

Summary of the Material Conditions of Loan Agreement and the Issuance of Debentures

1. Material Conditions of Long-Term and Short-Term Loans for the Investments in Additional Investment Assets by HREIT

Subject	Details
Borrower	HREIT
Lender	CIMB Thai Bank Public Company Limited
Credit Facility Amount	<ul style="list-style-type: none"> • Long-Term Facility in the amount of Baht 420 Million for the purchasing of assets in the investment in immovable properties and leasehold right in immovable properties and other assets relating to H3. • Short-Term Facility in the amount of Baht 80 Million for liquidity management.
Interest Rate	<p><u>Interest Rate of Long-Term Facility</u></p> <p>Not exceeding MLR – 1.80%</p> <p>(MLR means an average interest rate charged by the 4 commercial banks from its prime major customers) Currently, the average MLR of the 4 commercial banks equals to 6.20%.</p> <p><u>Interest Rate of Short-Term Facility</u></p> <p>Maximum interest rate of short term loan (Money Market Rate).</p>
Fees	<ul style="list-style-type: none"> • Long-Term Facility not exceeding 1.2% • Short-Term Facility not exceeding 1.0%
Loan Repayment Period and Termination of Loan Agreement	<p><u>Long-Term Facility</u>: Repayment Period is at the end of the 5th anniversary of the Loan Agreement commencing from the execution date of the Loan Agreement and shall be repaid in full.</p> <p><u>Short-Term Facility</u>: 1 year</p>
Interest Payment	Quarterly payable under the terms as prescribed in the Loan Agreement.
Collateral	Leasehold right of Additional Investment Assets No. 2 and leasehold right of current assets of HREIT which are free from any encumbrances,

Subject	Details
	<p>whereby the value of collateral during the term of agreement shall be higher than 2 times of the accrual credit amount at any time.</p> <p>Assignment of leasehold right as collateral / conditional assignment of insurance policy and endorsement to the lender as beneficiary and co-insured / conditional assignment of lease and service agreements of lessees / registration of leasehold right and/or right of claim and/or insurance policy as collateral under the Business Security Act.</p>
Prepayment Fee	<p>1 percent of the loan prepayment amount under the following conditions:</p> <ul style="list-style-type: none"> - loan repayment by borrowing money from another bank; - loan repayment by the issuance and offering for sale of debentures whereby CIMB Thai Bank Public Company Limited is not one of the underwriter.
Financial Conducts	<p>The Borrower shall maintain the Interest Bearing Debt/Equity Ratio to not exceed 1.0.</p> <p>The Borrower shall maintain the Interest Bearing Debt/ EBITDA Ratio to not exceed 6.5.</p>

2. Material Conditions of Loans (including the loan from commercial bank and/or the issuance and offering for sale of debentures) in the Amount of Not Exceeding Baht 3,400,000,000 With or Without the Provision of Collateral Related to the Loan or the Debenture Issuance (the Additional Investment Assets No. 2 and the existing assets of HREIT) for Refinance of All HREIT's Debts

2.1 Material Conditions of Loans from Commercial Banks

Subject	Details
Borrower	HREIT
Lender	Commercial banks
Credit Facility Amount	Long-Term Facility in the amount of not exceeding Baht 3,400 Million for refinance of all current debts with financial institutions.

Subject	Details
Interest Rate, Fees, Collateral, and Loan Conditions	<u>Comparable rate to interest rate charged by most commercial banks in the country from their prime major customers (MLR) in similar industries and under similar conditions and be beneficial to the Trust Unitholders. Currently, the average MLR of the 4 commercial banks equals to 6.20%.</u>
Loan Repayment Period and Termination of Loan Agreement	<u>Long-Term Facility:</u> Repayment Period of not exceeding 5 years from the execution date of the Loan Agreement.

2.2 Material Conditions of the Issuance and Offering for Sale of Debentures

Subject	Details
Purpose	For repayment of HREIT's loans or any debts, and for expenses relating to the issuance of debentures and repayments.
Allocation Method	Offering for sale within and/or outside of the country to general public and/or institutional investors and/or major investors and/or private placement which may be distributed in one or several lots, offering altogether at once or separately, whereby the issuance and offering for sale of debentures could be offered to current holders of debentures which are nearly due for maturity period or early redemption in compliance with relevant laws, regulations, rules, or notifications, including application for approval from any relevant governmental agencies.
Type	Name-registered or unregistered holder of debentures, unsubordinated, secured or unsecured, amortized or bullet repayment upon maturity, with or without debenture holders' representative, depending on the suitability of market conditions at the time of the issuance and offering for sale of debentures.
Amount	In the total amount of not exceeding Baht 3,400,000,000 (Revolving Basis) at any time.
Currency	Baht
Maturity Period	Depending on the suitability of financial costs and method of repayment.
Interest	Fixed rate throughout the debenture period, depending on the suitability of market conditions at the time of the issuance and offering for sale.