

Information on the HREIT's Third Additional Investments Assets

HREIT wishes to raise funds for the additional investment in immovable properties No. 3 (“**Additional Investment Assets**”) by investing in the leasehold right in lands with factory buildings, warehouses, offices and other buildings located on such lands, including the component parts of such lands and buildings and purchasing the moveable properties used for the business operation within the leased properties. The details of the additional investment are as follows:

1. General Information on HREIT's Third Additional Investment Properties

Properties to be invested in by HREIT in this additional investment are the leasehold right in industrial estates projects and industrial land projects, totaling of 5 projects from 3 companies with the details are as follows:

1) WHA Industrial Development Public Company Limited (for part of WHA Chonburi Industrial Estate 1 Project (WHA CIE 1))

2) WHA Eastern Seaboard Industrial Estate Co., Ltd. (for WHA Eastern Seaboard Industrial Estate 1 Project (WHA ESIE1) and WHA Logistics Park 2 Project (WHA LP 2))

3) WHA Industrial Building Co., Ltd. (for part of WHA Chonburi Industrial Estate 1 Project (WHA CIE 1), WHA Logistics Park 4 Project (WHA LP 4), and WHA Saraburi Industrial Land (WHA SIL))

(collectively the “**Asset Owners' Companies**”)

The Summary Table of the Additional Investment Assets^{/1}

Asset Type	Total Detached Building Factory		Total Attached Building Factory		Total Warehouse	
Nature of Acquisition of HREIT's Asset (Overview)	Leasehold right of lands and buildings for 30 years from the commencement date of the lease period with the right to extend the lease for another 30 years					
	Land	Total area of approximately 35-3-7.72 rai	Land	Total area of approximately 7-2-89.25 rai	Land	Total area of approximately 5-1-83.27 rai
	Buildings	7 units with a building area of approximately 26,680 square meters	Buildings	7 units with a building area of approximately 13,206 square meters	Buildings	2 units with a building area of approximately 8,901 square meters
Nature of Acquisition of HREIT's Asset as classified by Project / Industrial Estate	WHA Chonburi Industrial Estate 1	1 unit with a total area of approximately 3,360 square meters ³	WHA Chonburi Industrial Estate 1	5 units with a total area of approximately 3,504 square meters	WHA Logistics Park 2	1 unit with a total area of approximately 5,124 square meters ³
		Unoccupied by lessees ⁴		Fully occupied by lessees		Unoccupied by lessees
	WHA Eastern Seaboard Industrial Estate 1	6 units with a total area of approximately 23,320 square meters	WHA Saraburi Industrial Land	2 units with a total area of approximately 9,702 square meters	WHA Logistics Park 4	1 unit with a total area of approximately 3,777 square meters
		Occupied by lessees for 5 units ¹		Fully occupied by lessees		Fully occupied by lessees
Average Building Age ²	Approximately 7.4 years		Approximately 6.9 years		Approximately 4.0 years	

Remarks:^{/1} Information as of 31 March 2020.

^{/2} average building age as of the prospective investment date by HREIT on 1 January 2021.

^{/3} the building is currently under construction, which will be completed before the prospective investment date by HREIT on 1 January 2021.

^{/4} the Asset Owner's Companies received Letter of Intent from a potential lessee which is currently in the stage of negotiation process for Building and Land Lease Agreement and Service Agreement.

2. Nature of Investment of HREIT

HREIT will invest in the Additional Investment Assets by leasing lands with factory buildings, warehouses, offices and other buildings located on such lands for 30 years from the commencement date of the lease period with the right to extend the lease for another 30 years, including the component parts of such lands and buildings, and purchasing moveable properties used for the business operation within the leased properties from the Asset Owner's Companies with the details as follows:

Leasehold in lands and factory buildings and leasehold in lands and warehouses:

1. Leasehold right of lands and factory buildings as follows:
 - 1.1. Detached building factory with a land area of approximately 35 rai 3 ngan 7.72 square wah, and a building area of approximately 26,680 square meters;
 - 1.2. Attached building factory with a land area of approximately 7 rai 2 ngan 89.25 square wah, and a building area of approximately 13,206 square meters;
Leasehold right of lands and factory buildings has the total land area of approximately 43 rai 1 ngan 96.97 square wah, and the total factory building area of approximately 39,886 square meters.
2. Leasehold right of lands and warehouses with a land area of approximately 5 rai 1 ngan 83.27 square wah and a building area of approximately 8,901 square meters.

Remark: In this additional investment in the Additional Investment Assets, HREIT will make the investment by entering into relevant agreements as follows:

1. Land and Building Lease Agreement with the Asset Owner's Companies (which have an ownership over lands and buildings);
2. Moveable Properties Sale and Purchase Agreement with the Asset Owner's Companies, which are the owners of movable assets in such project;
3. Mortgage Agreement (to accept asset mortgage); and
4. Other relevant agreements, such as Property Manager Appointment Agreement, Undertaking Agreement, etc.

The further details on HREIT's Additional Investment Assets and/or their value are as specified in information disclosure form for the offer for sale of trust units and/or prospectus for the capital increase of HREIT.

3. Details of Additional Investment Assets

3.1 The Details of Additional Investment Assets

HREIT will consider investing in Additional Investment Assets for a total price of up to 1,356,600,000 Baht (One Thousand Three hundred Fifty-six million Six hundred thousand Baht), comprised of the value of land and building lease and the purchase value of any related movable properties used for the business operation within the leased properties (exclusive of value added tax, registration fee and specific business tax, other relevant fees and expenses). The details of each project as of 30 April 2020 are as follows:

No.	Project/ Industrial Estate	Unit	Approximately building area (sq.m.)	Building Details	Title Deed No.	Approximately Land Area			Average age of building (years)	Type of Investment		leased by lessees
						Rai	Ngan	Square Wah		Land	Factory	
1.	WHA Chonburi Industrial Estate 1	Z.62+ Z.62B	3,360	1 Building of Reinforced concrete one floor	52626, 234134	6	0	31.60	0 years 6 months	Leasehold	Leasehold	x <i>The Asset Owner's Companies received Letter of Intent from a potential lessee which is currently in the stage of negotiation process for Building and Land Lease Agreement and Service Agreement.</i>
2.	WHA Eastern Seaboard Industrial Estate 1	FZ27 B	3,820	1 Building of Reinforced concrete one floor	19278	4	1	87.20	11 years 8 months	Leasehold (Partial)	Leasehold	✓

No.	Project/ Industrial Estate	Unit	Approximately building area (sq.m.)	Building Details	Title Deed No.	Approximately Land Area			Average age of building (years)	Type of Investment		leased by lessees
						Rai	Ngan	Square Wah		Land	Factory	
3.		FZ28	5,640	1 Building of Reinforced concrete one floor	17014	6	3	21.62	7 year 7 months	Leasehold (Partial)	Leasehold	✓
4.		D45	3,372	1 Building of Reinforced concrete one floor	26792	4	2	6.00	8 years 5 months	Leasehold (Partial)	Leasehold	✓
5.		D46	3,260	1 Building of Reinforced concrete one floor	26793	4	2	33.90	8 years 3 months	Leasehold	Leasehold	✗
6.		D47	2,988	1 Building of Reinforced concrete one floor	26795, 170699	4	1	72.20	7 years 10 months	Leasehold (Partial)	Leasehold	✓
7.		H04	4,240	1 Building of Reinforced concrete one floor	175592	4	3	55.20	7 years 4 months	Leasehold (Partial)	Leasehold	✓
Detached Building Factory Assets in Total			26,680	-	-	35	3	7.72	-	-	-	-

No.	Project/ Industrial Estate	Unit	Approximately building area (sq.m.)	Building Details	Title Deed No.	Approximately Land Area			Average age of building (years)	Type of Investment		leased by lessees
						Rai	Ngan	Square Wah		Land	Factory	
8	WHA Chonburi Industrial Estate 1	B6B, B6C, B6D, B6E	2,352	1 Building of Reinforced concrete one floor with mezzanine (5 Units)	90909	1	1	6.25	6 years 7 months	Leasehold (Partial)	Leasehold	✓
9		A08E	1,152	1 Building of Reinforced concrete one floor	90924	0	2	61.00	7 years 1 months	Leasehold (Partial)	Leasehold	✓
10	WHA Saraburi Industrial Land	142/2	4,662	1 Building of Reinforced concrete one floor with mezzanine (3 Units)	27145, 55384	5	3	22.00	7 years 5 months	Leasehold (Partial)	Leasehold	✓
11		142/4	5,040						7 years 5 months	Leasehold (Partial)	Leasehold	
Attached Building Factory Assets in Total			13,206	-	-	7	2	89.25	-	-	-	-

No.	Project/ Industrial Estate	Unit	Approximately building area (sq.m.)	Building Details	Title Deed No.	Approximately Land Area			Average age of building (years)	Type of Investment		leased by lessees
						Rai	Ngan	Square Wah		Land	Factory	
1	WHA Logistics Park 2	B10	5,124	2 Building of Reinforced concrete one floor with mezzanine (4 Units)	229436	3	0	55.52	0 years 7 months	Leasehold (Partial)	Leasehold	x
2	WHA Logistics Park 4	D3	3,777	1 Building of Reinforced concrete one floor with mezzanine (2 Units)	473	2	1	27.75	7 years 4 months	Leasehold (Partial)	Leasehold	✓
Warehouse Assets in Total			8,901	-	-	5	1	83.27	-	-	-	-

3.2 The Details of Lease of Additional Investment Assets

Information on top 5 major lessees by lease area¹

No.	Name of Tenant	Percent of total leasable (%)	Lease term (years)	Year of lease expiration (A.D.)	Nationality	Type of business
1	Nittsu Shoji (Thailand) Co., Ltd.	24.0	3 (Renewal for 1 year)	2021	Japan	Logistics
2	BNL (Thailand) Ltd.	14.0	3	2022	UK	Consumer
3	Hi-Tech Mould and Plastics (Thailand) Co., Ltd.	10.5	3	2022	China	Auto & Parts
4	EUP Electric Vehicle (Thailand) Co., Ltd.	9.5	3	2022	China	Auto & Parts
5	Misumi (Thailand) Co., Ltd.	9.3	3	2022	Japan	Logistics

Source: Asset Owners' Companies

Remark: ¹Information as of 27 May 2020

3.3 Projected Income of HREIT in the first year

Projected income receivable by HREIT during the first year after the Additional Investment will consist of income from rent and service fee and compensation for the rent fee. The details of projected annual income from 1 January 2021 – 31 December 2021 are as follows:

	Existing Immovable Properties Baht Million	Immovable Properties after 3 rd Additional Investment Baht Million
Rental and service income	686.85	790.56
Other income	0.95	1.10
Total Revenue	687.80	791.66
Property management fee	47.52	52.70
Net property income	640.28	738.96
Management fee and trust management expense	40.66	44.86
Amortisation of Issuance costs	12.04	12.04
Issuance costs for the additional investment no.3	-	44.13
Interest expenses	114.62	123.43
Net profit available for benefits distribution	472.96	514.50
<u>Add back (deduct) Non-cash rental and service income</u>	0.30	(0.29)
<u>Deduct Deferred property management fee</u>	(1.30)	(1.30)
<u>Add back Interest payable and prepaid bank fees</u>	3.82	22.52
Net cash available for benefits distribution	475.78	535.43
<u>Add back Excess liquidity from amortisation of issuance cost</u>	12.04	12.04
<u>Add back Excess liquidity from issuance costs for the additional investment no.3</u>	-	44.13
<u>Deduct Value added tax payable</u>	(3.69)	(2.22)
Net cash available for benefits distribution and capital reduction	484.13	589.38
Projected benefits distribution and capital reduction rate (%)	97.00	97.00
Projected net cash for benefits distribution and capital reduction	469.61	571.70
Projected benefits distribution and capital reduction		
- Benefits distribution	469.61	514.50
- Capital reduction	-	57.20
Benefits distribution and capital reduction	469.61	571.70
Number of trust units (million units) ¹	702.63	830.53
Projected benefits distribution and capital reduction per unit (Baht)		
- Benefits distribution per unit	0.67	0.62
- Capital reduction per unit	-	0.07
benefits distribution and capital reduction per unit	0.67	0.69

For unrealised loss on devaluation of straight-line leasehold rights^{/2} (Baht)

- Benefits distribution per unit	0.43	0.39
- Capital reduction per unit	-	0.07
- Straight-line capital reduction per unit	0.24	0.23
Benefits distribution and capital reduction per unit	0.67	0.69

^{/1} The number of trust units is for illustrative purpose only. The final issuing and offering number of trust unit may be more, less or equal to the projection.

^{/2} Where there is a reduction in the appraised values of the leasehold rights of the existing properties under the Trust for the initial investment and the additional investment no. 1 and no. 2, an unrealised loss on devaluation of leasehold rights will be recognised on the assumption that the loss is equal to the outstanding balance of leasehold rights after amortisation, using the straight-line method over the lease term. However, the values of leasehold rights at the end of the period depend on the appraised values determined by independent appraisers. There are many factors that affect the calculation of values of leasehold rights e.g. the rental rate, growth rate in rental income, discount rate, etc., which may increase, decrease or leave the values of leasehold rights the same. Therefore, the projected benefits distribution and capital reduction per unit using straight-line method as set out above (amortising the values of leasehold rights consistently over the lease term) is an example of the potential impact if the values of leasehold rights are amortised consistently throughout the lease term only.

Summary of Details of the Investment in Property and HREIT's Maximum Value for Investment in Property

Assets in which HREIT will additionally invest	
Land area in which HREIT will invest	48 Rai 3 Ngan 80.24 Square Wah
Characteristics of HREIT's investment	
WHA Chonburi Industrial Estate 1 (WHA CIE1)	Land and building leased from WHA Industrial Building Co., Ltd. and WHA Industrial Development Public Company Limited
WHA Eastern Seaboard Industrial Estate 1 (WHA ESIE1)	Land and building leased from WHA Eastern Seaboard Industrial Estate Co., Ltd.
WHA Saraburi Industrial Land (WHA SIL)	Land and building leased from WHA Industrial Building Co., Ltd.
WHA Logistics Park 2 (WHA LP 2)	Land and building leased from WHA Eastern Seaboard Industrial Estate Co., Ltd.
WHA Logistics Park 4 (WHA LP 4)	Land and building leased from WHA Industrial Building Co., Ltd.
Approximate overall rental area which HREIT will invest (square meter)	
Building area	48,787
Appraisal value of assets in which HREIT will invest¹ (Baht)	
Appraisal value made by Siam City Appraisal Co., Ltd.	1,348,910,000
Appraisal value made by Grand Asset Advisory Co., Ltd.	1,292,000,000
Highest value in which HREIT will invest in immovable properties (exclusive of value added tax, registration fees and specific business tax, as well as other relevant fees and expenses) not exceeding (Baht)	1,356,600,000
Rental fee for extend the lease for another 30 years (Baht)	80,000,000

^{/1} Appraised value as of 1 January 2021 which is the date the HREIT expects to invest in Additional Investment Assets

4. Summary of Information on HREIT's Current Investment Assets and Additional Investment Assets

The main assets in which HREIT currently invested are leasehold in property in the type of 1) Ready-Built Factories in the type of Detached Building, totaling 29 units with a total area of approximately 141,978 square meters, 2) Ready-Built Factories in the type of Attached Building, totaling 79 units with a total area of approximately 89,006 square meters, and 3) Ready-Built Warehouses, totaling 23 units with a total area of approximately 101,521 square meters, totaling 131 units with total 332,505 square meters. All of which are located in a total area of approximately 304 Rai 0 Ngan 54.38 square wah. The details of which are as follows:

- (1) **WHA Chonburi Industrial Estate 1 (WHA CIE 1)** located at Tambon Bo Win, Amphoe Sri Racha, Chonburi Province, including leasehold in land which is lease of land totaling 5 land title deeds with the total area of 18 rai 0 ngan 29.30 square wah, leasehold in factory buildings totaling 19 units with the total building area of approximately 17,712 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.
- (2) **Eastern Seaboard Industrial Estate (Rayong) (ESIE)** located at Tambon Tasit, Amphoe Pluak Daeng, Rayong Province, including leasehold in land which is partial lease of land totaling 7 land title deeds with the total area of 45 rai 0 ngan 25.40 square wah, leasehold in factory buildings totaling 41 units with a leased area of approximately 57,752 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.
- (3) **WHA Eastern Seaboard Industrial Estate 1 (WHA ESIE 1)** located at Tambon Tasit, Amphoe Pluak Daeng, Rayong Province and Tambon Khao Khan Song, Amphoe Si Racha, Chonburi Province, including leasehold in land which is land lease and partial lease of 24 land title deeds with the total area of 144 rai 1 ngan 35.18 square wah, leasehold in factory buildings totaling 32 units with a total building area of approximately 127,508 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.
- (4) **WHA Logistics Park 1 (WHA LP 1)** located at Tambon Khao Khan Song, Amphoe Sri Racha, Chonburi Province, including leasehold in land which is lease of land totaling 2 land title deeds with the total area of 10 rai 1 ngan 75.00 square wah, leasehold in factory buildings totaling 2 units with the total building area of approximately 16,820 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.
- (5) **WHA Logistics Park 2 (WHA LP 2)** located at Tambon Khao Khan Song, Amphoe Sri Racha, Chonburi Province, including leasehold in land which is lease of land totaling 2 land title deeds with the total area of 39 rai 2 ngan 58.00 square wah, leasehold in factory buildings totaling 11 units with the total building area of approximately 50,996 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.
- (6) **WHA Logistics Park 4 (WHA LP 4)** located at Tambon Pluak Daeng, Amphoe Pluak Daeng, Rayong Province, including leasehold in land which is lease and partial lease of land totaling 4 land title deeds with the total area of 20 rai 1 ngan 37.50 square wah, leasehold in factory buildings totaling 10 units with the total building area of approximately 33,705 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.
- (7) **WHA Saraburi Industrial Land (WHA SIL)** located at Tambon Nong Pla Mor, Amphoe Nong Khae, Saraburi Province, including leasehold in land which is lease and partial lease of land totaling 5 land title deeds with the total area of 26 rai 0 ngan 94.00 square wah, leasehold in factory buildings totaling 16 units with the total building area of

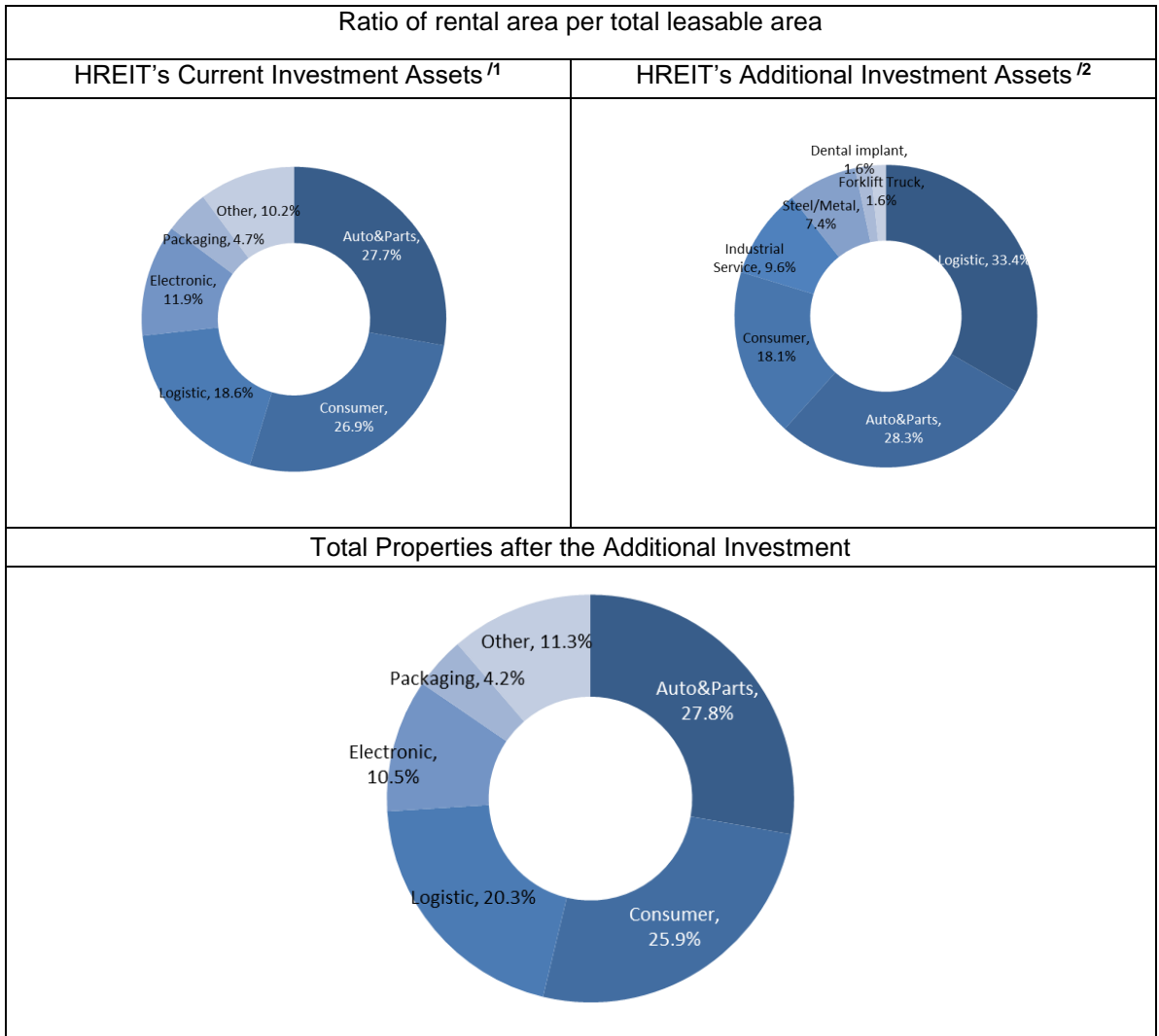
approximately 28,012 square meters, and ownership in other assets which are component of such lands and buildings, equipment, accessories, M&E systems within the building and other assets which are related and necessary for utilization of lands and buildings in the project.

4.1 Details of HREIT's Main Assets

Project	HREIT's Current Investment Assets				HREIT's Additional Investment Assets				Total Properties after the Additional Investment			
	Area (Rai-Ngan-Square Wah)	Building Area (Square Metre)	Units	Rooftop Area ¹ (Square Metre)	Area (Rai-Ngan-Square Wah)	Building Area (Square Metre)	Units	Rooftop Area ¹ (Square Metre)	Area (Rai-Ngan-Square Wah)	Building Area (Square Metre)	Units	Rooftop Area ¹ (Square Metre)
WHA Chonburi Industrial Estate 1 (WHA CIE 1)	18-0-29.30	17,712	19	9,072	7-3-98.85	6,864	6	-	26-0-28.15	24,576	25	9,072
Eastern Seaboard Industrial Estate (Rayong) (ESIE)	45-0-25.40	57,752	41	30,082	-	-	-	-	45-0-25.40	57,752	41	30,082
WHA Eastern Seaboard Industrial Estate 1 (WHA ESIE1)	144-1-35.18	127,508	32	68,419	29-2-76.12	23,320	6	-	174-0-11.30	150,828	38	68,419
WHA Saraburi Industrial Land (WHA SIL)	26-0-94.00	28,012	16	14,861	5-3-22.00	9,702	2	-	32-0-16.00	37,714	18	14,861
WHA Logistics Park 1 (WHA LP 1)	10-1-75.00	16,820	2	9,936	-	-	-	-	10-1-75.00	16,820	2	9,936
WHA Logistics Park 2 (WHA LP 2)	39-2-58.00	50,996	11	28,440	3-0-55.52	5,124	1	-	42-3-13.52	56,120	12	28,440
WHA Logistics Park 4 (WHA LP 4)	20-1-37.50	33,705	10	18,838	2-1-27.75	3,777	1	-	22-2-65.25	37,482	11	18,838
Total	304-0-54.38	332,505	131	179,648	48-3-80.24	48,787	16	-	353-0-34.62	381,292	147	179,648

¹ usable roof area

4.2 Information of the Lessees of Property Classified by Business Type



Source: Asset Owners' Companies

Remark: ¹ The existing main assets that HREIT has currently invested in are calculated only from the parts that have lessees (excluding the area that the Asset Owner' Companies agreed to pay the rent to HREIT pursuant to the terms and conditions of the Undertaking Agreement and the area that is in the process of lessee procurement) as of 31 March 2020. Therefore, as of 1 January 2021, the ratio of rental area to total leasable area of the existing main assets that HREIT has invested in may be different from the above depending on the negotiation with the lessees of HREIT towards the end of the agreement.

² Information as of 27 May 2020, proportion calculated from current lease agreements and the Letter of Intent from a potential lessee for unit Z.62+Z.62B which is currently in the stage of negotiation process for Building and Land Lease Agreement and Service Agreement.

4.3 Remaining Lease Terms

Year of lease expiration (A.D.)	Percentage of rental area per total leasable area		
	HREIT's Current Investment Assets ¹	HREIT's Additional Investment Assets ²	Total Properties after the Additional Investment
Within 2020	18.5	-	16.4
Within 2021	32.0	28.1	31.5
Within 2022	31.2	26.7	30.7
Within 2023	11.1	2.9	10.2
Within 2024	0.9	8.3	1.8
Within 2025	6.3	33.9	9.5

Source: Asset Owners' Companies

Remark: ¹ The existing main assets that HREIT has currently invested in are calculated only from the parts that have lessees (excluding the area that the Asset Owner' Companies agreed to pay the rent to HREIT pursuant to the terms and conditions of the Undertaking Agreement and the area that is in the process of lessee procurement) as of 31 March 2020. Therefore, as of 1 January 2021, the ratio of rental area to total leasable area of the existing main assets that HREIT has invested in may be different from the above depending on the negotiation with the lessees of HREIT towards the end of the agreement.

² Information as of 27 May 2020, proportion calculated from current lease agreement and the Letter of Intent from a potential lessee for unit Z.62+Z.62B which is currently in the stage of negotiation process for Building and Land Lease Agreement and Service Agreement.

Proportion of top 5 tenants by lease area

No.	Tenants		
	Property Currently Invested in by HREIT ¹	Property to be Invested in by HREIT ²	Total Properties after Invested
1.	Saffron Living Co., Ltd.	Nittsu Shoji (Thailand) Co., Ltd.	Saffron Living Co., Ltd.
2.	Visy Packaging (Thailand) Ltd.	BNL (Thailand) Ltd.	Visy Packaging (Thailand) Ltd.
3.	Nittsu Logistics (Thailand) Co., Ltd.	Hi-Tech Mould and Plastics (Thailand) Co., Ltd.	Nittsu Logistics (Thailand) Co., Ltd.
4.	ZF Lemforder (Thailand) Co., Ltd.	EUP Electric Vehicle (Thailand) Co., Ltd.	ZF Lemforder (Thailand) Co., Ltd.
5.	DHL Supply Chain (Thailand) Ltd.	Misumi (Thailand) Co., Ltd.	DHL Supply Chain (Thailand) Ltd.
Total leased area of top 5 tenants as percentage of total area (%)	25.9	67.3	23.0

Remark: ¹ The existing main assets that HREIT has currently invested in are calculated only from the parts that have lessees (excluding the area that the Asset Owner' Companies agreed to pay the rent to HREIT pursuant to the terms and conditions of the Undertaking Agreement and the area that is in the process of lessee procurement) as of 31 March 2020. Therefore, as of 1 January 2021, there may be rental area with lease agreement, undertaking area and rental area that is in the process of lessee procurement which are different from the above depending on the negotiation with the lessees of HREIT towards the end of the agreement.

² Information as of 27 May 2020, proportion calculated from current lease agreement and the Letter of Intent from a potential lessee for unit Z.62+Z.62B which is currently in the stage of negotiation process for Building and Land Lease Agreement and Service Agreement.