park 4 (HLP4), Rayong Province (2 units).

The purpose of this appraisal is to estimate the leasehold value of the subject property under a 60-year period (30 years + 30 years). This appraisal report will be used for public purposes. Unless we otherwise consent in writing, the appraisal cannot be used for any other purposes.

15 Business Advirsory Limited has formed an opinion that the leasehold value of the subject property under a 60-year period (30 years + 30 years) as of May 1, 2017 and as of January 1, 2018 were:

<b>Scenario 1 : Leasehold Value under a 60-year lease period (30 years + 30 years)</b> Effective date of valuation is as of May 1, 2017	
- Leasehold Value under a 60-year lease period (30 years + 30 years)	<b>1,531,000,000 Baht</b> <b>(One Thousand Five Hundred and Thirty-One Million Baht)</b>
- Leasehold Value under a 60-year lease period (30 years + 30 years) under income compensation scheme	<b>1,536,000,000 Baht</b> <b>(One Thousand Five Hundred and Thirty-Six Million Baht)</b>

<b>Scenario 2 : Leasehold Value under a 60-year lease period (30 years + 30 years)</b> Effective date of valuation is as of January 1, 2018	
- Leasehold Value under a 60-year lease period (30 years + 30 years)	<b>1,527,000,000 Baht</b> <b>(One Thousand Five Hundred and Twenty-Seven Million Baht)</b>
- Leasehold Value under a 60-year lease period (30 years + 30 years) under income compensation scheme	<b>1,537,000,000 Baht</b> <b>(One Thousand Five Hundred and Thirty-Seven Million Baht)</b>

If you have any questions about this report, please contact us for a detailed clarification. This appraisal report is prepared only for the purpose stated hereby in this report and subject to assumptions and limiting conditions stated hereby in this report.

15 Business Advisory Limited and any individual signing or associated with this report or the professional associations or organizations with which they are affiliated hereby guarantee that we have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.

Your faithfully,  
Acted on behalf of  
15 Business Advisory Limited

*Wattana Chumpawal*

(Wattana Chumpawal)  
Executive Director and Real Estate – Valuation and Advisory  
Principal Valuer

## Executive Summary

<b>Property Appraisal</b>	: Land and 19 Ready-Built Factories and 2 Warehouses (in Total of 21 Buildings)
<b>Client</b>	: Hemaraj REIT Management Co., Ltd.
<b>Purpose of the Appraisal</b>	: To estimate the leasehold value of the subject property under a 60-year period (30 years + 30 years) for public purposes.
<b>Appraisal Premises</b>	: Consist of leasehold interest of land with a total area of approximately 51-1-45.92 rai (51.36479 rai or 20,545.916 sq. wah) and 19 ready-built factories and 2 warehouses with a total lease area of approximately 55,131 sq.m. located in the industrial areas as detailed below;

### **Hemaraj Eastern Seaboard Industrial Estates (HESIE) / No. 1 - 3**

- Land with a total area under lease agreement of approximately 19-0-52.42 rai (19.13104 rai or 7,652.416 sq. wah).
- 3 units of buildings and other improvements as follow;
  - 3 ready-built factories (Detached) with a total lease area of approximately 17,632 sq.m.

### **Eastern Seaboard Industrial Estates (ESIE) / No. 4 - 10**

- Land with a total area under lease agreement of approximately 13-1-78.0 rai (13.445 rai or 5,378.0 sq. wah).
- 7 units of buildings and other improvements as follows;
  - 2 ready-built factories (Detached) with a total lease area of approximately 5,944 sq.m.
  - 5 ready-built factories (Attached) with a total lease area of approximately 9,828 sq.m.

### **Hemaraj Saraburi Industrial Land (HSIL) / No. 11 - 17**

- Land with a total area under lease agreement of approximately 13-0-96.0 rai (13.24 rai or 5,296.0 sq. wah).
- 7 units of buildings and other improvements as follows;
  - 2 ready-built factories (Detached) with a total lease area of approximately 6,480 sq.m.
  - 5 ready-built factories (Attached) with a total lease area of approximately 5,616 sq.m.

**Appraisal Premises  
(Continued)**

**: Hemaraj Chonburi Industrial Estate (HCIE) / No. 18 - 19**

- Land with a total area under lease agreement of approximately 1-0-41.0 rai (1.1025 rai or 441.0 sq. wah).
- 2 units of buildings and other improvements as follows;
  - 2 ready-built factories (Attached) with a total lease area of approximately 2,052 sq.m.

**Hemaraj Logistics Park 4 (HLP4) / No. 20 - 21**

- Land with a total area under lease agreement of approximately 4-1-78.5 rai (4.44625 rai or 1,778.5 sq. wah).
- 2 units of buildings and other improvements as follows;
  - 2 warehouses with a total lease area of approximately 7,579 sq.m.

**Location**

**: Hemaraj Eastern Seaboard Industrial Estates (HESIE)**

Located on Ban Bueng – Ban Khai Road (National Highway No.3138) at kilometer 6-10, Tasit Sub-district, Pluak Daeng District, Rayong Province and Khao Khan Song Sub-district, Sriracha District, Chonburi Province.

**Eastern Seaboard Industrial Estates (ESIE)**

Located on Sattahip – Chachoengsao Road (National Highway No.331) at kilometer 42-43, Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province.

**Hemaraj Saraburi Industrial Land (HSIL)**

Located on Nongplakradi Road (Rural Road No. 4051) at kilometer 2-3, Nongpla Mhor Sub-district, Nong Khae District, Saraburi Province.

**Hemaraj Chonburi Industrial Estate (HCIE)**

Located on Sattahip – Chachoengsao Road (National Highway No. 331) at kilometer 43-44 and Hoob-Born – Laem Chabang Road (National Highway No. 331) at kilometer 12-13, Bowin Sub-district, Sriracha District, Chonburi Province.

**Hemaraj Logistics Park 4(HLP4)**

Located in Eastern Seaboard Industrial Estates (ESIE Located on Sattahip – Chachoengsao Road (National Highway No. 331) at kilometer 42-43, Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province.

## GPS Coordinates

- : Hemaraj Eastern Seaboard Industrial Estates (HESIE)  
GPS Coordinate : LAT 13° 03'51.55" N, LONG 101°11'13.83" E
- Eastern Seaboard Industrial Estates (ESIE)  
GPS Coordinate : LAT 13° 00'24.02" N, LONG 101°09'58.50" E
- Hemaraj Saraburi Industrial Land (HSIL)  
GPS Coordinate : LAT 14°22'33.38" N, LONG 100°50'16.39" E
- Hemaraj Chonburi Industrial Estate (HCIE)  
GPS Coordinate : LAT 13° 03'57.21" N, LONG 101°05'22.65" E
- Hemaraj Logistics Park 4(HLP4)  
GPS Coordinate : LAT 13° 00'19.20" N, LONG 101°10'52.13" E

## Accessibility

- : Hemaraj Eastern Seaboard Industrial Estates (HESIE)
- Ban Bueng – Ban Khai Road (National Highway No. 3138), which is a public road and road within the Hemaraj Eastern Seaboard Industrial Estates (HESIE), which is under land allocation for industrial use.
- Eastern Seaboard Industrial Estates (ESIE)
- Sattahip – Khao Hin Son Road (National Highway No. 331), which is a public road and road in the Eastern Seaboard Industrial Estates (ESIE), which is under land allocation for industrial use.
- Hemaraj Saraburi Industrial Land (HSIL)
- Nongplakradi Road (Rural Road No. 4051), which is a public road and west side of road along Khlong Rapeepat (right and left side), which is a public road within Nongpla Mhor Sub-district, Nong Khae District, Saraburi Province.
- Hemaraj Chonburi Industrial Estate (HCIE)
- Sattahip – Chachoengsao Road (National Highway No. 331) and Hoob-Born – Laem Chabang Road, which are a public road and road within the Hemaraj Chonburi Industrial Estate (HCIE), which is under land allocation for industrial use.
- Hemaraj Logistics Park 4 (HLP4)
- Sattahip – Chachoengsao Road (National Highway No. 331) is a public road and road within the Eastern Seaboard Industrial Estates (ESIE), together with road within the Hemaraj Logistics Park 4, which are a private land area.

## **Utilities**

: Utilities in the industrial estate consists of:

- Electrical System
- Plumbing System
- Sewerage and Wastewater Treatment System
- Rainwater Drainage System
- Communication System
- Natural Gas System
- Waste Disposal System
- Road within the Project

## **Land Title Deeds**

: consists of 14 Title deeds as detailed below;

### Hemaraj Eastern Seaboard Industrial Estates (HESIE)

consists of 3 Title deeds including:

- Title deed no. 17031 Tasit Sub-district, Pluak Daeng District, Rayong Province
- Title deed no. 26797 Tasit Sub-district, Pluak Daeng District, Rayong Province
- Title deed no. 25118 Tasit Sub-district, Pluak Daeng District, Rayong Province

### Eastern Seaboard Industrial Estates (ESIE)

consists of 3 Title deeds including:

- Title deed no. 8877 Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province
- Title deed no. 26731 Tasit Sub-district, Pluak Daeng District, Rayong Province
- Title deed no. 30376 Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province.

### Hemaraj Saraburi Industrial Land (HSIL)

consists of 3 Title deeds including:

- Title deed no. 50513 Nongpla Mhor Sub-district, Nong Khae District, Saraburi Province.
- Title deed no. 50514 Nongpla Mhor Sub-district, Nong Khae District, Saraburi Province.
- Title deed no. 52681 Nongpla Mhor Sub-district, Nong Khae District, Saraburi Province.

### Hemaraj Chonburi Industrial Estate (HCIE)

consists of 2 Title deeds including:

- Title deed no. 90924 Bowin Sub-district, Sriracha District, Chonburi Province.
- Title deed no. 90925 Bowin Sub-district, Sriracha District, Chonburi Province.

**Land Title Deeds  
(Continued)**

: Hemaraj Logistics Park 4(HLP4)

consists of 3 Title deeds including:

- Title deed no. 473 Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province.
- Title deed no. 9197 Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province.
- Title deed no. 9198 Pluak Daeng Sub-district, Pluak Daeng District, Rayong Province.

**Land Ownership**

: Hemaraj Eastern Seaboard Industrial Estates (HESIE)

- Title deed no. 17031, 26797 and 25118 are owned by Hemaraj Eastern Seaboard Industrial Estates Co., Ltd.

Eastern Seaboard Industrial Estates (ESIE)

- Title deed no. 8877, 30376, and 26731 are owned by Eastern Seaboard Industrial Estates (Rayong) Co., Ltd.

**Remarks :** Based on our review of land title deeds of the subject property at Rayong Land Office, Pluak Daeng Branch, Title deed no. 26731 has recently been registered on 3 transactions as of November 23, 2016 as follows;

- No. 1 – Part of the land on title deed no. 26731 has been leased for a 30-year period by Eastern Seaboard Industrial Estates (Rayong) Co., Ltd.
- No. 2 - the title deed no. 26731 is obliged under a charge on immovable property with a period of 30 years (No remuneration) by Eastern Seaboard Industrial Estates (Rayong) Co., Ltd.
- No. 3 – the land on title deed no. 26731 has been registered with a mortgage obligation as additional collateral by Eastern Seaboard Industrial Estates Co., Ltd.

With regards to transaction no. 3, the name of registered mortgager is different from the transaction no. 1 and no. 2. Based on our review of land mortgage document (Tor.Dor. 15) dated November 23, 2016 which is a transaction for an additional collateral mortgage obligation, we found that Eastern Seaboard Industrial Estates (Rayong) Co., Ltd. was the mortgager. Therefore, in the valuation of subject property in this case, we considered the owner of title deed no. 26731 to be Eastern Seaboard Industrial Estates (Rayong) Co., Ltd.

Hemaraj Saraburi Industrial Land (HSIL)

- Title deed no. 50513, 50514 and 52681 are owned by Hemaraj Saraburi Industrial Land Co., Ltd.

**Remarks :** Based on our review of Certificate of Land Ownership from Saraburi Land Office, Nong Khae Branch on

**Land Ownership  
(continued)**

- : April 3, 2017, Hemaraj Saraburi Industrial Land was the registered owner of land title deeds no. 50513, 50514, and 52681. Then we received the information from Hemaraj REIT Management Co., Ltd. that the land on title deed no. 50513, 50514, and 52681 were sold and transferred on April 21, 2017 from Hemaraj Saraburi Industrial Land (Seller) to SME Factory Co., Ltd. (Buyer). Therefore, SME Factory Co., Ltd. was identified as the owner of land title deed no. 50513, 50514, and 52681.

Hemaraj Chonburi Industrial Estate (HCIE)

- Title deed no. 90924 and 90925 are owned by SME Factory Co., Ltd.

Hemaraj Logistics Park 4(HLP4)

- Title deed no. 473, 9197, and 9198 are owned by SME Factory Co., Ltd.

**Building Ownership**

- : consists of:

Hemaraj Eastern Seaboard Industrial Estates (HESIE)

- Building No. 1-3 are owned by Hemaraj Eastern Seaboard Industrial Estates Co., Ltd.

Eastern Seaboard Industrial Estates (ESIE)

- Building No. 4 -10 are owned by Eastern Seaboard Industrial Estates (Rayong) Co., Ltd.

Hemaraj Saraburi Industrial Land (HSIL)

- Building No. 11 -17 are owned by SME Factory Co., Ltd. (Refer to sale contract (Tor.Dor. 13) dated April 21, 2016).

Hemaraj Chonburi Industrial Estate (HCIE)

- Building No. 18 -19 are owned by SME Factory Co., Ltd.

Hemaraj Logistics Park 4 (HLP4)

- Building No. 20-21 are owned by SME Factory Co., Ltd.



**Encumbrance**

: Hemaraj Eastern Seaboard Industrial Estates (HESIE)

- Title deed no. 17031 is under a mortgage obligation with Thai Military Bank Public Company Limited.
- Title deed no. 26797 is obliged under a 30-year sub-lease contract and a mortgage obligation with SCB Asset Management Co., Ltd. as a trustee of Hemaraj Leasehold Real Estate Investment Trust (HREIT) (Leasee).
- Title deed no. 25118 is under a mortgage obligation with Bangkok Bank Public Company Limited.

Eastern Seaboard Industrial Estates (ESIE)

- Title deed no. 8877 has no encumbrance.
- Title deed no. 26731 is under a mortgage obligation with SCB Asset Management Co., Ltd. as a trustee of Hemaraj Leasehold Real Estate Investment Trust (HREIT) (Leasee).
- Title deed no. 30376 has no encumbrance.

Hemaraj Saraburi Industrial Land (HSIL)

- Title deed no. 50513, 50514 and 52681 have no encumbrance.

Hemaraj Chonburi Industrial Estate (HCIE)

- Title deed no. 90924 and 90925 have no encumbrance.

Hemaraj Logistics Park 4(HLP4)

- Title deed no. 473, 9197, and 9198 are obliged under a charge on immovable property with a period of 30 years (No remuneration) with SCB Asset Management Co., Ltd. as a trustee of Hemaraj Leasehold Real Estate Investment Trust (HREIT) (Beneficiary).

**Interest(s) Appraised**

: Freehold and Leasehold Interests

**Land Statutory Assessment**

: The subject land has been assessed by Rayong, Chonburi and Saraburi Land Office as follows;

Hemaraj Eastern Seaboard Industrial Estates (HESIE)

- Title deed no. 17031 has no available statutory assessment.
- Title deed no. 26797 has a statutory assessment of 7,500 baht/ sq.wah.
- Title deed no. 25118 has a statutory assessment of 7,500 baht/ sq.wah.

**Land Statutory Assessment (continued) : Eastern Seaboard Industrial Estates (ESIE)**

- Title deed no. 8877 has no available statutory assessment.
- Title deed no. 26731 has a statutory assessment of 7,500 baht/ sq.wah.
- Title deed no. 30376 has a statutory assessment of 7,500 baht/ sq.wah.

**Hemaraj Saraburi Industrial Land (HSIL)**

- Title deed no. 50513 has no available statutory assessment.
- Title deed no. 50514 has no available statutory assessment.
- Title deed no. 52681 has no available statutory assessment.

**Hemaraj Chonburi Industrial Estate (HCIE)**

- Title deed no. 90924 has a statutory assessment of 6,000 baht/ sq.wah.
- Title deed no. 90925 has a statutory assessment of 6,000 baht/ sq.wah.

**Hemaraj Logistics Park 4(HLP4)**

- Title deed no. 473 has a statutory assessment of 325 baht/ sq.wah.
- Title deed no. 9197 has a statutory assessment of 300 baht/ sq.wah.
- Title deed no. 9198 has a statutory assessment of 325 baht/ sq.wah.

**Zoning & Regulations : Town and City Planning Act**

The subject property located in Hemaraj Eastern Seaboard Industrial Estates (HESIE), Eastern Seaboard Industrial Estates (ESIE), and Hemaraj Logistics Park 4 (HLP4) is located on the land area designated for a specific utilization in accordance with Town & City Planning Act of Rayong Province B.E. 2560.

The subject property located in Hemaraj Chonburi Industrial Estate (HCIE) is located on the land area designated for a specific utilization in accordance with Town & City Planning Act of Chonburi Province B.E. 2560 as an area for industrial and warehouse use (Purple Zone).

The subject property located in Hemaraj Saraburi Industrial Land (HSIL) is located on the land area designated for a specific utilization in accordance with Town & Country Planning Act of Saraburi Province B.E 2554 as an area for industrial and warehouse use (Purple Zone).

**Zoning & Regulations  
(continued)**

: **Remarks** : Currently, the enforcement on Town and City Planning Acts B.E. 2554 of Saraburi Province has already expired; new Town Planning Acts of Saraburi is in the process of submitting Ministerial Regulations to the Government Gazette.

**Building Control Act**

For the subject property located in Hemaraj Eastern Seaboard Industrial Estates(HESIE), Eastern Seaboard Industrial Estates (ESIE), and Hemaraj Chonburi Industrial Estate (HCIE), construction, modification, and demolition of a building require a permission from Industrial Estate Authority of Thailand (IEAT).

For the subject property located in Hemaraj Saraburi Industrial Land (HSIL), construction, modification, and demolition of a building require a permission from Nong Pla Mo Sub District Administration Organization.

For the subject property located in Hemaraj Logistics Park 4 (HLP4), construction, modification, and demolition of a building require a permission from Pluak Daeng Subdistrict Administrative Organization.

**Other Related Act**

None

**Current Use** : Currently utilized as ready-built factories and warehouses

**Date of Valuation** : Scenario 1 : May 1, 2017  
Scenario 2 : January 1, 2018

<b><u>Scenario 1</u> : Leasehold Value under a 60-year lease period (30 years + 30 years)</b> Effective date of valuation is as of May 1, 2017	
- Leasehold Value under a 60-year lease period (30 years + 30 years)	1,531,000,000 Baht (One Thousand Five Hundred and Thirty-One Million Baht)
- Leasehold Value under a 60-year lease period (30 years + 30 years) under income compensation scheme	1,536,000,000 Baht (One Thousand Five Hundred and Thirty-Six Million Baht)

<b><u>Scenario 2</u> : Leasehold Value under a 60-year lease period (30 years + 30 years)</b> Effective date of valuation is as of January 1, 2018	
- Leasehold Value under a 60-year lease period (30 years + 30 years)	1,527,000,000 Baht (One Thousand Five Hundred and Twenty-Seven Million Baht)
- Leasehold Value under a 60-year lease period (30 years + 30 years) under income compensation scheme	1,537,000,000 Baht (One Thousand Five Hundred and Thirty-Seven Million Baht)

TAP.084/0460/039

Date : April 25<sup>th</sup>, 2017

Attention to : Managing Director of Hemaraj REIT Management Co., Ltd.

Subject : Valuation Report

Following your instructions to TAP Valuation Co., Ltd. ("TAP") to value certain properties for the purpose of property value, we are pleased to advise that appraisal is completed with the detail of criteria, assumptions, conditions and limitations of appraisal as shown in the report. The summary of appraised property is as follows:

Name of client	Hemaraj REIT Management Co., Ltd.
Purpose of Appraisal	For Public.
Appraisal Date	March 21 <sup>st</sup> , 2017
Type of Property	Leasehold right of the Lands and Buildings.
Location of property	No. 500/54, 500/124, 500/76, 64/124, 300/119, 64/239, 64/245, 64/246, 64/247, 64/248, 64/240, and 64/252 are located in the eastern seaboard Industrial Estate Rayong. Chachoengsao-Sattahip Road (TorLor.4051) , Tasit and Pluakdaeng Subdistrict, Pluakdaeng District, Rayong. - No. 369/18 and 369/20 are located in the Hemaraj Chonburi Industrial Estate. Chachoengsao-Sattahip Road (TorLor.4051), Bowin Subdistrict, Sriracha District, Chonburi.
Accessibility	1. Land no. 1 to 6 and no. 10 to 11 Use accesses from Land Which are under the allocation of land. 2. Land no. 7 to 9 Use accesses from Land are under the right of ways in the estate. (No compensation.)
Title Deed	The Leasehold Interest 10 title deeds. Total land area from deed is 119-1-86.6 Rais. Or 47,786.6 Square Wah. (Total land as appraisal is 38-0-54.1 Rais. Or 15,254.1 Saquare Wah.)
Owenship Right	As described in 3.1
Building (s) and Structure (s)	1. Single storey factory building (Detached Building type) 5 Buildings. 2. Single storey factory building with office an mezzanine floor (Attached Building type) 7 Building. 3. Single storey factory building with office an mezzanine floor (Weare House Building type) 2 Buildings.
Construction Permit	Construction Permit, Modification and Demolition Buildings as details on 4.2

Commitment	<p>1.) Title deed No. 17031(First Land) is under Mortgage with TMB bank public company limited.</p> <p>2.) Title deed No. 26797 and 26731 (Land No.2<sup>nd</sup> and 5<sup>th</sup>) is under Mortgage with SCB Asset Management Co.,Ltd. For being a <u>Hemaraj Leasehold Real Estate Investment Trust</u>.</p> <p>3.) Title deed No. 25118 (Land No.3<sup>rd</sup>) is under Mortgage with Bangkok Bank public company limited.</p> <p>4.) Title deed No. 90924 and 90925 (Land No.9<sup>th</sup> and 10<sup>th</sup>) No mortgage</p> <p>5.)Title deed No. 26797, 26731, 9197, 473 and 9198 (Land No.2<sup>nd</sup>,5<sup>th</sup>,7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> ) SCB Asset Management As a <u>Hemaraj Leasehold Real Estate Investment Trust</u>. (As attached)</p>
Town Plan and Regulation	<p>1. According to community Town Plan, Rayong (2017) The property No.1 to No.9 are located is in the Industrial and warehouse area.</p> <p>2. According to community Town Plan, Chong (2010) The property No.10 to No.11 are located outside the city plan.</p>
Best Potential Use of the property	Currently, use for Industrial, we concluded that it has reach to the best potential use of the property.
Principles of property Valuation	Market Value.
Method of Valuation	<p>1. Cost Approach</p> <p>2. Income Approach</p>
Open Market Value	<p><b>1<sup>st</sup> Method : Cost Approach</b></p> <p>- The value of Leasehold under the right, total 38-0-54 Rais. Or 15,254.1 Square Wah. Total THB 60,300,000</p> <p>- The value of 14 Buildings, Total THB 499,300,00</p> <p><b>Total amount THB 559,600,000</b> <b>(five hundred fifty-nine million six hundred thousand Baht)</b></p> <p><b>2<sup>nd</sup> Method : Income Approach</b></p> <p>- The value of the Leasehold right of Land and Building on May 1<sup>st</sup>, 2017</p> <p><b>Total THB 1,194,120,000</b> <b>(one billion one hundred ninety-four million one hundred twenty thousand Baht)</b></p> <p>- The value of the Leasehold right of Land and Building on January 1<sup>st</sup>, 2018.</p> <p><b>Total THB 1,196,220,000</b> <b>(one billion one hundred ninety-six million two hundred twenty thousand Baht)</b></p>
Condition and Limitations	<p>1. Base on this appraisal, we assumed for appraised property is the Leasehold right of Land and Building. The lease regulate 30 years and renew 30 years (Start May 1<sup>st</sup>, 2017 and January 1<sup>st</sup>, 2018) as per condition of employer.</p> <p>2. Base on this appraisal, we conclude 2 Methods of valuation. Income Approach is this Principles of property valuation because that is the Appropriate Method and Reflecting on most property values.</p> <p>3. Valuation by Income Approach is appraised based on give assumptions. Assumptions are changed, the value of property will change.</p>

1 ✓ *[Signature]*



TAP Valuation Co., Ltd. ("TAP") and the valuer would certify that there is not any benefits in relation to the subject property and we have carefully performed as the valuer in accordance with the codes of professional ethics and standards of professional ethics and standards of professional practice.

We thank you for the opportunity to be of service to you.

Yours truly,



.....  
(Mr.Somchai Chanmueanpueak)  
Managing Director

A handwritten signature in blue ink, followed by a dotted line.

(Mr.Mathee Chumtanti)  
Member of The Valuers Association  
of Thailand Sor.43/1807  
Inspector

A handwritten signature in blue ink, followed by a dotted line.

(Mr.Kanapot Chamnien)  
Member of The Valuers Association  
of Thailand Wor Tor.195  
Key Valuer

TAP.087/0460/039

Date : April 27<sup>th</sup>, 2017


Attention to : Managing Director of Hemaraj REIT Management Co., Ltd.

Subject : Valuation Report

Following your instructions to TAP Valuation Co., Ltd. ("TAP") to value certain properties for the purpose of property value, we are pleased to advise that the inspection is completed with the detail of criteria, assumptions, conditions and limitations of appraisal as shown in the report. The summary of appraised property is as follows:

Name of client	Hemaraj REIT Management Co., Ltd.
Purpose of Appraisal	For public.
Appraisal Date	March 23 <sup>rd</sup> , 2017
Type of Property	Lessehold right of Land and Building
Location of property	No. 191, 191/1, 71/4, 71/5, 71/6, 71/7 and 142/14 are located in Hemaraj Industrial Saraburi area, Nongplskadee – Ningsang Road (Sor Bor.4051), Nongplamo Subdistrict, Nongkhae District, Saraburi.
Accessibility	1.) Land no. 1 and no.2 use accesses from Land which are under the allocation of land 2.) Land no.3 use accesses from land which are under the allocation permit no.6/2549
Title Deed	The Leasehold Interest 3 title deeds. Total land area from deed is 73-1-67 Rai. Or 29,367 Square Wah. (Total land as appraisal is 13-0-96 Rai. Or 5,296 Saquare Wah.)
Ownership Right	Hemaraj Saraburi Industrial Land Co., Ltd.
Building (s) and Structure (s)	1. Single storey factory building (Detached Building type) 2 Buildings. 2. Single storey factory building with 2 floors of the office (Attached Building type) 2 Buildings.
Construction Permit	Construction Permit, Modification and Demolition Buildings as details on 4.2.
Commitment	No Mortgage.
Town Plan and Regulation	According to Hinkong – Kokye community Town Plan, Rayong (2007) The property is located in the Industrial and warehouse area (Purple zone). Currently, the Town Plan expires.
Best Potential Use of the property	Currently, use for Industrial, we concluded that it has reach to the best potential used of the property.
Principles of property Valuation	Market Value.
Method of Valuation	1. Cost Approach 2. Income Approach

Open Market value	<p><b>1<sup>st</sup> Method : Cost Approach</b></p> <ul style="list-style-type: none"> <li>- The value of Leasehold under the right, total 13-0-96 Rai. Or 5,296 Square Wah. Total THB 21,200,000</li> <li>- The value of 7 Buildings, Total THB 167,440,000</li> </ul> <p><b>Total amount THB 188,640,000</b> <b>(One hundred eighty-eight million six hundred and forty thousand Baht)</b></p> <p><b>2<sup>nd</sup> Method : Income Approach</b></p> <ul style="list-style-type: none"> <li>- The value of the Leasehold right of Land and Building on May 1<sup>st</sup>, 2017</li> </ul> <p><b>Total THB 348,860,000</b> <b>(Three hundred and forty-eight million, eight hundred and sixty thousand Baht)</b> <li>- The value of the Leasehold right of Land and Building on January 1<sup>st</sup>, 2018</li> <p><b>Total THB 348,850,000</b> <b>(Three hundred and forty-eight million, eight hundred and fifty thousand Baht)</b></p> </p>
Condition and Limitations	<ol style="list-style-type: none"> <li>1. Base on this appraisal, we assumed for appraised property is the Leasehold right of land and Building The lease regulate 30 years and renew 30 years (Start May 1<sup>st</sup>, 2017 and January 1<sup>st</sup>, 2018) as per condition of employer.</li> <li>2. Base on this appraisal, we conclude 2 Methods of valuation. Income Approach is this Principles of property valuation because that is the Appropriate Method and Reflecting on most property values.</li> <li>3. Valuation by Income Approach is appraised based on given assumption. Assumptions are changed, the value of property will change</li> <li>4. Referring to documentation submitted by Hemaraj REIT Management Co., Ltd. On 24 April 2017 Land and Buildings owned by Hemaraj Saraburi Industrial Land co.,Ltd. Were transferred the right of ownership by selling to SME Factory Co.,Ltd. On 21 April 2017.</li> </ol>

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TAP Valuation Co., Ltd. ("TAP") and the valuer would certify that there is not any benefits in relation to the subject property and we have carefully performed as the valuer in accordance with the codes of professional ethics and standards of professional ethics and standards of professional practice.

We thank you for the opportunity to be of service to you.

Yours truly,



.....  
(Mr.Somchai Chanmueanpueak)  
Managing Director

A blue ink signature of Mr. Mathee Chumtanti.

.....  
(Mr.Mathe Chumtanti)  
Member of The Valuers Association  
of Thailand Sor.43/1807  
Inspector

A blue ink signature of Mr. Kanapot Chamnien.

.....  
(Mr.Kanapot Chamnien)  
Member of The Valuers Association  
of Thailand Wor Tor.195  
Key Valuer