



UNIVENTURES
REIT Management

No. UVRM2560-047

November 7, 2017

Subject: Notification of asset detail and assets appraisal value of Golden Ventures Leasehold Real Estate Investment Trust

To: The President
The Stock Exchange of Thailand

Univentures REIT Management Company Limited ("Company") as the REIT manager of Golden Ventures Leasehold Real Estate Investment Trust (GVREIT), would like to inform the detail of the REIT's assets and the appraisal values as follows:

	PARK VENTURES ECOPLEX	SATHORN SQUARE
Appraisal	Knight Frank Chartered (Thailand) Co.,Ltd.	
Valuation Date	September 30, 2017	
Assets location	57 Park Wireless Road, Lumpini, Pathumwan Bangkok 10330	98 North Sathorn Road, Silom, Bangrak Bangkok 10500
Detail of assets	Leasehold rights over some parts of Park Ventures (Floor 1st to Floor 22nd including the car park area)	Sub-leasehold rights over land and office building of Sathorn Square
Appraisal Method	Income Approach	
Discount Rate	9.5%	
Holding	Leasehold rights over some parts of building	Sub-leasehold rights over land and building
Appraisal period	23 years 341 days started in September 2017 to September 2041	23 years 7 days started in September 2017 to October 2040
Appraisal Value	3,119,000,000 Baht (Three thousand one hundred and nineteen million baht)	6,637,000,000 Baht (Six thousand six hundred and thirty-seven million baht)

If the investors would like to have more detail on appraisal value reports or detail of reviewed report please contact Univentures REIT Management Co.,Ltd. 57 Park Ventures Ecoplex Building, 22nd Floor, Wireless Road, Lumpini, Pathumwan Bangkok 10330 Telephone number +66(2)-643-7100 email : ir-uvm@univentures.co.th

Please kindly be informed accordingly

Yours faithfully,

Univentures REIT Management Company Limited

Ms. Chantraporn Chan
Authorized Person