

**Annual Report  
2023**

# ERWPF

**Erawan Hotel Growth Property Fund**





# Erawan Hotel Growth Property (ERWPF)

Annual Report 2023

From 1 January 2023 to 31 December 2023

Remark: Unitholders can download the 2023 annual report of Erawan Hotel Growth Property Fund (ERWPF) via the website of the Management Company. (<https://www.scbam.com/th/fund/property-fund>)



## Message from the Asset Management Company

9 April 2024

Dear Unitholders,

SCB Asset Management Company Limited would like to submit the 2023 Annual Report of the Erawan Hotel Growth Property ("the Fund") to all unitholders.

In 2023, SCB Economic Intelligence Center's ("EIC") estimation of the growth of the Thai economy was 1.9%, reflecting the slow recovery after the COVID-19 crisis. The Thai economy in terms of expenditure approach at the end of 2023 was primarily supported by the continued expansion of private consumption, following consumer confidence, the number of tourists, the improved unemployment rate, and the returned expansion of merchandise exports. However, the Thai economy was under significant pressure from a sharp contraction in government spending, both in terms of consumption and investment, and public investment was falling sharply following a decrease in government investment due to the delay in the announcement of the Annual Budget Expenditure Act for the fiscal year 2024. As for the country's Gross Domestic Product or GDP in terms of production approach, the service sector was improved especially in the tourism-related services, wholesale, and retail sectors. Meanwhile, the construction sector contracted sharply following a decrease in government construction, and the agricultural sector turned to contraction as forecasted due to hot and dry weather conditions that occurred in the first 8 months of 2023, resulting in a decrease in the production of many plant varieties. In addition, the industrial sector continued to shrink following the contraction of production for export.

EIC estimates that the global economy in 2024 will expand by 2.6%, close to the preceding year, whereby the service sector activities have been well expanded and the manufacturing activities have begun to expand from a contraction in the preceding year. Economic activities are likely to expand continuously in the coming period, both in the overall, service sector and the manufacturing sector, reflecting from the PMI index that reflects future economic activity at a high level above 50. In terms of monetary policy, central banks of major economies will begin adjusting the direction of monetary policy in mid-2024. EIC estimates that the US Federal Reserve System (Fed), the European Central Bank (ECB), and the Bank of England (BOE) will begin to reduce the policy interest rate in the 2nd quarter in line with the trend of slower inflation. The Fed is likely to reduce the policy interest rate in June and a 3-times reduction is expected in 2024, resulting in the Fed funds rate at the end of 2024 falling from 5.5% to 4.75%. The ECB is likely to reduce the policy interest rate in June, and a 4-times reduction is expected in 2024, resulting in the Deposit rate at the end of 2024 falling from 4% to 3%. The BOE is likely to reduce the policy interest rate in June and a 4-times reduction is expected in 2024, resulting in the Bank rate at the end of 2024 falling from 5.25% to 4.25%. The Bank of Japan is likely to end its negative policy interest rate in the 2nd quarter, while the People's Bank of China will continue to use an accommodative monetary policy to support the economy. In the short term, concerns about global supply chain disruptions from problems in the Suez and Panama Canal areas have begun to subside



fairly. In the long term, global supply chains will change due to a number of risk factors, such as economic polarization and climate change, to which countries in the global production chain must adapt accordingly. Labor wages are likely to continue expanding this year, and it is expected to remain higher than pre-COVID-19 levels, which will help support consumer spending and gradually decrease inflation.

As for the Thai economic outlook in 2024, EIC cuts the Thai economic forecast in 2024 down to 2.7% (from formerly expected at 3%), although the overall Thai economy is likely to continue to recover this year. The main driving force of the economy is the demand side, which is likely to return to expand and accelerate in many components, especially exports and private investment. However, government momentum will continue to decline in the first quarter of this year following the delay in preparing the Annual Budget Expenditure Act for 2024, along with the problem of high accumulated inventory/backlog from last year that could not be resolved shortly partly due to structural problems in the Thai manufacturing sector. In particular, the Thai export sector that has lost its competitiveness will be a significant factor causing the Thai industrial sector to continue to recover slowly. For tourism, the number of foreign tourists traveling to Thailand is likely to accelerate higher than expected, especially from the arrival of Chinese tourists. As a result, the overall number of foreign tourists has improved, whereby Chinese and Malaysian tourists are still the main group of tourists. Nevertheless, the tourism sector has opportunities to welcome more tourists from farther markets, which will generate additional income for the country from the length of stay and spending during this year.

Private consumption is also supported by a recovering labor market and an improving consumer confidence index, following the recovery of the tourism and service sectors. The Private Consumption Index (PCI) in January was stable (seasonally adjusted) in the previous month despite the increased spending in almost every category. It was found that Thai people's spending remained stable after deducting the spending of foreign tourists. Despite temporary support by measures to reduce the cost of living along with the Easy e-receipt tax deduction measure, the Easy e-receipt measure will help stimulate spending somewhat in early 2024, while employment and consumer confidence will support household purchasing power to continue improving. The Consumer Confidence Index (CCI) continued to increase in January thanks to the economic stimulation measures and public reliefs, such as exemption measures to visa applications for foreign tourists, cost of living reduction measures, especially the electricity bill and the diesel and gasoline prices, as well as higher farmer incomes and Thai exports that are beginning to recover. Private consumption in the future will remain under pressure from low-income households, as reflected by the SCB EIC Consumer Survey, which found that more than 80% of households in this group are not able to accumulate savings, having a low financial buffer as a result.

In the short term, Thai exports are likely to expand in 2024, due to 1) global trade tends to expand better following the direction of the global economic recovery, 2) The global manufacturing sector is recovering, which will play a greater role in the global economy and trade; and 3) export prices will remain high. However, the Thai industrial sector has yet to recover to pre-COVID levels in almost every sector as reflected by the productivity index, and the

industrial and capacity utilization rates, which continue to decline, except in the machinery, chemicals, and electronic industries.

General inflation continued to decline to -0.8% in February due to the energy cost mitigation measure. EIC sees that Thailand has yet to face deflation. Inflation will start to turn positive from May upon the end of the energy cost mitigation measure, and inflation still has a high risk from global supply chain disruption risks due to the Red Sea situation, climate changes, and export control policies of certain countries. General inflation in the 2nd half of the year will accelerate back to normal. In the long run, increasing severe structural problems in production would lead to the continuously declining potential growth of the Thai economy. EIC estimated the potential growth of the Thai economy before COVID (2017 - 2019) to be 3.4%, while the potential growth of the Thai economy dropped to 2.7% in the long term, mainly due to even lower Thailand's total factor productivity, the production which continues being tied to the old supply chain, the close connection of the Thai economy to the Chinese economy and the Chinese production chain amidst global geopolitical tendencies, and slow adapting ability of the Thai manufacturing sector to the new global production chain and altering demand patterns for products in the global market.

The long-term Thai economy faces structural problems that have accumulated for a long time, including from labor force factors in an aging society, lower growth factor of capital accumulation, and productivity factors that continue to decline. Thailand is currently facing a major change in population structure similar to several countries in the world that are rapidly entering an aging society. The proportion of Thai elderly population aged 65 and over in 2024 is approximately 14% of the total population, and the UN predicts that this proportion will increase to 30% of the total population by 2050. The Thai labor force in the long run will inevitably tend to decline and Thailand's capital accumulation growth tends to decrease continuously. Thailand's investment-to-GDP ratio has fallen by more than half from 50% in 1996 to approximately 24% over the past two decades. Thailand's ability to attract Foreign Direct Investment (FDI) has decreased, with investment below the average of the ASEAN region by up to 50% in 2022. The reasons for the decline in Thai production efficiency include the lower quality of Thai labor, lower Thai labor productivity than pre-COVID levels in almost every production sector, and a higher proportion of Thai informal workers, as well as a large number of government regulations that are obstacles to business operations.

As for the interest rate, EIC expects that Thailand's policy interest rate will drop to 2% within the first half of the year. After recalibrating structural factors that have implications for the interest rate level that is appropriate for the long-term growth of the Thai economy (Neutral rate) in order to maintain the role of neutral monetary policy towards the economy as before, it is estimated that Thailand's Neutral rate has dropped to around 2.1%. This interest rate cut will have an effect in relieving the high debt burden. In particular, vulnerable businesses and households may be more affected by rising interest rates than other groups. The Baht is likely to strengthen within the range of 33.50-34.50 Baht per US Dollar at the end of the year due to the weakening US Dollar following the Fed's interest rate reduction as well as the clearer recovery trend of the Thai economy. Forward-looking Thailand would face major challenges due to structural problems in the industrial production sector. The production of industrial products in

Thailand is still very much tied to the old supply chain, together with the slow adapting ability of the Thai manufacturing sector to the new global production chain and altering demand patterns for products in the global market, resulting in a somewhat limited increase in competitiveness of the Thai export sector. Therefore, it is urgently needed the adjustment of the Thai industrial sector to be in line with the trend of sustainability, upgrading capabilities in technology development, and more flexible management in the supply chain for its ability to connect and become part of the new global supply chain.

The market overview for the tourism sector in 2023 recovered better from both foreign and Thai tourists at 28.51 million people from China's announcement of opening the country at the beginning of 2023, along with tourists from other countries. As a result, the number of foreign tourists has returned to a level like before COVID-19. The return of foreign tourists and growth of Thai tourists as a result, the hotel business continues to recover well. This is reflected in occupancy rates and average accommodation prices that have grown in many important provinces.

However, the hotel business still faces increased competition from the gradual opening of hotels that were temporarily closed due to the impact of the COVID-19 crisis, including new hotels that are preparing to open this year. There are also risk factors that will affect the recovery of the number of people. Number of foreign tourists and Thai tourists. Whether it is the global economic situation that tends to slow down travel expenses are still high and Thai tourists will travel abroad at the end of the year, but with travel demand from people around the world still at a high level. It is expected that tourist numbers will return to pre-COVID19 levels. Available in the second half of 2024.

Finally, SCB Asset Management Co. Ltd. wishes to express our gratitude to unitholders who have trusted us to manage your fund. We will manage this fund by taking into consideration your best interest under the principles of corporate governance for your satisfaction.

SCB Asset Management Co., Ltd

Investor may study more fund's details from the 56-REIT1 form on [www.sec.or.th](http://www.sec.or.th) or via the website of the asset management company [www.scbam.com](http://www.scbam.com)



## Content

<b>Section 1</b>	<b>Operations of Erawan Hotel Growth Property Fund</b>	<b>1</b>
1.	Summary important information of the Fund	2
2.	Fund Information	8
3.	Policy and Overview of Industry and Implication on the Benefit Provision	10
3.1	Visions, objectives or strategies of fund management	10
3.2	Relations with the lessee or any of the major unitholders	11
3.3	Asset Information of the Fund	11
3.4	Procurement of properties from the Fund investment	13
4.	Industrial Outlook of Business Related to the Investment Assets	17
4.1	Marketing and Competitiveness of the hotel	20
4.2	Products or Services Characteristics	20
5.	Risk factors	20
6.	Legal disputes	30
7.	Other important information	30
<b>Section 2</b>	<b>The Fund Management and Supervisor</b>	<b>31</b>
8.	Information of investment units of the Fund	32
8.1	Investment units of the Fund	32
8.2	Details about the capital reduction or reduce the value of investment units	34
8.3	Unitholder information	34
8.4	Total expenses summary	35
9.	The Fund management structure	38
9.1	The management company	38
9.2	Lessee	48
9.3	The fund supervisor	48
9.4	Investment Committee of Erawan Hotel Growth Property Fund as of 31 December 2023	52
9.5	Name, address, and office number - related parties	53
9.6	Historical cases of penalty and fine	53
10.	Corporate governance	54
10.1	Corporate governance policy	54
10.2	The investment committee of the property & infrastructure funds	54
10.3	Supervision of the use of inside information	57
10.4	The fund's investment decision and management	57
10.5	Selection of the property manager	58
10.6	Monitoring the lessee	58
10.7	Monitoring the Fund's interest	58



10.8	The management company's fee	58
10.9	Disclosure of information to unitholders	59
10.10	Meeting of unitholders	59
10.11	Auditor fee	60
11.	Social responsibility	61
12.	Internal control and risk management	61
13.	Prevention to conflicts of interest	61
13.1	Transaction between the Fund vs. the management company and other related persons/ transaction relating to the management company as of 31 December 2023	61
13.2	Transactions between the Fund vs. the fund supervisor and other persons relating to the fund supervisor as of 31 December 2023	62
13.3	Soft commission	62
<b>Section 3</b>	<b>Key Financial Information</b>	<b>63</b>
14.	Key financial information	64
15.	Financial status and operating results of the Fund	68
15.1	Management discussion and analysis	68
15.2	Fund manager's opinion on performance analysis	69
15.3	Capacity to generate profits	70
15.4	Profitability	70
15.5	Ability to pay off debt as of 31 December 2023	71
15.6	The expenses charged by the asset management company from ERWPF	71
15.7	The expenses charged by the asset management company from unitholders	72
15.8	Liquidity and capital adequacy	72
15.9	Forward looking statement	72
15.10	Independent auditor's report	73
16.	Fund supervisor's opinion report	95
<b>Section 4</b>	<b>Certification of information</b>	<b>96</b>
	Certification of information	97

## Section 1 Operations of Erawan Hotel Growth Property Fund

## Section 1 Operations of Erawan Hotel Growth Property Fund

## 1. Summary important information of the Fund

Fund Name (English)	ERAWAN HOTEL GROWTH PROPERTY FUND		
Abbreviation	ERWPF	Asset Managemnt	SCB Asset Management Ltd.
Fund Supervisor	KASIKORNBANK PCL.	Auditor	KPMG Phoomchai Audit Ltd.
Fund inception date	26 March 2013		

Market Cap (Million)	1,382.39	Price of last day of 2023(THB/unit)	7.85	Balance units	176,100,000
Net Assets Value	1,495,859,260	NAV/unit	8.4943	Registered Capital	1,369,934,730
				Par/unit	7.7793
Fund approved date from SEC	7 March 2013	P/NAV	0.92	Weighted average lease expiry	Freehold

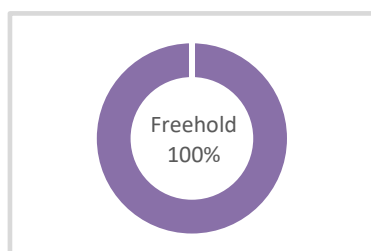
## Investment structure

- Direct investment 100%
- Freehold

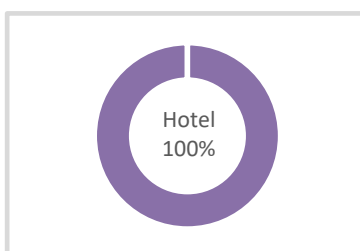
## Capital structure

Total	1,566,511,803	Retained	182,36
Total	70,652,543	Debt	-None-
Total	1,495,859,260	Credit	N/A

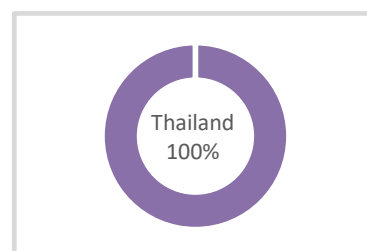
Investment Structure



Type of Assets



Revenue Structure



Erawan Hotel Growth Property Fund (ERWPF) has invested in freeholding of Ibis Patong Hotel and Ibis Pattaya Hotel with the rights on the land, building, utilities and maintenances of the hotel, furniture, assets and all the equipment.

## Major unitholders as of 1 March 2023

Name	Number of units	Percentage
SOCIAL SECURITY OFFICE	50,821,200	28.86%
THE ERAWAN GROUP PUBLIC COMPANY LIMITED	35,220,000	20.00%
MR. VIVAT WONGCHAROENSIN	14,370,000	8.16 %
<b>MR. TEERACHAI KEERATITECHAKORN</b>	6,943,300	<b>3.94 %</b>
MS. JINTANA KANCHANAKAMNERD	4,494,600	<b>2.55 %</b>

Foreign Limit	49%
Current Foreign Holding	0.51%

The Fund has a policy to pay dividend distributions to Unitholders at least once a year and pay dividends to unitholders not less than 90% of adjusted net profits.

Details of Payment	2019	2020	2021	2022	2023	
Dividend (THB per unit)	-	-	-	-	0.2260	2.2319
Capital reduction (THB per unit)	0.3877	0.3398	0.3444	0.4126	0.1640	2.6207

Proforma of short-term return of the fund for

1 January 2023

to

31 December 2023

Since the fund had no fundraising in the period, therefore there were no proforma of short-term return reviewed by an auditor.

#### Details of Lessee

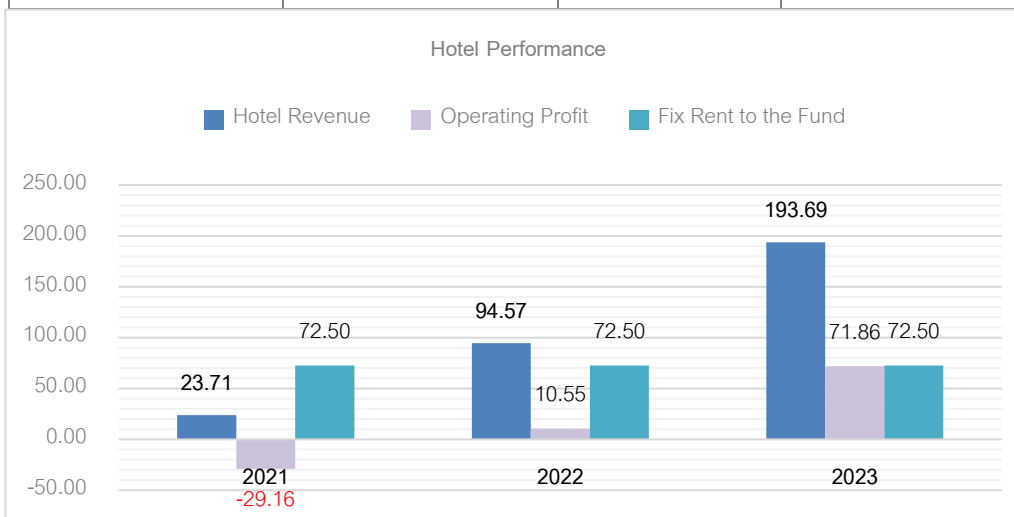
**Lessee** Erawan Growth Management Ltd

**Asset** ibis Pattaya and ibis Patong

**Rental** The rental fee which Erawan Growth Management Ltd. as the lessee must pay to the Fund. The rent is divided into fixed rental fee and variable rental fee in accordance with the conditions stipulated in the agreement.

#### Hotel Performance

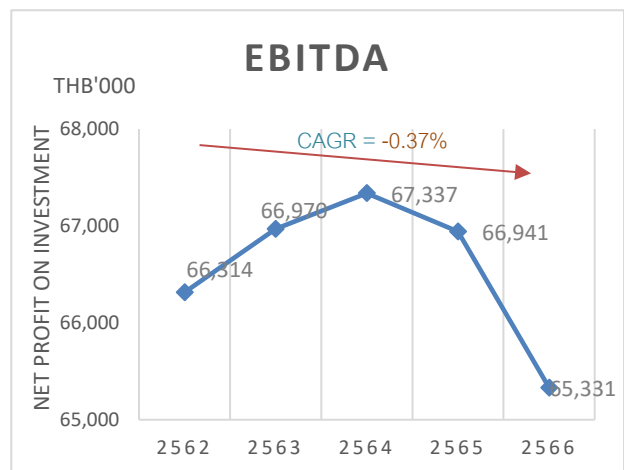
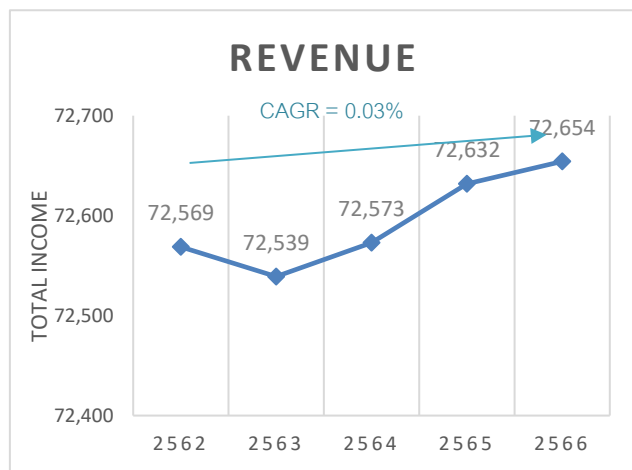
Ibis Pattaya	2021	2022	2023
Average occupancy (%)	19%	56%	83%
Average rate (THB)	668	817	1,003
Ibis Patong	2021	2022	2023
Average occupancy (%)	10%	40%	86%
Average rate (THB)	589	877	1,091



## Financial Figures

	2020	2021	2022	Q4/2022
Revenue (M. THB)	72,500	72,500	72,500	18,125
Other Income (M. THB)	73	132	154	46
Expenses (M. THB)	5,236	5,691	7,322	3,072
EBITDA (M. THB)	67,337	66,940	65,332	15,099
Net Profit (M. THB)	47,380	142,997	182,383	44,134
EPU (THB)	0.2691	0.8120	1.0357	0.2506
DPU (THB)	-	-	0.2260	0.1365
Debt/NAV	-	-	-	-
Interest Cost (%)	-	-	-	-
Operating Cash Flow	67,553	47,172	150,226	80,611
Investing Cash Flow	-	-	-	-
Financing Cash Flow	(48,656)	(68,697)	(78,100)	(78,100)
Net Cash Flow	18,897	(21,525)	72,126	80,611
NAV (THB)	1,317,275	1,391,576	1,495,859	1,495,859
NAV per Unit (THB)	7.4802	7.9021	8.4943	8.4943
P/NAV per Unit (THB)	0.5802	0.5239	0.9241	0.9241
Dividend Yield (%)	-	-	5.8%	5.8%
Market Cap (M. THB)	764	729	1,382	1,382
Closing Price (THB/unit)	4.34	4.14	7.85	7.85

## Fund Performance



\*CAGR = Compound Annual Growth Rate

**Analysis of business performance**

In regard to the Fund's performance during the period between 1 January 2023 – 31 December 2023, total investment income was THB 72.65 million, which consisted of rent from tenants totaling THB 72.50 million and other income totaling THB 0.15 million. During the same period, the fund registered a total expenditure of THB 7.32 million, of which THB 5.73 million was various fees while the remaining THB 1.59 million was management expenses. The fund's net investment income, as a result, totaled THB 65.33 million. It had recognized loss from changes of fair value of its investment totaling THB 117.05 million, which was originated mainly from the change of the asset's fair value following the appraisal by an independent appraiser. As a result, during its operation period between 1 January 2023 – 31 December 2023 the Fund has the increase in net assets from operations THB 182.38 million. As of 31 December 2023,, the Fund has a total asset value (NAV) of THB 1,495.86 million or equal to Baht 8.4943 per unit.

**Type of Audited Financial report**

- Unqualified opinion-

**Expenses charged from the Fund as of 1 January 2023 to 31 December 2023**

All fees and expenses	Actual	% of net investment profit
Management fee	3,514,838	1.93%
Fund supervisor fee	427,893	0.23%
Registrar fee	458,457	0.25%
Financial advisor fee	-	-
Underwriting fee	-	-
Professional fees	1,329,500	0.73%
Property manager fee	-	-
Maintaining and maintaining property conditions fees	-	-
Administrative expenses	1,591,692	0.87%
Advertising expenses, public relations and promotion	-	-
Other expenses that more than 0.01% of NAV	-	-
Other expenses	-	-
Total expenses	7,322,380	4.01%

## Summary of Key risks

## 1 Risks resulting from the operation of the Fund

- 1.1 Risk from contract
- 1.2 Risk from insurance
- 1.3 Risk from ability to pay rent from Leasee
- 1.4 Risk from Business License
- 1.5 Risks from borrowing
- 1.6 Conflict of interest: benefit among the fund, owner of properties the fund invested, and hotel management leasee that can impact performance of the fund
- 1.7 Conflict of interest between the fund and board of hotel management to the fund's performance

## 2 Risk from the ability in capturing benefit from properties

- 2.1 Turn over risk of the Fund as a result of hotel management
- 2.2 Risk from land expropriation.
- 2.3 Risk from economic fluctuations which may influence the assets.
- 2.4 Risks from high competition.
- 2.5 Risk from property renovation.
- 2.6 Risk of the decline in Tourists

## 3 Risk relating to the invested property

- 3.1 Risk from an access to public road of Ibis Pattaya Hotel
- 3.1 The risk of entering and exiting the public areas of the ibis Pattaya Hotel

## 4 Direct risk to funds or unit holders

- 4.1 General risks
- 4.2 Political risk
- 4.3 Risk from natural disasters, accidents and sabotage
- 4.4 Risk from due diligence prior to the investment
- 4.5 Changes in accounting standards or related laws
- 4.6 The price of the units are changes after the offering

## Summary of Key risks

## 4. Direct risk to funds or unit holders

- 4.7 The net asset value of the fund may not be the intrinsic value that the fund will receive if all assets are disposed of or the fund is terminated.
- 4.8 Risk from lack of liquidity in trading of investment units in the secondary market
- 4.9 Tax Risk
- 4.10 Risks of property funds comparing to other types of funds
- 4.11 The ability to pay dividends from the Funds
- 4.12 Risk of spreading the spread of contagious diseases worldwide may lead to fluctuations in the capital markets around the world which may have a serious negative impact on the procurement of benefits Financial status and fund performance.
- 4.13 Risk from using the net asset value (NAV) of the mutual fund in determining the purchase and sale price of the assets.
- 4.14 Future risk of investing in additional Real Estate Investment Trust (REIT)

Asset Management company	SCB Asset Management Co., Ltd.		
Address	7-8th floor. SCB Park Plaza 1, 18 Ratchadapisek Road, Chatuchak, Bangkok 10900, Thailand.		
Telephone	0-2949-1500	URL	<a href="http://www.scbam.com">http://www.scbam.com</a>

Fund supervisor	Kasikornbank Public Company Limited		
Address	Securities services department 19 Fl, 1 Soi Ratburana 27/1, Ratburana Road Ratburana Bangkok 10140, Thailand		
Telephone	0-2470-3201	URL	<a href="http://www.kasikornbank.com">http://www.kasikornbank.com</a>



## 2 Fund Information

Management Company	SCB Asset Management Company Limited
The Fund Type	Not accepting of redemption of investment units
Term Fund	Not expiration (Freehold)
Date of Listed	4 April 2013 (Trading on 4 April 2013)
Type of Listed Securities	Balance units 176,100,000 units. Net assets value (THB per unit) THB 10.4000, total THB 1,831,440,000
After Capital Reduction no. 1th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 10.3788, total THB 1,827,706,680
After Capital Reduction no. 2nd	Balance units 176,100,000 units. Net assets value (THB per unit) THB 10.1796 total THB 1,792,627,560
After Capital Reduction no. 3rd	Balance units 176,100,000 units. Net assets value (THB per unit) THB 10.0096 total THB 1,762,690,560
After Capital Reduction no. 4th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.9270 total THB 1,748,144,700
After Capital Reduction no. 5th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.7940 total THB 1,724,723,400
After Capital Reduction no. 6th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.6301 total THB 1,695,860,610
After Capital Reduction no. 7th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.5448 total THB 1,680,839,280
After Capital Reduction no. 8th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.4278 total THB 1,660,235,580
After Capital Reduction no. 9th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.2528 total THB 1,629,418,080
After Capital Reduction no. 10th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.1705 total THB 1,614,925,050
After Capital Reduction no. 11th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 9.0401 total THB 1,591,961,610
After Capital Reduction no. 12th	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.8820 total THB 1,564,120,200

After Capital Reduction no. 13 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.7997 total THB 1,549,627,170
After Capital Reduction no. 14 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.7003 total THB 1,532,122,830
After Capital Reduction no. 15 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.6057 total THB 1,515,463,770
After Capital Reduction no. 16 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.5234 total THB 1,500,970,740
After Capital Reduction no. 17 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.3559 total THB 1,471,473,990
After Capital Reduction no. 18 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.2616 total THB 1,454,867,760 บาท
After Capital Reduction no. 19 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 8.1333 total THB 1,432,274,130 บาท
After Capital Reduction no. 20 <sup>th</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 7.9433 total THB 1,398,815,130 บาท
After Capital Reduction no. 21 <sup>st</sup>	Balance units 176,100,000 units. Net assets value (THB per unit) THB 7.7793 total THB 1,369,934,730 บาท
Summary of History	The fund has been approved by the Securities and Exchange Commission on 7 March 2013 in accordance with the letter from the SEC 426/2556 Initial offering from 15 March 2013 to 22 March 2013 at the price of 10.40 baht per unit and the fund has registered the property division of Erawan Hotel Growth Project on March 26, 2013, according to the letter no. JorTor 85/2556
Fund Supervisor	Kasikorn Bank Public Company Limited
Registra	Siam Commercial Bank Public Co., Ltd.
Rentor	Erawan Growth Management Co., Ltd.
Investment Objectives	To raise fund from investors, either individual investors or cooperation both local and foreign investors, fund invests these funding by purchasing, renting and/or subleasing real estate. The fund will transfer the ownership and/or rental rights and/or sublease rights of property and seek to benefit from such property by renting, subleasing and/or selling any properties the fund has

invested. These include adjustment, construction and/or property development by transferring construction permit and/or processing any permits and/or processing activities that are beneficial to the property in order to create earnings and return on investment for funds and investors. These activities expand to the investment in other properties and/or other securities and/or any interest based on securities law and/or any relevant laws.

### The initial investment

The fund has initial investment as of 1 April 2013 as followed:

1. Hotel Ibis Patong is the economy class hotel, centrally located in Patong Beach, Phuket. The hotel is a 5-storey building within 3 rai 3 ngan 28.6 square wah with total usable area of 10,400 square meters (including common area and swimming pool). The hotel has 260 rooms available. Ibis Patong has operated since May 2008 in which this fund has invested in this property with the rights on the land, building, utilities and maintenances of the hotel, furniture, assets and all the equipment from The Erawan Group (Public) Company Limited, the owner of this property before this the Fund started to investment.
2. Hotel Ibis Pattaya is the economy class hotel situated next to Pattaya beach. The hotel consists of 7-storey building within 2 rai 2 ngan 34.3 square wah with total usable area of 10,100 square meters (including common area and swimming pool). There are 254 rooms available. Ibis Pattaya has been running since July 2008 in which this fund has invested in this property with the rights on the land, building, utilities and maintenances of the hotel, furniture, assets and all the equipment from The Erawan Group (Public) Company Limited ("ERAWAN"), the owner of this property before this the Fund started to investment.

## 3 Policy and Overview of Industry and Implication on the Benefit Provision

### 3.1 Visions, objectives or strategies of fund management

The key objective of fund is to generate the best return from property investment in the form of renting, subleasing and/or selling any properties that funds own or invest. These include adjustment, construction and/or property development by transferring construction permit and/or processing any permits and/or processing activities that are beneficial to the property in order to create earnings and return on investment for funds and investors. These activities expand to the investment in other properties and/or other securities and/or any interest based on securities law and/or any relevant laws.

### The important changes and developments

For the operating results from 1 January 2023 to 31 December 2023, the Fund's investment committee has a resolution of THB 0.3900 per unit, consisting of dividends of THB 0.2260 per unit and capital reduction of THB 0.1640 per unit with the following details;

#### Distribution

Period of operating	THB per units	Date	Remark
1 January 2023 – 31 March 2023	0.1640	02 June 2023	Capital Reduction
1 April 2023 - 30 June 2023	0.0895	04 September 2023	Dividend
1 July 2023 - 31 December 2023	0.1365	28 February 2023	Dividend

The fund has excess liquidity because the fund has accumulated unrealize loss from the revaluation of assets which is non-cash accounting item in Q1/2023. Therefore, if the Fund wishes to pay the excess liquidity to the unit holders. The fund must therefore proceed by reducing the registered capital.

### 3.2 Relations with the lessee or any of the major unitholders

The Erawan Group (Public) Company Limited (“ERAWAN”) as the guarantor of revenue is the major shareholder of the Fund (20% as of 1 March 2024). Erawan agreed to provide financial assistance to It is necessary for Erawan Growth Management Company Limited to pay the minimum rental income that must be paid to the fund under the lease agreement.

The Erawan Growth Management Company Limited acts as the property leasee on behalf of the fund. The main responsibility is to maximize the return for the fund from those properties. The Erawan Growth Management Company Limited is a subsidiary of Erawan Group, either direct or indirect major shareholders with at least 99.99% shares of the stocks issued by the company.

### 3.3 Asset Information of the Fund

#### 3.3.1 Details of properties that the Fund investment

Details of the fund's assets as at 31 December 2023 are as follows:

Fund	Total Asset Value (THB)	Net Assets Value (THB)	Net Assets Value (THB per unit)
Erawan hothel growth property fund (ERWPF)	1,566,511,803	1,495,859,260	8.4943

	ibis Patong	ibis Pattaya
Utilization	Budget Hotel	Budget Hotel

	ibis Patong	ibis Pattaya
The location	10, Chaloem Phrakiat Road, Patong Subdistrict, Kathu District, Phuket 83120	463/79, Pattaya 2nd Road, Nong Prue Subdistrict, Bang Lamung District Chonburi 20150
The type of ownership of the Fund	Ownership in the properties of properties consist of land with construction, buildings, public utility system in relation to the hotel business and furniture, fixtures and fittings and equipment, various devices related to hotel Ibis Patong.	Ownership in the properties of properties consist of land with construction, buildings, public utility system in relation to the hotel business and furniture, fixtures and fittings and equipment, various devices related to hotel Ibis Pattaya.
Fund investment Date	1 April 2013	
The price at which the Fund first invests	1,830.40 million baht (including VAT)	
Land that the Fund invests	Title Deed No. 521, located at Patong Sub-district, Kathu District, Phuket Province, area 3-3-28.6 Rai.	Title deed no. 174205, 182494, 19070, 19071, 19072, 19073, and 19074 located at Nong Prue Subdistrict, Bang Lamung District, Chonburi Province, area 2-2-34.3 rai
Approximate living space (square meters)	10,400 SQM (Including common areas and swimming pools)	10,100 SQM (Including common areas and swimming pools)
Number of rooms	260 rooms (reservation available 2 rooms for internal use)	254 rooms
Occupancy Rate	Average occupancy rate of 86% <sup>(1)</sup> in 2023	Average occupancy rate of 83% in 2023
Latest appraised price	THB 782 million	THB 684 million
Appraisal date	31 December 2023	
Valuation method	Income Approach	
Appraiser	Quality Appraisal Company Limited	
Commitments	<p>The Fund has utilized the properties and assets invested by leasing to Erawan Growth Management Company Limited for a period of 3 years from 1 April 2013.</p> <p>In order to operate hotel Ibis Patong and hotel Ibis Pattaya. However, after the end of the first lease period(2) the Funds and Erawan Growth Management Co., Ltd., each</p>	

	ibis Patong	ibis Pattaya
	<p>party has the right (Option) to extend the lease period for a total of 5 times The 4<sup>th</sup> time will be eligible for a 3-year tenor, and the 5<sup>th</sup> time will be entitled to renewal for up to 4 months for each property. Each party can use the right to call a contract for another party to renew the contract. If the parties wishing to exercise the rights do not commit this agreement.</p> <p>If the parties have a contract renewal of 4 times, the parties have the right to negotiate the lease agreement to unless the above until 31 March 2027. The process of deciding to enter a contract by fund after the party has been exercised, four times the contract shall be in accordance with the law and announcement of the SEC.Relevant at that time.</p>	

**Note:**

1. The base to calculate the average occupancy rate is 258 rooms, as the hotel has 2 booking rooms for internal use.

*At present, the mutual fund and the property lessee have executed the third lease agreement for the renewal of the lease of both properties for a period of 3 years, starting from 1 April 2022 until 31 March 2025 with various terms and conditions as specified in the original lease agreement.*

### 3.3.2 Details about investing in properties or leasehold rights for real estate for the period from 1 January 2023 to 31 December 2023

In the past financial year, the Fund does not invest in additional properties or leasehold rights.

### 3.3.3 Details about the sale or transfer of properties or leasehold rights to real estate for the period from 1 January 2023 to 31 December 2023

In the past financial year, the Fund does not sale of properties or leasehold rights.

## 3.4 Procurement of properties from the Fund investment

### Structure of the procurement

The Fund has been capitalized the properties funds invested in by renting to hotel property management – the Erawan Growth Management Company Limited, the subsidiary of Erawan Group, either direct or indirect major shareholders with at least 99.99% shares of the stocks issued by the company. The Erawan Growth Management has a responsibility to generate a return and pay dividend to the fund. The Erawan Growth Management hires the Accor group as the property management for the

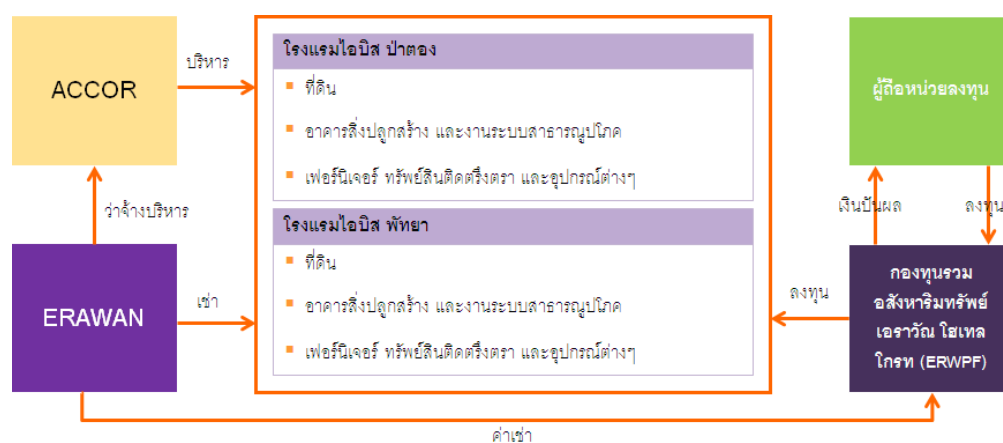
The Fund brought the assets to the Erawan Growth Management Company Limited for rent with 3-year term (the first rental contract was from April 1, 2013 till 31 March 2016). The fund receives both fixed and variable rent, calculating based on the method and condition specified in the rental contract. The fixed rental income

may fluctuate if the fund and leasee agreed on different terms. For example, the exemption of fixed rent in case of unexpected circumstances as specified in the fund program and relevant contract from the date of founding the fund. Furthermore, lesser and leasee agree to grant the right for both parties to extend the rental contract for 5 terms. The first 4-term will have the contract term as 3-year each and the fifth term with less than 4 months to ensure the expiration of rental contract will end on the same time as management contraction between lesser and leasee. Each party can exercise its rights for contract renewal, given that requesting party does not violate rental contract.

On 29 March 2022, the fund and the lessee of the property have carried out a lease agreement of 3 property for the lease of 2 assets for the period of 3 years from 1 April 2022 to 31 March 2022 with terms and conditions as stipulated in the original lease agreement in all respects.

If the counterparty has exercised the right to extend the contract for 3 times, counterparty agrees to negotiate the extension of the contract by 31 March 2027 in which the fund provides the full discretion to the company.

The overview of investment and benefits can be found below.



The detail of rent fee the Erawan Growth Management must settle to fund

The Erawan Growth Management, as a leasee, must settle two parts of the rent fee to the Fund.

Those fees are fixed fee and variable fee, calculated from the actual rental period specified in the contract between the fund and the Erawan Growth Management. The details are as followed:

#### Fixed Rent

The Erawan Growth Management Company Limited agrees to settle fix rent monthly as followed:

Month	Fix Rent (THB)		
	Hotel Ibis Patong	Hotel Ibis Pattaya	Total
January	6,401,000	3,656,000	10,057,000
Febuary	6,401,000	3,656,000	10,057,000

Month	Fix Rent (THB)		
	Hotel Ibis Patong	Hotel Ibis Pattaya	Total
March	6,401,000	3,656,000	10,057,000
April	1,432,000	2,223,000	3,655,000
May	1,432,000	2,223,000	3,655,000
June	1,432,000	2,223,000	3,655,000
July	838,000	1,473,000	2,311,000
August	838,000	1,473,000	2,311,000
September	838,000	1,473,000	2,311,000
October	4,245,000	3,898,000	8,143,000
November	4,246,000	3,898,000	8,144,000
December	4,246,000	3,898,000	8,144,000
<b>Total</b>	<b>38,750,000</b>	<b>33,750,000</b>	<b>72,500,000</b>

The fix rent will remain throughout the contract term as specified in the contract. During the contract renewal, Management Company will try to keep the same fixed rent.

In case rental contract does not start on the first day of the month and/or does not end on the last day of the month, the calculation of monthly fixed rent will base on the proportion of days of that month.

Each month fixed rent must be processed by the end of the following month (exception in the next paragraph). In the case that Erawan Growth Management cannot fully settle the fixed rent during the deadline, it will not consider as breaking the rental contract. The fund will take that pending amount as fixed rent receivable that the Erawan Growth Management must settle that pending amount within 15 days after the deadline. If the Erawan Growth Management still cannot fulfill the payment after 15 days, the Fund can terminate the rental contract or collect the 7.5% annual interest based on the receivable amount until funds received those pending amounts fully.

#### Variable Rent

Per the agreement and condition on the rent contract, the Erawan Growth Management Company limited agrees to settle the variable rent the Mutual Fund quarterly based on the calculation below Quarterly Variable Rent

$$\text{Variable Rent} = A \times (B - C - D - E) - \text{Year-to-Date Variable Rent}$$

In which

$$A = 90 \text{ percent of Variable Rent}$$



- B = Total revenue from managing both Ibis Pattaya and Ibis Patong Hotel on that calendar Year (revenue from the room rental, services and other management excluding interest income) and/or insurance claim from business interruption from insurance company as shown in leasee's financial statement
- C = Hotel management expense from the beginning of the calendar year which does not include the expense from the interest occurred in leasee's financial statement such as
- (1) Costs related to hotel business (e.g. Security, cleaning and other costs from other operations)
  - (2) Expense from selling and managing hotel (e.g. marketing and selling expense and fee paid to property management company)
  - (3) Other operation expense from hotel management (e.g. insurance property tax, financial and internal audit (as lesser thinks as appropriate), maintenance fee and other operation costs)
- D = 4 % of revenue from the calendar year (or 4 % of B) that leasee reserves as Maintenance Capital Expenditure, Renovation Capital Expenditure and Furniture, Fixture and Equipment expenditure (FF&E)
- E = Fixed rent as specified in the contract (Accrual Basis) from the calendar year

The calculation above refers from Erawan Growth Management Company Limited's financial statement auditor approved by SEC will refer to. Leasee agrees to settle variable rent quarterly based on the rate and calculation above by the end of following month of each quarter.

If the variable rent from above calculation is negative, leasee does not have to pay the variable rent and can use that negative amount to deduct from the rent fee of next round. Leasee can settle the variable fee to the Mutual Fund less than the actual variable fee without considering as default.

If the variable rent from above calculation is negative, leasee does not have to pay the variable rent and can use that negative amount to deduct from the rent fee of next round. Leasee can settle the variable fee to the Mutual Fund less than the actual variable fee without considering as default. However, leasee must settle all the remaining amounts within 45 days after the end of the quarter. If not, mutual fund will consider leasee as default and may terminate contract or collect 7.5% interest rate per annum based on the receivable amount until the Mutual funds received the full amount.

In any fiscal year, if the sum total of all variable rents a tenant has paid to the Fund differs from the annual variable rent that the tenant should pay on the results of a detailed calculation, that appears in Attachment 2 by using the lessee's financial information that appears in the annual financial statements audited by an

auditor licensed by the Securities and Exchange Commission (SEC) let the parties to the contract perform the following:

- (1) If the sum of all variable rents paid by the lessee to the Fund is more than the variable rent which the lessee is supposed to pay, the Fund agrees to offset the difference with the rent that the lessee must pay to the Fund in the next round or,
- (2) If leasee has to pay additional rent to the Fund, the renter can settle that amount in the next round of payment together with next fee.

The counterparty has agreed that Maintenance Capital Expenditure, Renovation Capital Expenditure and Furniture, Fixture and Equipment (FF&E) stating in D is the under the renter's right.

In case of the decline valuation of the property either from partial damage or in case of total loss of the property, expropriation, or transfer of ownership of any hotel property from the rent, the renter still has a responsibility to settle the remaining of the hotel rent.

If the performance of the property is highly fluctuated that impacts the fixed rent not to be the majority of rent fee, the counterparty will reconsider amending the fixed rent in becoming the main rent fee.

#### **The information of guarantee**

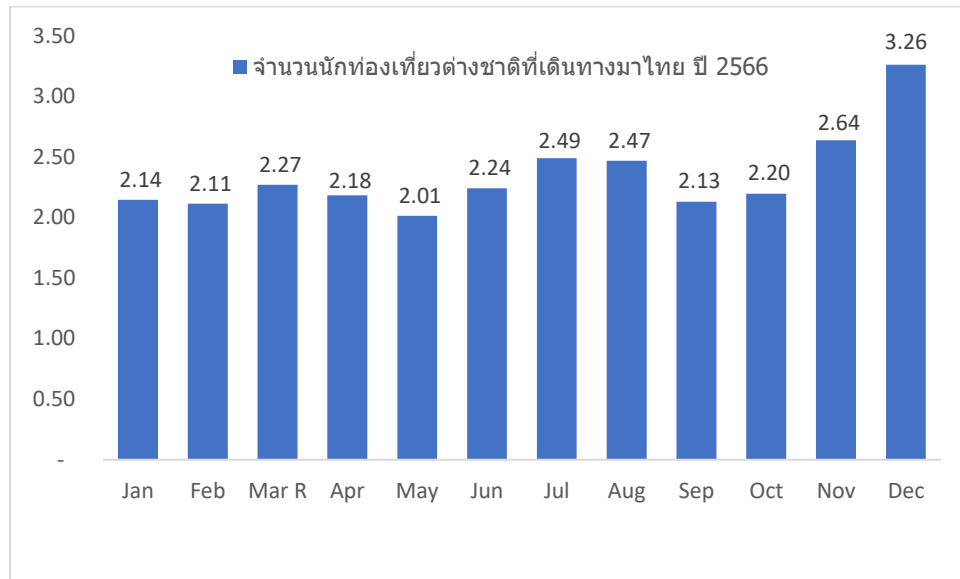
There is no income guarantee for the Fund in 2023 since the income guarantee period was completed on March 31, 2017 (including the income guarantee period of 4 years).

## **4 Industrial Outlook of Business Related to the Investment Assets**

### **Overview of the Tourism Industry and Hotel Businesses in 2023**

Thailand's tourism situation in 2023 has a total of 28.51 million foreign tourists traveling to Thailand in January - December 2023, an increase of more than 154.40 percent from last year's number of 11.07 million people. Overview, tourism around the world has improved because of the opening of the country at the end of 2021. The government has relaxed travel measures into Thailand after most people in the country have received the COVID-19 vaccine. Although Thailand is still facing the spread of the COVID-19 virus, it is just not as severe as last year. In addition, the number of people who have received booster vaccinations has increased and are adapting with COVID-19. It has improved, causing tourists' worries to be alleviated and to have the courage to travel.

Number of foreign tourists traveling to Thailand  
January - December 2023



Source: Economic, Tourism and Sports Division (as of 19 January 2024P)

The overall picture of Thailand's tourism sector and hotel business in 2023 has continued to recover well from Chinese tourists who are more likely to return to travel in Thailand. The government has already issued a visa-free policy to encourage Chinese tourists to visit Thailand, which also covers Kazakh tourists. In addition, tourists from other countries have recovered to the same level as in 2019, with the main tourists traveling to Thailand still being tourists from ASEAN and Europe. However, there is still a risk factor in terms of travel expenses that are still at a high level that will affect the growth of the number of foreign tourists, but with the demand for travel among people around the world still being at a high level. It is expected that the number of tourists will return to 2019 levels by the end of 2024. For Thai tourists, there is a trend of continuing to travel within the country in 2024 from the Thai economic situation which is gradually improving. This will encourage Thai tourists to spend more on tourism. However, there is still an important pressure factor from Thai tourists who will continue to travel abroad more.

Tourism and hotel business Overview in Thailand are recovering better. In 2023, the average occupancy rate was 69.33 percent, increasing from the previous year when the average occupancy rate was 46.33 percent, equivalent to 23.00 percent. The return of foreign tourists and growth of Thai tourists as a result, the hotel business continues to recover well. This is reflected in occupancy rates and average accommodation prices that have grown in many important provinces. The occupancy rate has continued to recover in line with the number of foreign tourists accelerating especially. While average room prices are likely to recover gradually due to continued price competition, there will be more emphasis on promotions to encourage long-term stays.

The return of Chinese tourists in the first phase will be a group with high purchasing power, making 4–5-star hotels the first to benefit. Then 2–3-star hotels began to recover from the arrival of ASEAN tourists with not very high tourism budgets.

#### The Situation of Tourism and Hotel Businesses in Phuket in 2023

Overall, tourism and hotel business in Phuket are beginning to recover from the country's tourism situation. The hotel business in Phuket has clearly recovered thanks to foreign tourists. Occupancy rates have recovered well with the return of Russian tourists and Chinese tourists in tour groups. This will result in 2–3-star hotels and 4–5-star hotels starting to recover and return to being close to the pre-COVID-19 period. However, the hotel business in Phuket still must facing increased competition from the gradual opening of hotels that were temporarily closed due to the impact of the COVID-19 crisis, including new hotels that are preparing to open this year. Occupancy rates and average room prices are likely to improve from the number of tourists who reserve rooms in advance.

#### The Situation of Tourism and Hotel Businesses in Pattaya in 2023

The overall picture of tourism and hotel business in Chonburi province has improved as tourism has recovered. In 2023, the average occupancy rate was 78.22 percent, increasing from the previous year when the average occupancy rate was 51.44 percent, or 26.78 percent. The hotel business in Pattaya has clearly benefited from a recovery from Thai tourists due to its location close to Bangkok and surrounding areas, short travel time and the return of Russian, India and China tourists. Occupancy rates and average room prices are likely to improve, with 4–5-star hotels recovering faster from tourists with purchasing power. Including, Russian tourists who begin to travel and have a destination stay in Pattaya tend to stay longer to escape the stress of the conflict situation between Russia and Ukraine.

The government has opening U-Tapao International Airport. It is a commercial airport of the eastern region. which can create good tourism opportunities in Pattaya. For example, flights were opened to receive Chinese tourists in group tours and direct airlines were added from the country of origin to U-Tapao Airport. In addition, the government sector has stimulated domestic tourism. It is expected that Pattaya will receive this benefit from Thai tourists.

Source:

- Statistical information for foreign tourists traveling to Thailand in 2023 (preliminary cumulative totals January - December 2023, Department of Economics, Tourism and Sports Ministry of Tourism and Sports (as of 19 January 2024)
- Tourism statistics by province, January - December 2023, Tourism Economy and Sports Division Ministry of Tourism and Sports (as of 20 February 2024)
- SCB-EIC-Forum-2024-TourismHotel-Outlook- (Sep 2023)

#### 4.1 Marketing and Competitiveness of the hotel

Ibis Hotel Patong and Ibis Hotel Pattaya are economy hotels that focus the marketing effort in targeting middle class, which has a high potential and the key segment for tourism from both foreign and Thai tourists that are more interested to book the mid-tier hotel or economy hotel rather than premium one. The investment into these two hotels is to reach large customer base with high growth potential while exposes to low risk from economic fluctuation as compared to other type of hotels.

#### 4.2 Products or Services Characteristics

Both Ibis Hotel Patong and Ibis Hotel Pattaya are econ under Ibis brand, which is the well-known economy hotel. Both hotels operate very effectively via the marketing network, advertisement, booking engine with international standard and other services target customers from internationally and locally accept. Customers will reassure on standard and quality of service under Ibis brand which is one of the unique selling points.

	ibis Patong	Ibis Pattaya
Number of rooms	260 rooms (Reservation available 2 rooms for internal use)	254 rooms
Occupancy Rate	Average occupancy rate in 2023 as of 86% <sup>1</sup>	Average occupancy rate in 2023 as of 83%

Note: The base to calculate the average occupancy rate is 258 rooms, as the hotel has 2 booking rooms for internal use.

### 5 Risk factors

#### Risks resulting from the operation of the fund

##### 1) Risk from contract

The investment on properties and management of funds, the company management contracts with both immovable and movable property, land lease agreement. Plant and equipment and the performance contract, and / or contracts associated with investing and managing assets of the Fund for the purpose of providing benefits on real estate mutual funds. And any action So that the parties comply with the terms of the contract.

However, even with the contractual terms. The parties may breach the contract or any incident as grounds for termination or breach of contract. In such a case, The Fund will have the right to terminate the contract. recover damage as well as the lack of interest and calls for the acquisition by the Fund to pay the price already. However, the Fund may not be forced to adhere to the rights of the Fund, as required by the contract or the parties may refuse to pay the compensation demanded by the Fund. Therefore, the Fund may be required to bring the matter to justice by the court concerned. The implementation of such Management can not predict the timing and impact of the action. The amount of the Fund will receive compensation from

damages such addition. The results of the case at the discretion of the court concerned. Although the court will make a judgment in favor of the Fund. The Fund may not be forced to comply with the judgment of the court. Unitholders are at risk of not getting a return by or within the time anticipated.

## 2) Risk from insurance

The business of the Fund has risk of the operation and use of the property to the Fund because the Fund is required to have insurance on the property in which the Fund invests adequately and appropriately meet the requirements of the relevant legislation already. However, the Fund may be unable to arrange insurance coverage for certain risks that may occur, such as the loss of the war. (or the Fund could provide insurance, but insurance rates may outweigh the economic benefits that the Fund may be) or the Fund may not be able to claim under the insurance policies relating to whether all or some. part or delays in compensation for damages under the insurance policy has by no fault of the Fund.

The funds are subject to the risk of financial loss. When a serious incident, the Fund may not receive adequate compensation or unable to provide such insurance. This may have a direct impact on returns to Unitholders are expected to receive.

However, the company managed to continue to fund the co-beneficiaries under the insurance policy in

## 3) Risk from ability to pay rent from Leasee

The Fund shall receive the rent from the Erawan Growth Management Company Limited per the rental contract. Since this rent is the sole revenue, the mutual fund's revenue will get a direct impact if the Erawan Growth Management has financial problem that impacts the ability to pay rent, default the rent or terminate the contract before the end term given that Mutual fund cannot find a new renter to replace the Erawan Growth Management Company.

However, the Mutual Fund had the minimum revenue guarantee insured for 4 years<sup>1</sup> from the first day of property investment to mitigate the situation. Mutual Fund also has the right to terminate the rental contract with the Erawan Growth Management Company Limited. When the Erawan Growth Management Company Limited is default, mutual fund can rent to others or sell the property in the market.

Apart from the minimum rental guarantee, the Mutual Fund has other measures to control the Erawan Growth Management business management. It is a responsibility of the Erawan Growth Management Company Limited as a renter to fulfill the terms in the contract. For example, the Erawan Growth Management Company Limited will not lend money or give the credit to external parties except to lend to shareholders or the mutual fund without impact the ability to pay rent. The Erawan Growth Management Company Limited cannot guarantee anyone except when it is a business practice or get the approval from the Mutual Fund first.

*Note: The minimum rent guarantee during the 4-year was ended on 31 March 2017*

#### 4) Risk from Business License

The renter will get the transfer of ownership or manage the business in order to receive the business license from Ministry of Interior to operate hotels. If the renter does not receive the hotel management license or termination of license or could not get license extension, it will lead to negative result as renter will not be able to run hotel business any longer. The renter may not be able to fulfill terms and conditions under the rental contract.

When the renter cannot fulfill terms and conditions under the rental contract, the mutual fund has the right to terminate the contract. Mutual fund can request the damages cost from the contract termination until the mutual fund can find new counterpart to replace renter. The revenue stream of the mutual fund may stop or reduce with great impact to the mutual fund performance.

#### 5) Risks from borrowing

In the case that the mutual fund proceeds with loans in accordance with the rules specified in the project the fund may be at risk from such borrowing. Due to changes in economic conditions Interest rates and debt serviceability of the related parties that may affect the operations of the mutual fund Causing the mutual fund to not have sufficient liquidity. Including mutual funds may be at risk from the ability to repay principal and interest decreased. And may affect the ability of the Fund to pay dividends to unitholders.

However, such risks may have relatively low impact on operations because the Fund is unable to borrow more than 10% of the net asset value of the fund According to the SEC announcement.

#### 6) Conflict of interest: benefit among mutual fund, owner of properties mutual fund invested, and hotel management renter that can impact performance of mutual fund

Even though the company defines status and scope of responsibility of the Erawan Growth Management as property renter and property management carefully, conflict of interests between mutual fund and other parties can happen since the Erawan has the property right and is a headquarter of the Erawan Growth Management, which has a main business in hotel investment and development.

All hotels the Erawan Group own varies in term of the location, price, services, architecture, interior, facility and room size. Guests considers all these factors in deciding where to stay. Hence, guests decide the type of hotels they want to stay based on their own need that reduce the conflict of interest.

For Example, the Ibis Hotel Pattaya invested by Mutual Fund is located close to the Holiday Inn Pattya which owns by the Erawan and hasn't sold to the mutual fund. This does not impact Mutual Fund since Ibis Hotel Pattaya is an economy-class hotel with lower room rate than mid-tier hotel such as Holiday Inn Pattaya. One

of the properties Mutual Fund invested in – Ibis Patong located in the same province as Ibis Kata which is owned by the Erawan without selling to mutual fund regardless of the same hotel class. Both hotels are in different beaches and acts as a different attraction to tourists. Patong beach will provide more lively and more entertainment as compared to Kata beach. Hence, the target customers of both hotels are not the same.

Since the main Erawan Group business is hotel development and investment, the Erawan may develop economy hotels and manage by itself or utilizing other economy hotel brands to compete with the Mutual Fund. In this case, the company cannot guarantee the Mutual Fund performance will not conflict with the Erawan group in this circumstance.

#### **7) The conflict of interest between mutual fund and board of hotel management to mutual fund's performance**

The Erawan Growth Management hires Accor as hotel management. Accor is a hotel management company, managing multiple hotels including both direct and indirect competitors of properties mutual fund invested. Since Accor is hired to manage different hotels that are diverse from location, price, service, architecture and decoration, facility and room size, guests consider all these factors in deciding where to stay. Hence, guests decide the type of hotels they want to stay based on their own need that reduce the conflict of interest.

Since Accor business is hotel management, Accor group may accept to manage other Ibis hotels the Erawan Group does not have any ownership in the location closed to the area where Mutual Fund has invested in. This may create a conflict of interest between Accor and Mutual Fund. The management company, then, cannot guarantee to mutual fund on the conflict of interest on this circumstance.

#### **Risk from the ability in capturing benefit from properties**

##### **1) Turn over risk of the fund as a result of hotel management**

Once the revenue guarantee period ended, mutual fund receives the rent based on the Erawan Growth Management's performance. Properties invested by Mutual Fund are managed by Accor Group with the responsibility in the properties of Fund invested as assigned by the Erawan Growth Management, which includes business policies in managing these properties. How Accor manages the properties will have direct impact to the performance of the Erawan Growth Management that reflects on the mutual fund revenue.

If Accor cannot manage the properties for any reasons while the Erawan Growth Management cannot assign new company in managing properties, this will negatively impact the performance, financial statement and ability to pay dividends of fund. The Fund can terminate the rent contract with the Erawan Growth Management if the Erawan Growth Management is the source that causes the termination of contract with Accor before the end of contract (without resolving the issue) while can receive damage claim from the Erawan Growth Management.



## 2) Risk from land expropriation

Nonetheless, the fund may not be compensated from the expropriation, or it may receive more or less than the value it has invested in the property, which means the returns unitholders will receive from their investment may not be as expected both in terms of the dividend and the invested fund itself.

The funds are at risk in case of expropriation of the assets invested by the fund by a government agency. As a result, the Fund may not use the assets invested by the Fund for the benefit of its business operations.

However, in the event of such expropriation A mutual fund may not receive compensation for such expropriation or receive such compensation more or less than the amount used by the fund to invest in the property. This may result in the return that the unitholders will receive from their investment does not meet the estimates in respect of dividends and capital cuts.

As for the information currently, available that can be initially examined, it is found that the location of the assets of the investment fund does not fall under a specific surrender zone. However, the Management Company cannot assess the likelihood of being expropriated. As land expropriation was a policy and a necessity for the use of the government area at the time.

## 3) Risk from economic fluctuations which may have an effect on the assets

Assets invested by mutual funds are at risk from economic fluctuations. And the slowdown of the economy  
Both nationally and globally

In addition, such assets may be affected by changes from other macro factors such as political factors. Change in population structure Being affected by natural disasters, epidemics, as well as in the event of domestic unrest.

## 4) Risks from high competition

Fund performance may be affected by the market condition of real estate. The increase in the number of entrepreneurs in the market will result in an increase in the market supply resulting in increased competition.

## 5) Risk from property renovation

Each property must be repaired and renovated to keep it constantly fresh, modernized and meeting customer's satisfaction in order to continue attracting them. Normally, an annual maintenance or renovation will not really affect the operation unless it's the major overhaul to improve interior and exterior image of the property, or if it's a major overhaul of the mechanical and electrical system, which will be carried out at a time deemed appropriate by the asset manager, the lessee or the fund. Normally, the business won't be disrupted during the renovation period. However, renovation of the property on an area-by-area basis may affect the property's income from the renovated area.

So far, the property that the fund will invest for the first time has been subject to an annual maintenance. Ibis Patong Hotel and Ibis Pattaya Hotel recorded an average maintenance cost between 2010 and 2012 of Baht 3.22 million and Baht 2.90 million a year, respectively. As a result, the property the fund will invest for the first time has been properly maintained and ready for use. The lessee also sets aside a reserve for maintenance and repair costs, for refreshing purpose and to purchase furniture and built-in and their accessories at 4% of the hotel's total operating incomes each year. This should help shortening a renovation period and impacts to both hotels in case they are to have a major renovation thanks to their regular annual maintenance activities.

#### 6) Risk of the decline in Tourists

Business Operation of renter and property management can get negative impact from any events that reduce the attractiveness of Thailand as tourist destination from both local and foreigners, especially foreigners as a major customer target on properties mutual fund invested. Such events may relate to international economic crisis, appreciation of Thai Baht, negative perspectives of Thailand in foreigners' eye, wars, protests, region epidemic and political instability. These events will affect Thai Economy and tourist industry severely, causing the severe impact to the fund.

#### Risk relating to the invested property

##### 1) Risk from an access to public road of Ibis Pattaya Hotel

Ibis Pattaya Hotel is not located next to a public road. At present, to reach the hotel, one would need to access it through the land under Title Deed No. 174204 owned by Erawan. Under the agreement to buy and sell property between Erawan and the Erawan Fund, the servitude on the land under Title Deed No. 174204 will be registered on the day the fund invests in the property the first time so that the land will become the location of Ibis Pattaya Hotel and residents on the land can use the road under the servitude registered under Title Deed No. 174204 for pedestrian and car access to public roads. The servitude will not expire.

The fund cannot guarantee that whether in practice, Erawan or a party, who is transferred the land ownership under Title Deed No. 174204 from Erawan, will comply with the relevant agreement, which requires Erawan to allow the land to be Ibis Pattaya Hotel's location and to permit residents to use the land subject to the servitude under Title Deed No. 174204 as a pedestrian and vehicle access without further objection. In case of any objection, this could affect Ibis Pattaya Hotel's operation. However, the servitude, once registered, will be attached to the land and will oblige anyone who is subsequently transferred the land ownership under Title Deed No. 174204 at any stage. This means the fund can exercise its right by filing a complaint with the court to enforce the servitude in case of objection.

##### 2) Servitude on the land where Ibis Pattaya Hotel is located

In return for the rights to use the servitude that the fund will receive under Clause 1 on the day of the fund's first-time investment, the fund must register the servitude on the land where Ibis Pattaya Hotel is located indefinitely to enable three Erawan plots of land, namely, Land No. 312 under Title Deed No. 174206, Land No. 315 under Title Deed No. 178930 and Land No. 17 under Title Deed No. 19094, to be used for the installation of infrastructure towers, pipelines and wiring (including electricity, water and phone) through the land where Ibis Pattaya Hotel is located, limited to the part of land that the fund and Erawan mutually agree to minimize any impact to Ibis Pattaya Hotel's business.

The registration of this servitude has been approved by the Office of the Securities and Exchange Commission (SEC). The AMC is of the view that the registration of the servitude will benefit the land where Ibis Pattaya Hotel is located since Erawan offers, in return, the servitude on the land for Ibis Pattaya Hotel to gain pedestrian and vehicle access to public roads. Such offering has no adverse impact to the property the fund will invest for the first time.

#### Direct risk to funds or unit holders

##### 1) General risks

Business and economic conditions generally. Both nationally and globally. This includes inflation interest rate, exchange rates, consumer price, property prices and fiscal and monetary policies of the government. Bank of Thailand and other government agencies may influence performance. Finances And investment funds. In addition, the general economic downturn, the decline of consumer demand could impact negatively significant effect on the operations of the Fund. This could affect the trading price of the units on the Stock Exchange of Thailand, which may be higher or lower than the prices offered.

In addition, the price of investment units traded on the Stock Exchange of Thailand may be affected by many external factors, which are uncontrollable factors of the fund such as movements or changes in foreign exchange markets, domestic and foreign interest rates, currency exchange rates, policies or measures, directly or indirectly, affecting imports or exports tourism business conditions, foreign currency, The national and international economic conditions, general operational and business risk factors, fluctuations in the consumer market, tax regulations and other government policies etc. There is no guarantee that the change in the said external factors will not have a significant impact on the price of the investment unit and project management of the Funds.

##### 2) Political risk

Although the current political situation grew into a better situation but if there is unrest or political conflicts occur may adversely affect the economy of the country. The Stock Exchange of Thailand This may cause serious effects on the financial performance of the Fund can not guarantee that the political situation in Thailand at present or in the future or changes in political policy of the government will not be affected significantly. the operations Financial conditions Results of operations and growing the Fund.

### 3) Risk from natural disasters, accidents and sabotage

The occurrence of natural disasters, accidents and sabotage, and other force majeure despite not likely to occur frequently but if it happens in the location of the property investment fund. In addition to damage to the property of the fund may cause the loss of lives and property of tenants and service users in the property investment fund is priceless. However, the Fund will have insurance that covers damage caused by natural disasters, accidents and sabotage. And other force majeure Assets for the Fund, subject to the conditions set out in the policy, which the Fund has provided by general business and on the SEC timeline.

### 4) Risk from due diligence prior to the investment

Before investing in the properties that the fund will invest in, the management company has studied the details of that property by examining relevant documents (Due Diligence) together with the study of details from the appraiser's report. Property Legal Status Report by Legal Counsel and a real estate inspection report prepared from the inspection of the real estate that the fund will invest fully in accordance with the professional standards of that advisor. However, it does not guarantee that the property is free from damage or defect that could incur any renovation or repair costs.

The appraisers' reports, property legal audit reports by legal advisors and real estate inspection reports invested by the management company as a basis for real estate appraisal and auditing may inaccuracy. This is because some real estate defects may be difficult to detect or even impossible to detect due to inspection limitations includes inspection techniques or methods or other factors limiting the audit by appraisers and engineers.

In addition, properties invested by the mutual fund may be subject to violations of various rules and regulations related to real estate. The study of detailed information and the examination of relevant documents (Due Diligence) of the Management Company is not entirely comprehensive. This may result in a cost burden that exceeds the management company has estimated prior to the investment or creates an obligation to meet the obligations in connection with such breach of regulations imposed by the unit. Relevant government agencies, changes in accounting standards or relevant laws.

Regarding the changes of accounting standards or laws, the fund's operation results, and dividend payment may be affected by an enforcement of new accounting standards or an amendment of the existing accounting standards, which is beyond the fund's control or anticipation. Any amendment of laws, notifications, requirements, rules and regulations, by-laws, policies and/or public orders by the authorities can be considered an unanticipated event. The fund won't be able to assess a possible impact from such amendment. Neither can it guarantee that the change won't affect its performance and dividend payment.

### 5) Changes in accounting standards or related laws

The operating results and dividends of the Fund may be affected by the effect of new accounting standards or improvement of accounting standards. This is a factor that the Fund can not control or predict. For resolving legal regulatory provisions, regulations, policies and / or order of the Government.

Or an agency authorized by law. Is an event that can not be predicted, such as the Fund is therefore unable to assess the impact of such changes and its can not guarantee that these changes will not affect the operating results and dividends of the Fund.

**6) The price of the units are changes after the offering**

After the investment unit of the fund is listed on the Stock Exchange of Thailand. The management company cannot predict that the trading conditions of the investment units in the Stock Exchange of Thailand will be stable. The market price of investment units may decrease after the first trading day on the Stock Exchange of Thailand. The above price may not be consistent with the net asset value per unit of the Fund. The market price of the investment unit depends on many factors such as the performance of the Fund, volatility of securities in the Stock Exchange of Thailand and trading volume of investment units, etc. Therefore, investors may not be able to sell investment units at the offering price of investment units or at the net asset value per unit of the Fund.

**7) The net asset value of the fund may not be the intrinsic value that the fund will receive if all assets are disposed of or the fund is terminated.**

The net asset value of the mutual fund mentioned here has been calculated by using the information from the investment property valuation report as basic information. Therefore, if the mutual fund has to sell the property of the mutual fund for investment restructuring or for Fund termination the said value may not be the true value that the Fund will receive if the property is sold in whole or in part.

**8) Risk from lack of liquidity in trading of investment units in the secondary market**

The Fund, which is listed on the Stock Exchange of Thailand closed. The liquidity is trading unit to assess the frequency and volume of investment in the Stock Exchange of Thailand. Which is based on the demand of the buyers - sellers (bid-offer) which is the demand of the buyer - seller. Based on several factors, the Fund has no control, including the demand to invest in the units of the Fund market during that time, so there is a risk that investors will lack of liquidity in trading. in the secondary market.

**9) Tax Risk**

In selling, transferring or accepting transfer of leasehold rights or selling, transferring or accepting transfer of real estate in the future There may be tax burdens and fees arising from the purchase or sale or transfer or acceptance of ownership transfer or transfer or acceptance of the transfer of leasehold rights in

immovable properties, which the Fund may have to bear in whole or in part, with the fees and tax rates that the Fund will such payment may be different from the current rate.

In addition, in the future the tax burden of the mutual fund and/or tax liability of unit holders for trading of investment units and receiving dividends from mutual funds may change from current rates.

#### 10) Risks of property funds comparing to other types of funds

The property fund must invest in real estate or leasehold rights to not less than 75% of the net asset value of the mutual fund. Making investment concentrated in real estate While other mutual funds have policies to diversify their investments in various types of financial instruments.

#### 11) The ability to pay dividends from the Funds

The dividend payment will be considered from the performance of the mutual fund. Which depends on many factors such as the domestic and foreign economic conditions, capabilities of the property manager, real estate management costs, various operating expenses, competition, changes in laws and regulations related to assets, natural disasters, political conditions. Therefore, there is a risk that investors will not receive dividends as estimated. Or mutual funds will not be able to maintain a level of dividends or increase dividends.

#### 12) Risk of spreading the spread of contagious diseases worldwide may lead to fluctuations in the capital markets around the world which may have a serious negative impact on the procurement of benefits Financial status and fund performance.

The global epidemic of communicable diseases in recent years, such as the SARS epidemic, the avian influenza (H5N1), etc. Until now with the outbreak of the Corona virus 2019 (COVID-19), it may adversely affect the economy in many ways, which may negatively affect the global economy. Or may have an impact on investment decisions and may result in global capital markets fluctuating continuously. In addition, the outbreak may cause restrictions on travel and the use of public transport. Including may cause to have to close tourist attractions, workplaces. Any significant changes in capital markets or economies at the regional or global level due to events or changes in the epidemic situation in these matters May have a significant negative impact on the procurement of benefits. Financial status and fund performance This effect may have wide effects, not only in Thailand.

#### 13) Risk from using the net asset value (NAV) of the mutual fund in determining the purchase and sale price of the assets.

Calculation of net asset value (NAV) of mutual funds announced by management companies It is calculated using the valuation report or the latest appraisal review report as the basis for determining the property value, which the value may not be the actual trading value of the properties.

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**14) Future risk of investing in additional Real Estate Investment Trust (REIT)**

After 2013, the Fund has restrictions on investing in additional real estate under If the mutual fund is necessary to increase capital or borrow money for future investment mentioned Which the fund must convert from a property fund to a REIT. To conversion a property fund to a REIT, the mutual fund must obtain approval from the unitholders who hold not less than half of the total investment units of the mutual fund. In order to convert from a property fund to a Real Estate Investment Trust before being able to increase capital or borrow money for additional investment. Such conditions will be in accordance with the SEC's announcement and other relevant notifications.

**6. Legal disputes**

In the past financial year, the Fund does not have a lawsuit arbitration in the dispute or any other legal disputes that are significant and directly related to the Fund business. The management company believes will have a serious negative impact to the business financial status performance and future operating trends.

**7. Other important information**

-None-

## Section 2 The Fund Management and Supervisor



## Section 2 The Fund Management and Supervisor

## 8. Information of investment units of the Fund

## 8.1 Investment units of the Fund

## The information

The The fund Capital	1,831,440,000
Amount of the funds remaining from the 1st capital reduction	1,827,706,680
Amount of the funds remaining from the 2nd capital reduction	1,792,627,560
Amount of the funds remaining from the 3rd capital reduction	1,762,690,560
Amount of the funds remaining from the 4th capital reduction	1,748,144,700
Amount of the funds remaining from the 5th capital reduction	1,724,723,400
Amount of the funds remaining from the 6th capital reduction	1,695,860,610
Amount of the funds remaining from the 7th capital reduction	1,680,839,280
Amount of the funds remaining from the 8th capital reduction	1,660,235,580
Amount of the funds remaining from the 9th capital reduction	1,629,418,080
Amount of the funds remaining from the 10th capital reduction	1,614,925,050
Amount of the funds remaining from the 11th capital reduction	1,591,961,610
Amount of the funds remaining from the 12th capital reduction	1,564,120,200
Amount of the funds remaining from the 13th capital reduction	1,549,627,170
Amount of the funds remaining from the 14th capital reduction	1,532,122,830
Amount of the funds remaining from the 15th capital reduction	1,515,463,770
Amount of the funds remaining from the 16th capital reduction	1,500,970,740
Amount of the funds remaining from the 17th capital reduction	1,471,473,990
Amount of the funds remaining from the 18th capital reduction	1,454,867,760
Amount of the funds remaining from the 19th capital reduction	1,432,274,130
Amount of the funds remaining from the 20th capital reduction	1,398,815,130
Amount of the funds remaining from the 21st capital reduction	1,369,934,730
Par Value of investment at The The fund establishment date	10.4000
Par value per unit after the 1st capital reduction	10.3788
Par value per unit after the 2nd capital reduction	10.1796
Par value per unit after the 3rd capital reduction	10.0096
Par value per unit after the 4th capital reduction	9.9270
Par value per unit after the 5th capital reduction	9.7940
Par value per unit after the 6th capital reduction	9.6301
Par value per unit after the 7th capital reduction	9.5448

Par value per unit after the 8th capital reduction	9.4278
Par value per unit after the 9th capital reduction	9.2528
Par value per unit after the 10th capital reduction	9.1705
Par value per unit after the 11th capital reduction	9.0401
Par value per unit after the 12th capital reduction	8.8820
Par value per unit after the 13th capital reduction	8.7997
Par value per unit after the 14th capital reduction	8.7003
Par value per unit after the 15th capital reduction	8.6057
Par value per unit after the 16th capital reduction	8.5234
Par value per unit after the 17th capital reduction	8.3559
Par value per unit after the 18th capital reduction	8.2616
Par value per unit after the 19th capital reduction	8.1333
Par value per unit after the 20th capital reduction	7.9433
Par value per unit after the 21st capital reduction	7.7793
Number of Investment Units	176,100,000
Investment Unit Type	Entered in a name certificate
IPO Price	10.4000
Current Authorized Capital (as of 31 December 2023)	1,369,934,730
Current Unit Price (as of 31 December 2023)	THB 8.4943 per unit
Current Unit Price (as of 31 December 2022)	THB 7.9021 per unit

## Investment Unit Price Information

Close price (as of 28 December 2023)	7.85
Maximum Price in 2023	7.90
Minimum Price in 2023	4.12
Market Capitalization as of 30 December 2023	1,382,385,000
NAV of the the Fund as of 31 December 2022	1,495,859,260
NAV of the the Fund as of 31 December 2020	1,391,576,215

## 8.2 Details about the capital reduction or reduce the value of investment units.

No.	Closing book Date	Payment Date	The amount of registered capital before decreasing investment unit value		The amount of registered capital decreased		The amount of registered capital after reducing the value of investment units	
			THB/Units	THB Million	THB/Units	THB Million	THB/Units	THB Million
1	11 Nov 2016	24 Nov 2016	10.4000	1,831.44	0.0212	3.73	10.3788	1,827.71
2	07 Feb 2017	23 Feb 2017	10.3788	1,827.71	0.1992	35.08	10.1796	1,792.63
3	11 May 2017	24 May 2017	10.1796	1,792.63	0.1700	29.94	10.0096	1,762.69
4	13 Nov 2017	27 Nov 2017	10.0096	1,762.69	0.0826	14.55	9.9270	1,748.14
5	15 Feb 2018	02 Mar 2018	9.9270	1,748.14	0.1330	23.42	9.7940	1,724.72
6	17 May 2018	01 Jun 2018	9.7940	1,724.72	0.1639	28.86	9.6301	1,695.86
7	21 Nov 2018	04 Dec 2018	9.6301	1,695.86	0.0853	15.02	9.5448	1,680.83
8	12 Feb 2019	01 Mar 2019	9.5448	1,680.83	0.1170	20.60	9.4278	1,660.23
9	21 May 2019	4 Jun 2019	9.4278	1,660.23	0.1750	30.81	9.2528	1,629.41
10	20 Nov 2019	4 Dec 2019	9.2528	1,629.41	0.0823	14.49	9.1705	1,614.92
11	14 Feb 2020	3 Mar 2020	9.1705	1,614.92	0.1304	22.96	9.0401	1,591.96
12	14 May 2020	1 Jun 2020	9.0401	1,591.96	0.1581	27.84	8.8820	1,564.12
13	13 Nov 2020	1 Dec 2020	8.8820	1,564.12	0.0823	14.49	8.7997	1,549.62
14	17 Feb 2021	5 Mar 2021	8.7997	1,549.62	0.0994	17.50	8.7003	1,532.12
15	14 May 2021	4 Jun 2021	8.7003	1,532.12	0.0946	16.65	8.6057	1,515.46
16	15 Nov 2021	3 Dec 2021	8.6057	1,515.46	0.0823	14.19	8.5234	1,500.97
17	14 Feb 2022	4 Mar 2022	8.5234	1,500.97	0.1675	29.49	8.3559	1,471.47
18	19 May 2022	06 Jun 2022	8.3559	1,471.47	0.0943	16.60	8.2616	1,454.87
19	15 Nov 2022	02 Dec 2022	8.2616	1,454.87	0.1283	22.60	8.1333	1,432.27
20	14 Feb 2023	03 Mar 2023	8.1333	1,432.27	0.1900	33.46	7.9433	1,398.82
21	17 May 2023	02 Jun 2023	7.9433	1,398.82	0.1640	28.88	7.7793	1,369.93

The the fund has excess liquidity because the the fund has accumulated unrealize loss from the revaluation of assets which is non-cash accounting item in Q1/2023. Therefore, if The fund wishes to pay the excess liquidity to the unit holders the the fund must therefore proceed by reducing the registered capital.

## 8.3 Unitholder information

1) 10 Major Unitholders including unitholder holding at least 0.5% of ERWPF as of Record Date on 1 March 2024 as follows:

No.	Name	Units	Proportion%
1	SOCIAL SECURITY OFFICE	50,821,200	28.86
2	THE ERAWAN GROUP PUBLIC COMPANY LIMITED	35,220,000	20.00
3	MR. VIVAT WONGCHAROENSIN	14,370,000	8.16
4	MR. TEERACHAI KEERATITECHAKORN	6,943,300	3.94
5	MS. JINTANA KANCHANAKAMNERD	4,494,600	2.55
6	MUANG THAI LIFE ASSURANCE PUBLIC COMPANY LIMITED	3,689,900	2.10
7	MR. UTHIT UNGCHUSAK	3,514,900	2.00
8	MR. VITOON VONGKUSOLKIT	3,500,000	1.99
9	MR. PRAKARN NOKHONG	3,059,000	1.74
10	MS. SOMKIAT UEPONGKITIKUL	1,972,000	1.12
11	MR. JIRASAK BAMRUNGTRAKUL	1,600,000	0.91
12	MR. WEERAPHAN TEEPSUWAN	1,444,900	0.82
13	SAHA PATHANA INTER HOLDING PUBLIC COMPANY LIMITED	1,364,500	0.77
14	MRS. PANIDA WONGNONGTOEY	1,320,300	0.75
15	MR. PHONLAWAT KLABKHONG	1,291,100	0.73
16	MR. SUNTHORN VONGKUSOLKIT	1,180,300	0.67
17	Southeast Life Insurance Public Company Limited	1,142,000	0.65
18	ONE PROPERTY PLUS FUND	1,085,900	0.62
19	MRS. AMPORN KANCHANAKAMNERD	1,073,800	0.61
20	MR. PHISIT SRIWATTANANGKUN	940,000	0.53

2. Major unitholder (holding investment unit more than or equal to 10%, including the same group of persons)

No.	Name	# Shares	% Shares
1	SOCIAL SECURITY OFFICE	50,821,200	28.86
2	THE ERAWAN GROUP PUBLIC COMPANY LIMITED	35,220,000	20.00

3. Groups of unitholders having influence on materially assigning the policies related to management or operation of the Management Company

-None-

8.4 Total expenses summary

The Fund has a policy to pay dividend distributions to Unitholders at least once a year if the The fund has enough earnings. However, the management company may be considered a special dividend exceeds dividends to the unitholders by the Management Company is of the opinion that it is necessary and appropriate.

(1) If the The fund's net income in any period, the management company will pay dividends to unitholders not less than 90% of net earnings excluding gain on unrealized from valuation or review of valuation of real estate or leasehold property for that the period.

(2) In case that the The fund has retained earnings in any period, the management company may pay dividends to unit holders from such retained earnings.

Dividend under subsection (1) must not cause the the Fund's accumulated loss increased in the period in which the dividends are paid.

Dividend payments (1) and (2), the management company shall pay the dividend to the unit holders within 90 days after the end of the period in which the dividends are paid. In case the company is unable to pay dividends on the said period. The management company will inform the unitholders on the SEC. and to inform the commission in writing.

#### Additional conditions

In determining dividend If the dividend declared per unit during the financial year is lower than or equal to 0.10 baht. The management company reserves the right not to pay dividends on that occasion and to raise the dividend at the same period in fiscal year-end. The criteria for the payment of dividend, the management company will be carried out as stated unless the SEC, the SEC and / or any other agency that is authorized by law. The changes announced, orders, approvals and / or any other. The management company will continue to adhere to it.

#### 8.4.1 History of dividend and capital reduction

##### Total Dividend Payment Time

No.	Period of operating	Bath/Unit	Payment Date
1	1 Apr - 30 Sep 2013	0.1182	15 Nov 2013
2	1 Oct - 31 Dec 2013	0.3204	19 Feb 2014
3	1 Jan – 31 Mar 2014	0.2004	22 May 2014
4	1 Apr - 30 Sep 2014	0.0852	24 Nov 2014
5	1 Oct - 31 Dec 2014	0.3072	20 Feb 2015
6	1 Jan – 31 Mar 2015	0.1599	25 May 2015
7	1 Apr - 30 Sep 2015	0.0871	23 Nov 2015
8	1 Oct - 31 Dec 2015	0.3132	23 Feb 2016
9	1 Jan – 31 Mar 2016	0.2033	24 May 2016
10	1 Apr - 30 Sep 2016	0.0630	24 Nov 2016
11	1 Oct - 31 Dec 2016	0.1480	23 Feb 2017
12	1 Apr – 30 Jun 2023	0.0895	04 Jun 2023

No.	Period of operating	Bath/Unit	Payment Date
13	1 Jul – 31 Dec 2023	0.1365	28 Feb 2024
	<b>Total</b>	<b>2.319</b>	

Capital Return History

No.	XN Date	Baht/Unit	Payment Date
1	08 Nov 2016	0.0212	24 Nov 2016
2	02 Feb 2017	0.1992	23 Feb 2017
3	05 May 2017	0.1700	24 May 2017
4	13 Nov 2017	0.0826	27 Nov 2017
5	15 Feb 2018	0.1330	02 Mar 2018
6	17 May 2018	0.1639	01 Jun 2018
7	21 Nov 2018	0.0853	04 Dec 2018
8	14 Feb 2019	0.1170	01 Mar 2019
9	21 May 2019	0.1750	04 Jun 2019
10	20 Nov 2019	0.0823	04 Dec 2019
11	14 Feb 2020	0.1304	03 Mar 2020
12	14 May 2020	0.1581	01 Jun 2020
13	13 Nov 2020	0.0823	01 Dec 2020
14	17 Feb 2021	0.0994	05 Mar 2021
15	14 May 2021	0.0946	04 Jun 2021
16	15 Nov 2021	0.0823	03 Dec 2021
17	14 Feb 2022	0.1675	04 Mar 2022
18	19 May 2022	0.0943	06 Jun 2022
19	15 Nov 2022	0.1283	02 Dec 2022
20	14 Feb 2023	0.1900	03 Mar 2023
21	17 May 2023	0.1640	02 Jun 2023
	<b>Total</b>	<b>2.6207</b>	

## 9. The Fund management structure

### 9.1 The management company

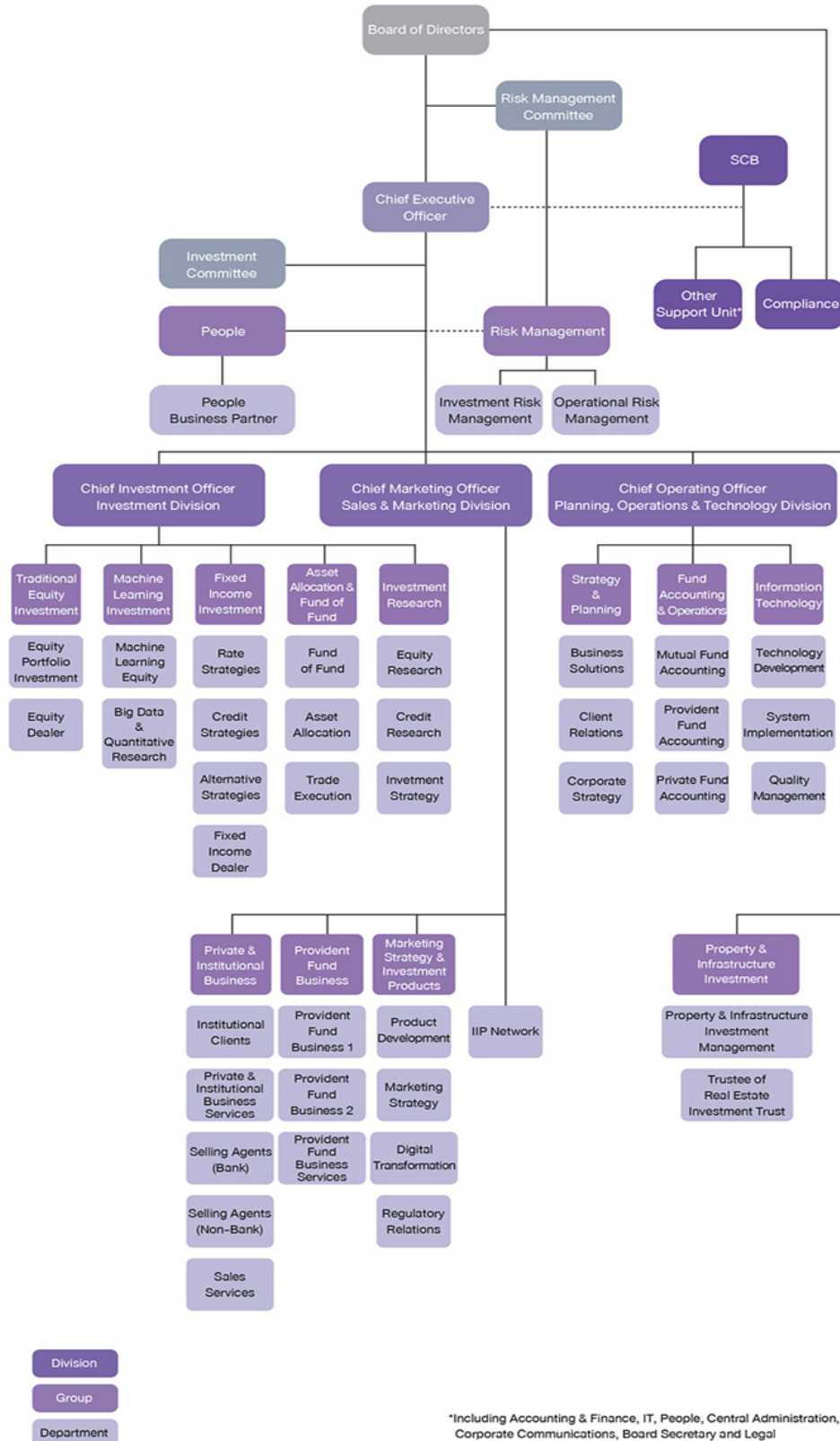
#### 9.1.1 Name, address, registration code, office number and fax number and website

Name	SCB Asset Management Co., Ltd.
Address	7-8 th Floor. SCB Park Plaza 1, 18 Ratchadapisek Road, Chatuchak, Bangkok 10900 Thailand
Registration Code	0105535048398
Office Number	0-2949-1500
Fax Number	0-2949-1501
Company Website	<a href="http://www.scbam.com">http://www.scbam.com</a>

#### 9.1.2 Management structure, list of shareholders, list of directors, executives and the fund managers

The fact that Siam Commercial Bank (SCB) is a major shareholder of the management company (holding 99.99% of its shares) does not have any impact to the management company's controlling power since the company itself has a Board of Directors to oversee its management with absolute power in its administration with no Unitholder's intervention.

## Organization Structure as of 31 December 2023





Based on the internal organization structure above, the operation of the Property and Property The fund Department has been separated from others, and commands independence. The Department has clear procedures and work regulations and is supervised by the Risk Management Committee and the Compliance and Internal Audit Department, which is independent from the Company's management, and which directly reports to the Board of Directors, to prevent fraud, corruption, or malpractice.

#### Board of Directors as of 31 December 202

1) Mrs. Kittiya Todhanakasem	Chairman and Chairman of the Risk Management Committee
2) Mrs. Salinee Wangtal	Director and Chairman of the Audit Committee
3) Dr. Yunyong Thaicharoen	Director
4) Mr. Chalitti Nuangchamnon	Director and Member of the Audit Committee
5) Mr. Narongsak Plodmechai	Director and Chief Executive Officer
6) Mr. Patiphan Lertprasertsiri	Director and Member of the Audit Committee
7) Mr. Vitoon Pornsakulvanich	Director

#### Management Team as of 31 December 2023

1) Mr. Narongsak Plodmechai	Chief Executive Officer
2) Mrs. Pinsuda Phuwichadawat	Chief Operations Officer, Planning, Operations & Technology Division
3) Mrs. Nunmanus Piamthipmanus	Chief Investment Officer, Investment Division and Acting Head of Traditional Equity Investment Group
4) Miss Pinkeo Saieo	Chief Marketing Officer, Sales & Marketing Division and Acting Head of Agent Business Group
5) Mrs. Tipaphan Puttarawigorn	Executive Director, Property & Infrastructure Investment Group
6) Miss Kunakorn Jiranukornsakul	Executive Director, Information Technology Group
7) Miss Naparatana Kanchanasomwong	Executive Director, People Group
8) Mr. Somphong Hirunkajonrote	Executive Director, Fund Accounting & Operations Group
9) Dr. Poonsuk Lohsoonthorn	Executive Director, Machine Learning Investment Group
10) Miss Suparat Areewong	Executive Director, Marketing Strategy & Investment Products Group
11) Miss Onuma Cheeppensuk	Executive Director, Strategy & Planning Group
12) Miss Orawee Udompanich	Executive Director, Investment Research Group
13) Mr. Varorith Chirachon	Executive Director, Investment Research Group
14) Mr. Pramote Laosomboon	Executive Director, Risk Management Group
15) Miss Mayura Tinthanasan	Executive Director, Fixed Income Investment Group
16) Mr. Poksunart Chitmunchaitham	Director, Acting Head of Asset Allocation & Fund of Fund Group

17) Miss Katanchalee Khukhwamdee Director, Acting Head of Private & Institutional Business Group

#### List of property the fund managers as of 31 December 2021

- 1) Mrs. Tipaphan Puttarawigorm
- 2) Miss Phiraya Wannakiri
- 3) Mr. Navabool Thongongarj
- 4) Miss Siraya Srikasemwong
- 5) Mr. Kasidet Sirivirotsakul

#### List of liquidity management the fund managers as of 31 December 2023

- 1) Miss Mayura Tinthanasan\*
- 2) Miss Naphaphan Lapworrakijchai\*
- 3) Mrs. Tuwadara Isarankura Na Ayutthaya
- 4) Miss Watchara Satitpornumnuay
- 5) Mr. Eakaluck Krasaesian
- 6) Miss Thatchaporn Ophatkhajorn \*
- 7) Miss Kanlayada Na Pattalung
- 8) Miss Kamolrat Tangtanawat\*
- 9) Mr. Peeravit Limdeeachapun
- 10) Mr. Chanon Arayasomboon
- 11) Mr. Adiphat Kummaraphat
- 12) Mr. Varoon Boonrumluektanom\*

Remark: \* Derivative The fund Manager

The list of management companies and mutual funds under management can be viewed at the website of the management company at <http://www.scbam.com>

#### Duties and Responsibilities of the Management Company and the Fund Manager

The management company has a duty and responsibility to operate and manage mutual the funds in accordance with the securities laws. Including the duties and responsibilities as follows:

##### 1) The the fund management

(1) to strictly manage the The fund as stipulated in the The fund Scheme which has been approved by the Office of the SEC, the Commitment, Unitholders' resolutions, the Prospectus, Securities Law and other agreements into which the The fund will enter, as well as to comply with the duties as stipulated under Section 125 of the SEC;

( 2) to procure that the Commitment, the The fund Supervisor Appointment Agreement, and the Prospectus, be in place once the SEC approves the The fund's establishment, and the contents of each shall not be different from the draft Commitment, draft the fund supervisor appointment agreement, and draft Prospectus submitted to the Office of the SEC;

(3) to deliver, distribute and make available the Prospectus and details of the The fund Scheme and the Commitment (which form parts of the Prospectus) according to the following criteria and procedures:

(a) Before the initial public offering of the investment units, the management company is required to send the prospectus no less than one business day to the Office before starting to deliver it to the public. The document will be sent via the the fund Report and Prospectus (MRAP)'s system. In case of information change, the management company is required to update the information without delay through the system.

(b) The management company must distribute essential information with regard to investment units and the the fund to unitholders in an adequate manner. The company may prepare project details in case investors request or wish to have a look. The information must be updated.

(c) Upon the end of the IPO period, the management company must make available the project detail section in the prospectus at every office for the public to have a look or make a copy if unitholders request so. If the the fund's investment units are listed in the SET, in case of any project amendment, the management company must notify the amendment to the SET without delay and within 10 business days from the day following the date the Office approves such amendment or the date the amendment resolution is adopted, as the case may be, until the the fund is dissolved.

(4) The management company wishing to establish an underwriting company to underwrite the units may do so. Yet, such underwriter must not be the same person, in terms of relationship, as the owner, the lessor, the transferor of leasehold rights and any person granting freehold right to property in which the the fund will invest.

(5) Invest the the fund's investment the fund in immovable property or others including to seek interest, purchase, lease, dispose of, transfer leasehold right, sell, alter, add or renovate immovable property or other assets already invested in accordance with the policy, objectives, rules, conditions and procedures stated in the project, which must be in compliance with the terms and rules of notifications of the SEC and the Office of SEC.

(6) If the management company finds out that any individual or the same group of individuals holds more than one-third of investment units sold of any mutual the fund, the management company will proceed in a manner to meet the Office of SEC's requirements.

- (7) Increase or reduce the the fund's capital according to the rules and procedures stated by the project and/or required by the SEC or the Office of SEC.
- (8) Allocate the the fund's profit by paying dividend to unitholders in accordance with the rules and procedures stated in the project and required by the Office of SEC.
- (9) Appraise property values in accordance with the rules and requirements of the Office of SEC.
- (10) Insure the the fund in accordance with the rules and requirements of the Office of SEC.
- (11) Examine property conditions in accordance with the rules and requirements of the Office of SEC.
- (12) Submit relevant and necessary documents and information required for an appraisal or appraisal review as requested by an appraisal firm; facilitate the following:
  - (a) a property appraisal firm or a designated individual to survey immovable property acquired by the the fund for appraisal purpose.
  - (b) A the fund supervisor or a designated person to examine condition of immovable property acquired by the the fund's investment as stated in the the fund supervisor appointment agreement.
- (13) Organize the meeting of unitholders if unitholders holding no fewer than 10% of all investment units sold request for such meeting.
- (14) Amend or change the project or management procedures in accordance with the terms and conditions and rules stated in the project.
- (15) Enter into any juristic act on behalf of the the fund that the management company is authorized to do within the scope of laws.
- (16) Do other things to achieve the the fund's objectives and maintain the interest of unitholders within the scopes of the management company's duties and responsibilities, which however must not be in conflict with the laws on securities and/or other relevant laws.
- (17) Dissolve the the fund as defined in the project

**2) Receiving and making payments**

The the fund will receive and pay fees, expenses and/or other remunerations as defined in the project.

**3) Appointment of the related party to manage the the fund**

- (1) Establish the Investment Committee;
- (2) Appoint individuals approved by the Office of SEC to perform the following duties:

(a) the Property The fund Manager to make decisions to invest or dispose of immovable property or leasehold right.

(b)The The fund Manager to make decisions to invest or dispose of assets under Clause 5.2 to manage the the fund's liquidity.

The the fund management company will openly post the property the fund manager's name at its office.

- (3) Appoint the the fund supervisor with qualifications as announced in the notification of the Office of SEC Re: Qualifications of the property the fund's the fund supervisor ; change of the fund supervisor , appoint a replacement according to the conditions of the fund supervisor replacement defined in the project. This however will be subject to the Office of SEC's approval.
- (4) Appoint the registrar, change the registrar, appoint a registrar replacement with qualifications as required by the Office of SEC, and notify the appointment to the Office of SEC.
- (5) Appoint the registrar who can supervise the unitholding of foreign investors at a particular period following the Initial Public Offering to comply with the rules announced by the Office of SEC.
- (6) Appoint a property appraisal company to do an appraisal and review the the fund's asset values. The appraisal company must be in the Office of SEC's approved name list.
- (7) Appoint a property manager who must possess qualifications with no prohibited characteristics announced by the SEC.
- (8) Appoint an advisor (if any) to advise the management company and/or the the fund.
- (9) Appoint an auditor with qualifications and without prohibited characteristics as announced by the Office of SEC Re: Approval rules applicable to auditors; change the the fund's auditor, appoint a replacing auditor with complete qualifications as required by the Office of SEC, notify the appointment to the Office of SEC.
- (10) Appoint a liquidator to collect and distribute assets to unitholders and to perform other duties necessary for the liquidation to complete when terminating or dissolving the the fund.
- (11) Appoint other persons to perform other tasks in relation to the the fund such as construction supervisor, expert, Bill of Quantity specialist, building examiner, cleaner and building contractor.

#### 4) Other duties

- (1) Register the asset booked as income resulting from sales of the project's investment units as the fund with the Office of SEC within 15 business days from the closing of the offering period.
- (2) Apply with the SET to list the the fund's investment units as listed securities within 30 days from the registration date of the the fund's asset.
- (3) Receive a document acknowledging the registration of asset as the the fund from the Office of SEC by paying a relevant fee at a rate set by the Office of SEC in case the document is lost or destroyed.
- (4) Separate the the fund's asset from the management company's asset; place the the fund's asset with the the fund supervisor and/or Thailand Securities Depository Co Ltd (TSD).
- (5) Prepare the register of unitholders in accordance with the rules and procedures of the Office of SEC and keep it
- (6) Prepare an accurate investment account, submit an investment report to the the fund supervisor in accordance with the rules and procedures of the Office of SEC.
- (7) Calculate the asset value, the Net Asset Value (NAV) and the unit value in accordance with notifications governing rules, conditions and procedures to establish and manage the property the fund, or rules and procedures of the Office of SEC.
- (8) Inform unitholders either by a notice or through the SETs investment system in case of any event or change after the day the asset value, the NAV and the unit value in Clause 29.3 is calculated, which is found to have a material effect to the the fund's assets.
- (9) Prepare the the fund's financial statements in accordance with the accounting standards of investment business and standards of Federation of Accounting Professionals; prepare the the fund's report at every year-end and submit it to unitholders whose names are in the register and to the Office of SEC within four months from the end of the fiscal period.
- (10) Submit a copy of an appraisal report and an appraisal review report together with supporting documents to the the fund supervisor and the Office within 15 days from the day the report is received.
- (11) Submit the following documents to the the fund supervisor without delay upon an investment or a disposal of property or leasehold right:
  - (a) Document expressing ownership or freehold right, and an agreement to buy, lease, get transfer of leasehold right or grant freehold right in immovable property, as the case may be.
  - (b) A written agreement representing a disposal of immovable property or leasehold right.

The management company will issue a notice informing the possession of immovable property to the the fund supervisor within five business days from the possession date.

- (12) Submit copies of the following agreements to the the fund supervisor :
- (a) an agreement to appoint an appraisal firm within five business days from the signing date or from the the fund supervisor appointment date in case the appraisal firm is appointed before the appointment of the fund supervisor , as the case may be.
  - (b) An agreement to appoint a property manager and an advisor (if any) within five business days from the contract signing date.
- (13) Collect, follow up and order individuals under the appointment contract such as the property manager, advisor, construction supervisor and others to prepare, submit and write reports and/or perform tasks stated in the contract and/or requested by the Investment Committee (if any) and/or unitholders and/or persons with legal authority.
- (14) Send a summary of essential information with regard to the the fund's investment or the disposal of its property or leasehold right to unitholders and the Office within 15 days from the investment or disposal date; post the information openly at every management company's office and the the fund supervisor 's head office within 15 days from the investment or disposal date for investors to have a look. The summary must contain essential information required by the notification of the Office of SEC.
- As soon as the investment units are approved to be listed in the SET, the management company will submit a summary of essential information under paragraph one to the SET, which replaces the delivery of information to unitholders, within the business day following the day the the fund buys, leases, disposes of or transfers leasehold right, or within other timeframe required by the SET.
- (15) Sell, dispose of and transfer all or part of the the fund's asset as appropriate.
- (16) Perform other tasks that the laws on securities define as the management company's duty.

#### Conditions for the Change of Management Company

The fund may change its management company upon the following circumstances:

1. When unitholders resolve by majority votes accounting for more than half of all investment units sold to change the management company, a new management company is appointed at any time during the term of the fund and a written notice is given to the management company no fewer than 30 days in advance.
2. In case of change of management policy defined in the project by a resolution of the unitholders' meeting, or if there is an amendment to the Securities and Exchange Act, notifications of the SEC, notifications of the Office of SEC and/or other relevant laws that prevents the fund management company from complying with such notifications, orders, rules and regulations since the change may add more responsibility to the

management company who then wishes to not continue performing its duty, the management company reserves the right to no longer manage the fund. In this regard, it will notify unitholders in writing of its intention to suspend its duty no fewer than 90 days from the day the end of its performance becomes effective. The unitholders' meeting will seek a new management company that is fully qualified as required by the laws on securities and approved by the Office of SEC to manage the fund as a replacement within 180 days from the day it is notified by the management company.

3. In case of a change of fund management or operation policy or procedures, or if there is any material change with regard to the unitholder structure, or in other cases that results in the management company no longer wishing to perform its duty, the management company reserves the right to no longer manage the fund. In this regard, it will notify unitholders in writing of its intention to no longer perform the duty (resignation) no fewer than 90 days from the day the end of performance takes effect. The unitholders' meeting will seek a new management company that is fully qualified as required by the laws on securities and approved by the Office of SEC to manage the fund as a replacement within 180 days from the day it is notified by the management company.
4. In case the fund management company has its mutual fund management license revoked which prevents the firm from being the fund manager, if changing a management company requires the Office of SEC's approval as defined by the laws on securities, the management company must seek such approval first. If it's the change under Clause 1, the management company will continue performing its duty until a new management company is appointed. However, its performance will not exceed 180 days from the date unitholders adopt a resolution to change the management company. Upon the 180-day period and if the fund cannot yet find a new replacement, the management company reserves the right to seek the Office of SEC's approval to dissolve the fund and this action is considered approved by every unitholder. If it's the case where the management company announces its resignation under Clause 2 or 3, the management company must seek at least one new management company, which is fully qualified according to the laws on securities and approved by the SEC within 180 days as a replacement for unitholders to approve and appoint as a new management company. If the candidate company recommended by the management company is not approved by unitholders and the fund cannot seek a new management firm within 180 days from the day the first 180-day period expires, the management company reserves the right to seek an approval from the Office of SEC to dissolve the fund where such action will be considered approved by every unitholder.

The management company is entitled to receive remunerations at the rate stated in the project for its performance in any period after unitholders resolve to change the management company under Clause 1, or after the day the end of performance becomes effective, and/or to receive any damages which has incurred or may incur as a result of its performance. The remuneration will be calculated pro-rata based on the period during which the management company performs its duty.



## 9.2 Lessee

### Name Address company ID Telephone and Fax

Name Erawan Growth Managemat Co., Ltd.  
 Address 2, Sukhumvit Road, Klongtoei, Bangkok 10110, Thailand  
 Telephone 0-257-4588  
 Fax 0-257-4577

List of directors of the lessee company as of 31 December 2023

- |    |                          |          |
|----|--------------------------|----------|
| 1) | MR. KASAMA PUNYAGUPTA    | Chairman |
| 2) | MRS. ARADA VONGKUSOLKIT  | Director |
| 3) | MISS WORAMON INKATANUWAT | Director |
| 4) | MR. NAVARAT TAMSUWAN     | Director |
| 5) | MR. YOUSSEF EL KHOMRI    | Director |
| 6) | MISS TATIYA TAWIKUL      | Director |

## 9.3 The fund supervisor

Name, address, telephone and fax number of the the fund supervisor and the property storage place of the Property The fund

### The Fund Supervisor

Name KASIKORNBANK PUBLIC COMPANY LIMITED  
 Address Securities Service Department 19 FL  
 1 Soi Ratburana 27/1 Ratburana Road  
 Ratburana Bangkok 10140  
 Telephone 0-2470-3201  
 Fax 0-2470-1996-7

### The property storage place

Name KASIKORNBANK PUBLIC COMPANY LIMITED  
 Address Securities Service Department 19 Fl.  
 1 Soi Ratburana 27/1 Ratburana Road  
 Ratburana Bangkok 10140  
 Telephone 0-2470-3201  
 Fax 0-2470-1996-7

### Duties and Responsibilities of the fund supervisor and Asset Storage

The the fund supervisor is having the following rights, duties and responsibilities in the project:

- (1) Being remunerated for its performance as a the fund supervisor at a rate set in the the fund supervisor appointment agreement signed with the management company.
- (2) Oversee performance of the management company in accordance with Section 125 and other related provisions in the Securities and Exchange Act, B.E 2535 (1992) as well as approved terms and conditions of the management project and obligations made with unitholders where the the fund supervisor must immediately inform the management company if the management company fails to perform its duties.

In case the management company damages the the fund as a result of its operation, or if the management company fails to comply with Section 125 and other relevant provisions of the Securities and Exchange Act, B.E 2535 (1992), the the fund supervisor is to report the matter in detail to the Office of SEC within five days from the day it learns about the incident, or if it should learn about the incident for any reason.

- (3) File a legal action against the management company by demanding it to perform its duty or for compensation for damages caused by the management company for the benefit of all unitholders, or upon receiving the Office of SEC's order.
- (4) Examine the the fund's assets within the following schedules:
  - (a) Within 30 days from the day it is notified by the management company to take possession of assets.
  - (b) Every year from the day the the fund supervisor completed its asset examination in the previous year. Expenses resulting from the asset examination will be charged as the the fund's expense.
- (5) Record conditions of the asset the the fund supervisor has examined accurately and completely within 30 days from the day it starts the examination.
- (6) Inform the management company within five business days from the day the the fund supervisor finds any material effect to the the fund's assets.
- (7) Require the management company to conduct a new appraisal as soon as the the fund supervisor feels that any incident or change results in a material effect to the the fund's asset value or lease value.
- (8) Audit the investment or the disposal of property or leasehold right in compliance with the project and the SEC's rules.

- (9) Prepare accounting and certify the accuracy of the the fund's assets deposited with the the fund supervisor , prepare an account detailing receipts and payments of the the fund's assets.
- (10) Certify that the calculation of the the fund's asset value, its NAV and unit value is accurate and comply with the rules announced by the Office of SEC; the the fund supervisor may use information acquired from the management company, which could be from a report prepared and certified by the management company itself, or a report it acquires from the property manager or anyone with proper qualifications that the management company has hired where the property manager or the person has already signed to certify the report's accuracy, to support its NAV calculation.
- (11) Provide opinions regarding the the fund's operation in the the fund's report.
- (12) Have other rights, duties and responsibilities described in the the fund supervisor appointment contract.
- (13) Perform other tasks defined by the SEC or the Office of SEC as the the fund supervisor 's duties.

#### Conditions for changing the Fund Supervisor

- (a) When either the management company or the the fund supervisor wishes to terminate the the fund supervisor appointment agreement, the wishing party may notify the other in writing no fewer than 90 days in advance.
- (b) If either the management company or the the fund supervisor fails to perform one's duty or responsibility agreed earlier, the the fund supervisor or the management company may terminate the the fund supervisor appointment agreement by notifying the other in writing for no fewer than 30 days in advance.
- (c) In case of change of conditions in the management project, or an amendment to the SEC laws or other cases where the the fund supervisor or the management company fail to reach an agreement to amend the the fund supervisor appointment agreement in a way that could reflect changes in the notification, rules and regulations since the amendment could add more burden to the management company who may no longer wish to continue its duty, the the fund supervisor is entitled to terminate the the fund supervisor appointment agreement by notifying the management company in writing for no fewer than 90 days in advance.
- (d) In case unitholders resolve with majority votes, accounting for a combined amount of investment units that exceeds half of the the fund's total units sold, to change the the fund supervisor .
- (e) If the the fund supervisor lacks any qualification specified in the notification of the Office of SEC Re: Qualifications of the property the fund's the fund supervisor , the management company will require the the fund supervisor to remedy it within 15 days from the day the management company finds out about it. If it's a result of the finding by the Office of SEC, the management company will notify the Office within three business days from the day after the remedy is completed.

If the the fund supervisor fails to rectify it within the timeframe, the management company will seek permission to change the the fund supervisor from the Office of SEC within 15 days from the day following the due date

for such remedy. Upon the Office of SEC's approval, the management company will appoint a new the fund supervisor to replace the original one without delay unless otherwise ordered by the Office of SEC.

- (f) If the the fund supervisor unscrupulously discloses the information relating to the the fund management or other related information, the management company may terminate the the fund supervisor appointment agreement by notifying the the fund supervisor in writing for no fewer than 15 days in advance in which case the the fund supervisor must be responsible for expenses and damages to the management company and/or the the fund. This will include expenses incurred from the management company making contacts with other related parties to change the the fund supervisor.
- (g) If any one petitions to the court or the relevant authorities about the the fund's the fund supervisor (a) in order to dissolve the business or other similar endeavors; or (b) for rehabilitation, debt compromising or relaxing debt payment, asset management, liquidation or for any similar request under the existing laws or thereafter or in accordance with the regulations, the management company may terminate this the fund supervisor appointment agreement.
- (h) When a government agency decides that the the fund supervisor 's performance is guilty or results from serious negligence and notifies the management company or generally announces it, the management company may terminate the the fund supervisor appointment agreement.

In all cases, the change of the fund supervisor is primarily subject to the Office of SEC's approval. Since the Securities and Exchange Act, B.E. 2535 (1992) requires that each the fund shall have a the fund supervisor, if the the fund supervisor 's responsibilities expire in accordance with Clause 12.2 Re: Conditions of change of the fund supervisor, the the fund supervisor is to continue being the the fund's the fund supervisor in full capacity unless the the fund's entire assets and documents are transferred to a new the fund supervisor or as instructed by the management company or the Office of SEC, including pursuing other tasks necessary to facilitate the transfer of assets and documents to a new the fund supervisor until completion and within an appropriate timeframe for the the fund to continue working.

If this the fund supervisor appointment agreement ends as a result of the the fund supervisor 's termination of the agreement and if the management company cannot seek a new management company to receive all responsibilities at the end of the contract, the original the fund supervisor is to continue performing duty under the the fund supervisor appointment agreement until a new the fund supervisor is appointed. The original the fund supervisor is entitled to receive a the fund supervisor fee from the the fund for the period it performs duty to the day its duty as the the fund's the fund supervisor ends, as well as actual expenses resulting from its performance under the agreement from the day the contract ends till when the management company appoints a new the fund supervisor who can perform the duty.

When its the fund supervisor ship ends, the the fund supervisor is to collect and transfer all assets and documents belonging to the the fund to a new replacing the fund supervisor or do other things instructed by the management company or the Office of SEC. This includes pursuing other necessary actions to complete the transfer of assets and documents within 15 business days from the day its the fund supervisor ship comes to an end.

**9.4 Investment Committee of Erawan Hotel Growth Property Fund as of 31 December 2023**

Director of Investment The fund Erawan Hotel Growth amounted to 2 people as below

**1) The Asset management company**

Mr. Narongsak Plodmechai

Chief Executive Officer

SCB Asset Management Co., Ltd.

**2) Directors with appropriate qualifications as specified by the management company and nominated by one or more unitholders holding not less than 20% of the total investment units**

Miss Woramon Inkatanuvat

Executive Vice President and Chief Financial Officer,

The Erawan Group Public Company Limited

**Duties and Responsibilities of Board and Management**

The Investment Committee is responsible for determining values and / or various parties relating to the Fund

- (1) To consider, make decision, invest, buy, rent, sub-let, lease, dispose of, and transfer or accept the transfer of property and / or infrastructure project, however, must not conflict with related laws and the the Fund's requirements.
- (2) Determine the method and format of the property auction of the the fund Including the selection of real estate to be auctioned According to the policy to procure benefits from assets of the the fund However, this must not conflict with the SEC's announcement, the SEC's announcement and other relevant laws, both existing and upcoming
- (3) Consider changing the annualized capital gain which is the condition in the property auction of the the fund. According to the policy to procure benefits from assets of the the fund However, this must not conflict with the SEC's announcement, the SEC's announcement and other relevant laws, both existing and upcoming.
- (4) Consider guidelines for repairing real estate if all or significant damage to the property, including damage due to expropriation, must not conflict with the SEC's announcement. SEC and other relevant laws, both existing and upcoming.
- (5) Take other actions according to the resolution of unitholders. However, this must not conflict with the SEC's announcement, the SEC's announcement and other relevant laws, both existing and upcoming.

The Investment Committee must consider and decide on any matter with transparency, honesty and based on compliance with various laws. Related, both existing and upcoming.

- (6) The investment committee must keep information from the meeting confidential. And will not disclose it to anyone and / or use it for other benefits other than the the fund's benefits. Unless explicitly provided by law for disclosure or such information has been disclosed to general investors.
- (7) The Investment Committee must consider and decide on any matter with transparency, honesty and based on compliance with various laws and other relevant laws, both existing and upcoming.

#### 9.5 Name, address, and office number - related parties

##### Auditor

Name	KPMG Phoomchai Holdings Co., Ltd.
Address	1 Empire Tower, South Sathorn Road, Yannawa, Sathorn, Bangkok 10120
Telephone	0-2677-2000
Fax	0-2677-2222

##### The Fund Registrar

Name	Siam commercial Bank Public Company Limited, Registrar Team 1
Address	Siam commercial Bank Public Company Limited Registrar Team 1, G Tower Grand Rama 9, Floor 15th North Wing, 9 Rama 9 Road, Huaykwang, Bangkok 10310, Thailand
Telephone	0-2928-2324-9
Fax	0-2128-4625

##### Appraiser as of 31 December 2023

Name	TAP Valuation Company Limited
Address	74 Soi Nakniwat 6, Nakniwat Rd. Lad Phrao Subdistrict, Lad Phrao District, Bangkok 10230
Telephone	0-2105-4781

##### The fund Advisor

-None-

#### 9.6 Historical cases of penalty and fine

Management of Erawan Hotel Growth Property Fund Since the establishment of the fund on 7 March 2013, the management company, the management committee, the controlling person of the management company and the fund manager is not subject to penalties and any fine. However, unitholders can check additional information at the website of SEC & SET as follows: <https://market.sec.or.th/public/isc/th/Enforce/Recent>

## 10 Corporate governance

### 10.1 Corporate governance policy

The management company has strictly complied with the laws on securities, notifications, rules and orders or circulars amended or issued by the SEC, the Capital Market Supervisory Board, the Office of SEC and the SET. The Investment Advisory Committee and the Investment Committee have been established to review investment-related details while the fund supervisor is appointed to review the management company's performance. The management company has also implemented various supervisory policies including a report of conflict of interest, a policy governing the operation of the investment management business and the Code of Conduct of the the fund management business.

### 10.2 The investment committee of the property & infrastructure funds, (the "investment committee")

The Investment Committee's scopes of authority will apply to all property and infrastructure the funds, ( "The fund"), unless any the fund specifically requires that the investment committee reviews a particular mater, in which case the Investment Committee's scopes of authority shall apply to such the fund as far as it's not conflicting with duties and responsibilities of the Investment Committee overseeing such the fund.

Investment Committee of the property & infrastructure funds as of 31 December 2023 consists of 4 committees as follow:

- |    |               |               |           |
|----|---------------|---------------|-----------|
| 1) | Mr. Narongsak | Plodmechai    | Chairman  |
| 2) | Mrs. Tipaphan | Puttarawigorm | Committee |
| 3) | Miss Phiraya  | Wannakiri     | Committee |
| 4) | Mr. Navabool  | Thongongarj   | Committee |

#### Roles, Duties and Responsibilities

1. Review, make decisions, buy, lease, sub-lease, allow to rent, dispose of, transfer or accept the transfer of immovable property and/or infrastructure proposed by the the fund manager to the Investment Committee. The investment however must not be conflicting with relevant laws and the the fund's terms and conditions.
2. Review and approve payments of dividend, capital increase and/or decrease of each the fund within the framework stated in the management project.
3. Approve budget relating to asset management proposed by the property manager to the the fund to reflect what has been stated in the management project.
4. Review and approve the investment strategy in immovable property and/or infrastructure projects, investment risk management strategies, liquidity management plans and others as proposed by the the fund manager; review investment conditions and restrictions for implementation by the the fund manager, which however must be in line with an approved investment policy and will not be in conflict with relevant laws.

5. Supervise the investment strategy so that it responds to objectives and investment policy of each the fund within the framework of the management project or the the fund management agreement; supervise the investment so that it aligns with the framework of the management project and ensure legal compliance.
6. Supervise and review performance of the property manager, the fund supervisor and other relevant personnel whose duties are specified in the management project.
7. Review and approve the signing of contract relating to the the fund management of which the total value is no less than Baht 10 million. The contract subject to the Investment Committee's consideration however must be reviewed and examined by a legal expert or a supervisory agency.
8. Supervise the investment for strict compliance with the the fund management policy and practices already approved by the Board of Directors.
9. Perform other tasks according to the unitholders' resolution, which however must not be conflicting with relevant laws and the the fund's terms and conditions.
10. Review other matters relating to investment decisions aside from what's stated in the the fund management policies and practices; approve and make commands as necessary and appropriate without conflicting with relevant laws.
11. Appoint committee member who is a representative of a function group to replace the original member if the person no longer works in that function group.

#### **Schedule of meetings of the Investment Committee**

Property & infrastructure investment department calls meetings when matters need to be presented to the Investment Committee. Normally, it is scheduled to be held at least once a quarter. However, the number of meetings will be frequent depending on the number of matters to be considered, resolved, or acknowledged by the meeting.

#### **Quorum**

A meeting is considered to have a quorum when more than half of the directors attend the meeting. It consists of 4 directors whose names appear as shown in Section 8.1.2. However, the chairman of the committee must also attend the meeting. If the chairman is unable to perform his duties, the vice chairman must attend the meeting.

#### **Resolution of the meeting**

- In considering voting on any matter. The majority vote shall be considered as the resolution of the meeting.
- If the votes are equal, the vote of the chairman of the meeting shall be taken as the deciding vote for the resolution of the meeting.



### Chairman of the meeting

The Chairman of the investment of committee presides over the meeting. Except in the case where the chairman is unable to attend the meeting. The Vice President shall act as chairman of the meeting in place of the Chairman. In 2023, there was an investment committee meeting, which can be summarized as follows.

No.	Agenda details	Conclusion/ Resolution
1	Consider and approve the payment of capital reduction of the Fund for the quarter 4/2022.	Approval the capital reduction payment as proposed. It is according to the performance of the mutual fund during that period.
2	Consider and approve actions regarding holding the 2023 Annual General Meeting of Unitholders.	Approval process to comply with the criteria of the Capital Market Supervisory Board.
3	Consider and approve the payment of capital reduction of the Fund for the quarter 1/2023 and budget for 2023.	Approval the capital reduction payment as proposed. It is according to the performance of the mutual fund during that period. Approval the budget for 2023 according to the planned operations plan.
4	Consider and approve the payment of dividend of the Fund for the quarter 2/2023.	Approval the dividend payment as proposed. It is according to the performance of the mutual fund during that period.
5	Consider the letter of intent to purchase mutual fund assets from The Erawan Group and consider approving the holding of a general bidding for all interested buyers to submit bids.	Approval the opening of an auction to recruit people interested in purchasing the Fund assets and notify the Stock Exchange of Thailand of the general bidding
6	Report on Fund performance for the quarter 3/2023	Acknowledge the Fund performance for the quarter 3/2023
7	Report on the progress of the bidding opening for the purchase of the Fund assets.  Consider the bid envelope that specifies the initial bid price (Initial Offer) from the bidder.	Acknowledge the progress of the bidding for the purchase of mutual fund assets.  Approval to send a notice to the selected Initial Offer submitters to invite them to submit bid envelopes that set the final bid price (Final Offer) and to

No.	Agenda details	Conclusion/ Resolution
		negotiate draft contracts related to the sale of the Fund assets.
8	Report on the progress of the bidding opening for the purchase of assets of the Fund. Consider the bid envelope that specifies the final bid price (Final Offer) from the bidder.	Acknowledge the progress of the auction for the purchase of assets of the Fund. Consider the bid envelope for the final bid price (Final Offer) by taking the offer from the final bid price and other related conditions into consideration.

### 10.3 Supervision of the use of inside information

The management company has issued the Staff Dealing Policy and requires every employee including directors, executives, the fund manager and other related persons who may have access to internal information to strictly comply with it. Serious penalties are made in writing in case of violation.

Staff is to make sure that investment by the management company and various types of the funds managed by the management company do not contain any intentional conflict of interest aimed to provide certain advantages/disadvantages among the funds. Staff is to operate with integrity and fairness so that the the fund management reflects the funds' objectives while safeguarding the interest of clients, which must be a priority before the interest of the management company or any personal interest of directors or employees of the management company.

The management company allows its employees to invest in securities for their interest, but they are required to comply with ethics and all notifications issued by the Office of SEC and the Asset Management Company Association including all rules and regulations of the management company itself. The investment is to be disclosed to the management company for proper supervision of staff's equity dealing.

### 10.4 The fund's investment decision and management

The Property & Infrastructure Investment Group will conduct due diligence, analysis and feasibility study and assess suitability involving the acquisition of assets. It will make investments or disposal decisions involving the the fund's assets through clear and systematic procedures. The Investment Committee will screen decisions to avoid any conflict of interest. Criteria for consideration are as follows.

**Review criteria**

- 1) Experiences, financial status, past credibility and reputation of property owner to assess his/her capability to perform duty when becoming a contractual party in the the fund's investment and management transactions.
- 2) Location and potential of the property, condition of the location, entrance and exit
- 3) Opportunity to generate income
- 4) Past operation result of the property planned to invest.
- 5) Marketing potential and competition of the property to be invested by the the fund.

**10.5 Selection of the property manager**

The fund does not have a property manager.

**10.6 Monitoring the lessee**

The fund manager is responsible for overseeing the duties specified under the lease agreement, the lease of the property of the lessee, such as the tenant not to sublet the leased property. Submit the monthly management account report to the the fund. Submit the audited annual financial statements to the the fund and pay property tax each year

**10.7 Monitoring the Fund's interest**

When managing and monitoring the the fund's interest, the management company is responsible for managing and operating the the fund in compliance with the laws on securities as well as its duties and responsibilities. For example, the management company is to manage the the fund to reflect details of the project approved by the Office of SEC, and obligations made between the management company and unitholders, its duties under Section 125 and other relevant provisions of the Securities and Exchange Act, B.E 2535 (1992). It will perform other tasks to achieve the the fund's objectives and safeguard the interest of unitholders within the scopes of its roles and responsibilities, which however must not be conflicting with the laws on securities and/or other relevant laws. Besides, the management company is to examine the property's conditions based on rules and requirements notified by the Office of SEC.

**10.8 The management company's fee**

The management company is entitled to receive a management fee from the fund on a monthly basis, which will not exceed 1% of the the fund's NAV per annum. This will be calculated by the management company and endorsed by the the fund supervisor. In the past fiscal year, collected in the amount of THB 3.51 million.

### 10.9 Disclosure of information to unitholders

The management company has strictly complied with the laws on securities, notifications, rules and orders or circulars amended or issued by the SEC, the Capital Market Supervisory Board, the Office of SEC and the SET Re: Disclosure of information to unitholders. Details are:

The management company will calculate and disclose the the fund's asset value, NAV and investment unit value as of the last day of June and December within 45 days from the last day of June and December, as the case may be. The calculated value meanwhile must be certified by the the fund supervisor that the calculation was made in accordance with the rules announced by the Office of SEC.

- 1) The management company will publish the values in at least one daily newspaper and will post it at the management's all offices and the the fund supervisor 's head office. Names, types and locations of properties acquired by the the fund through its investment will also be disclosed.
- 2) The management company will prepare and disclose financial statements (both quarterly and annual), an annual report, a report of critical event that could affect property values, the the fund's financial status or operation result and other incidents as required (if any) by the Capital Market Supervisory Board and/or the Office of SEC and/or the SET.

### 10.10 Meeting of unitholders

The management company is to call a meeting of unitholders if unitholders who together hold no less than 10% of investment units of the the fund's total units sold request such a meeting.

The management company is to organize a meeting of unitholders or notify unitholders in writing to request their resolutions for the following matters:

- 1) Appointment or removal of the management company. A meeting of unitholders must be held to solicit a resolution or a notice to unitholders asking for their resolution must be issued in which case the matter must be resolved by more than half of the number of investment units entirely sold of the the fund
- 2) Amendment of the project in case of any amendment of relevant laws, rules or orders. Unless it's an amendment of laws, regulations or orders or when approved by the Office of SEC, the management company may amend the project or management procedures only when receiving a resolution adopted by majority votes of unitholders, which account for more than half of the the fund's total investment units sold where the meeting is duly called or where the resolution is adopted through the circulation of a written notice requesting unitholders to adopt the resolution or by the approval of the Office of SEC.

If it's an amendment of the project or management procedures described under paragraph one, the management company will notify the Office of SEC within 15 days from the day the resolution for such

amendment is adopted, or within 15 days from the day the unitholders' resolution is known in case a written notice is sent to unitholders to exercise their votes.

3) The management company will notify every unitholder of the amendment of project details or management procedures both in writing and through the SET's information system. It will announce the amendment in at least one daily newspaper within 15 days from the approval date by the Office of SEC or from the day unitholders resolve to approve the amendment.

At the unitholders' meeting, a quorum is formed by unitholders holding no less than half of the the fund's entire investment units sold who attend the meeting with voting rights.

However, if the the fund considers increasing its registered capital, no fewer than 25 unitholders or no fewer than half of the total number of unitholders must attend the meeting. The number of unitholders attending this meeting however must hold a combined amount of investment units totaling no less than one-third of the the fund's total units sold to successfully form a quorum and the matter must be voted by no less than three-fourths of the entire investment units held by unitholders attending the meeting and having the right to vote. The capital increase for which the unitholders' meeting is called to adopt a resolution must be for the following purposes:

- a. additional investment in immovable properties and/or leasehold right and/or
- b. renovating immovable properties acquired by the the fund's investment to keep them in a good and ready condition to seek additional interest.

#### Unitholders' right to adopt a resolution

##### Right to adopt a resolution to amend project details or management procedures

Each unitholder is entitled to amend project details or management procedures subject to the terms and conditions and rules stated in this project. The management company may amend project details or management procedures upon receiving a resolution in accordance with the rules and procedures stated in the project.

##### Voting right to adopt a resolution in relation to the the fund's operation

Unitholders are entitled to adopt a resolution in relation to the the fund's management as provided in the project subject to the terms and conditions and rules of the project. The vote counting will comply with the rules and procedures described in the project.

#### 10.11 Auditor fee

The The fund paid a total of 0.42 million Baht (exclude VAT) auditing fee to KPMG Phoomchai Audit Limited.

**11 Social responsibility**

The Fund is aware of the importance of society, community, and environment. In 2023, there were continuous operations for public benefit as follows:

1. Implementation to prevent the release of wastewater into public areas.

**12 Internal control and risk management**

As the the fund manager, the management company will manage the the fund and monitor and control critical risks with the following purposes:

- 1) To identify, assess, control, monitor and report critical risks for the fund manager to perform effectively.
- 2) To enable operating staff to understand the risk and risk prevention and to raise awareness about their responsibility to perform risk management when conducting all kinds of activities.

The management company currently implements the “three prevention layers” supervision framework in its risk management practices.

- 1) 1st protection layer refers to business units and related supporting units who are responsible for risk management when providing services as the fund manager.
- 2) 2nd protection layer refers to central function groups such as the risk management unit and the risk supervisory unit, who will advise, provide supports and test risk prevention methods implemented by business units and supporting units.
- 3) 3rd protection layer refers to the auditing unit, which will test business processes and procedures (including risk management process) to convince the Board of Directors that the management company has an adequately effective control environment.

**13. Prevention to conflicts of interest**

**13.1 Transaction between the Fund vs. the management company and other related persons/ transaction relating to the management company From 1 January 2023 to 31 December 2023**

No.	Detail of transection	Company name	Related Party
1	Receiving management fees from the the fund	SCB Asset Management Co., Ltd.	Management Company
2	Receiving registrar fees from the the fund and Deposit service with the bank	Siam Commercial Bank Public Company Limited (SCB) 99.99% shareholding stake in SCB Asset Management Co., Ltd	- Registra - The parent company of Siam Commercial Asset Management Co., Ltd.

Investors can ask for more information directly from the Management Company. The fund has disclosed some of the information in the appendix of financial statement on <http://www.scbam.com>

**13.2 Transactions between the Fund vs. the fund supervisor and other persons relating to the fund supervisor From 1 January 2023 to 31 December 2023**

No.	Detail of transection	Name	Relationship
1	Received the fund Supervisor fee from the fund	Kasikorn Bank Public Company Limited (KBANK)	The Fund Supervisor

**13.3 Soft commission**

-None-

## Section 3 Key Financial Information



## Section 3 Key financial Information

## 14. Key financial Information

Summary Property Value, Net assets and unit value of Erawan Hotel Growth Property Fund

As of 31 December 2023

Total Asset	1,566,511,803
Net Asset Value (NAV)	1,495,859,260
Number of units	176,100,000
NAV per units	8.4943

## Statement of financial position as of 31 December 2023

	31 December	
	2023	2022
	(THB)	
Total assets	1,566,511,803	1,392,365,912
Total liability	70,652,543	789,697
<b>Net assets</b>	<b>1,495,859,260</b>	<b>1,391,576,215</b>
<b>Net assets consist of</b>		
Capital from unitholders	1,369,934,730	1,432,274,130
Accumulated profit (loss)	125,924,530	(40,697,915)
<b>Net assets (equal to 8.4943 baht per unit in 2023 and 7.9021 baht per unit in 2022 calculated from the amount total investment units sold: 176,100,000 units)</b>	<b>1,495,859,260</b>	<b>1,391,576,215</b>

Note: Based on the Fund's financial statements for the year ended 31 December 2023 and the Certified Public Accountant's report.

## Statement of comprehensive income as of 31 December 2023

	31 ธันวาคม	
	2023	2022
	(THB)	
<b>Income</b>		
Rental income	72,500,000	72,500,000
Interest income	134,224	131,877
Other income	20,000	-
<b>Total income</b>	<b>72,654,224</b>	<b>72,631,877</b>
<b>Expenses</b>		
Management fee	3,514,838	3,284,704
Fund supervisor fee	427,893	399,877
Registrar fee	458,457	428,440
Professional fee	1,329,500	411,000
Administrative expenses	1,591,692	1,167,180
<b>Total expenses</b>	<b>7,322,380</b>	<b>5,691,201</b>
<b>Net profit on investment</b>	<b>65,331,844</b>	<b>66,940,676</b>
<b>Net loss on investment</b>	<b>(352,292)</b>	<b>(295,058)</b>
Net loss on investment	117,403,843	76,351,927
Net loss on changes in fair value of investments	117,051,551	76,056,869
<b>Total net loss on investment</b>	<b>182,383,395</b>	<b>142,997,545</b>

Note: Based on the Fund's financial statements for the year ended 31 December 2023 and the Certified Public Accountant's report.

Details of investments are presented by investment category.

31 December 2023				
Type of investment	Areas	Cost	Fair value	Percentage of investments
(THB)				
Investments in properties				
1. Land title deed no. 174205 182494 19070 19071 19072 19073 and 19074				
Location: Nong Pru, Bang Lamung, Chonburi				
	2-2-	831,730,000		
Building with utility systems	34.3			
Furniture, fixtures and equipment		21,267,510		
Related acquisition costs		15,061		
		853,012,571	684,000,000	46.50
2. Land title deed no. 521				
Location: Patong, Kathu, Phuket				
	3-3-	956,000,000		
Building with utility systems	28.6			
Furniture, fixtures and equipment		17,256,949		
Related acquisition costs		10,103		
		973,267,052	782,000,000	53.16
Total investments in properties		1,826,279,623	1,466,000,000	99.66
Investments in securities**		4,989,351	4,989,196	0.34
Total investments		1,831,268,974	1,470,989,196	100.00

Note: Based on the Fund's financial statements for the year ended 31 December 2023 and the Certified Public Accountant's report.

Details of investments are presented by investment category.

31 December 2022				
Type of investment	Areas	Cost	Fair value	Percentage of investments
(THB)				
Investments in properties				
1. Land title deed no. 174205 182494 19070 19071 19072 19073 and 19074				
Location: Nong Pru, Bang Lamung, Chonburi				
	2-2-	831,730,000		
Building with utility systems	34.3			
Furniture, fixtures and equipment		21,407,073		
Related acquisition costs		15,061		
		853,152,134	602,000,000	43.97
2. Land title deed no. 521				
Location: Patong, Kathu, Phuket				
	3-3-	956,000,000		
Building with utility systems	28.6			
Furniture, fixtures and equipment		17,521,384		
Related acquisition costs		10,103		
		973,531,487	747,000,000	54.57
Total investments in properties		1,826,683,621	1,349,000,000	98.54
Investments in securities**		19,986,546	19,986,546	1.46
Total investments		1,846,670,167	1,368,986,546	100.00

Note: Based on the Fund's financial statements for the year ended 31 December 2022 and the Certified Public Accountant's report.

## Significant Financial Information

Significant Financial Information	For the year ended 31 December 2023	For the year ended 31 December 2022
NAV at the end of the year	1,495,859,260	1,391,576,215
Ratios of total expenses to average NAV during the year (%)	0.51	0.43
Ratios of investment income to average NAV during the year (%)	5.10	5.45
Average NAV during the year	1,425,123,486	1,331,475,227
Net investment income to the average NAV during the year (%)	4.58	5.03

*Note: Based on the Fund's financial statements for the year ended 31 December 2023 and the Certified Public Accountant's report.*

## 15. Financial status and operating results of the Fund

### 15.1 Management discussion and analysis

In regard to the Fund's performance during the period between 1 January 2023 – 31 December 2023, total investment income was THB 72.65 million, which consisted of rent from tenants totaling THB 72.50 million and other income totaling THB 0.15 million. During the same period, the fund registered a total expenditure of THB 7.32 million, of which THB 5.73 million was various fees while the remaining THB 1.59 million was management expenses. The fund's net investment income, as a result, totaled THB 65.33 million. It had recognized loss from changes of fair value of its investment totaling THB 117.05 million, which was originated mainly from the change of the asset's fair value following the appraisal by an independent appraiser. As a result, during its operation period between 1 January 2023 – 31 December 2023 the Fund has the increase in net assets from operations THB 182.38 million. As of 31 December 2023, the Fund has a total asset value (NAV) of THB 1,495.86 million or equal to Baht 8.4943 per unit.

For the operating results from 1 January 2023 to 31 December 2023, the Fund's investment committee has a resolution of THB 0.3900 per unit, consisting of dividends of THB 0.2260 per unit and capital reduction of THB 0.1640 per unit with the following details;

#### Distribution

Operating	1 January - 31 December 2023
1. Dividend/capital reduction for the year 2023	
1.1 1 January 2023 – 31 March 2023	Capital Reduction 0.1640 Baht/per unit
1.2 1 April 2023 - 30 June 2023	Dividend 0.0895 Baht/per unit
1.3 1 July 2023 - 31 December 2023	Dividend 0.1365 Baht/per unit
2. Total is dividend and capital reduction payment.	0.3900 Baht/per unit
3. The total amount	68,679,000 Baht

## 15.2 Fund manager's opinion on performance analysis

### Overall performance and significant changes

Thailand's tourism and hotel sectors in 2023 have continuously recovered well from the situation of the coronavirus disease 2019 (COVID-19) outbreak that has resolved. Chinese tourists are more likely to return to travel in Thailand. Tourists from other countries recovered to similar to 2019. In this regard, the performance of the Fund's 2 properties, namely the Ibis Patong Hotel and the Ibis Pattaya Hotel, has continued to be affected. Due to increased competition from both the hotel business that is gradually opening to serve tourists after some temporary closures and new hotels that are preparing to open. It can be seen from the operating results of both hotels in 2023 that there have been profits from hotel operations. However, the profits received are not enough to pay the fixed rent to the Fund. Therefore, the leasee still must pay the additional shortfall to meet the fixed rent according to the lease agreement. However, tourism began to recover after the relaxation of international travel measures, resulting in better hotel performance than last year. The average occupancy rate throughout 2023 for both Ibis Patong Hotel is 86% and Ibis Pattaya Hotel is 83%. The average room rate of the Ibis Patong Hotel was 1,091 baht, an increase of 24% from the previous year, and the Ibis Pattaya Hotel was 1,003 baht, an increase of 23% from the previous year. However, the Fund receives fixed rent from the tenants according to the lease agreement but does not receive variable rent from the operations of the two hotels.

On 29 March 2022, the fund and the lessee of the property have carried out a lease agreement for the lease land, buildings, structures, and utilities and furniture, tools and equipment related to the business of the Ibis Patong Hotel and the Ibis Pattaya Hotel, for the period of 3 years (from 1 April 2022 to 31 March 2025), with terms and conditions as stipulated in the original lease agreement in all respects. Each party has the right to renew the lease for a total of 2 times and give a written notice to the other party at least 60 days in advance before the end of the contract period. The 1st time has the right to renew for a period of 3 years and the 2nd time has the right to renew the contract for a period of not more than 4 months for each leased property, and the fixed rental rate and the rental is variable according to the conditions stipulated in the contract. The lessee has no conditions to purchase the said property if the parties have exercised

their right to renew the contract twice. The parties have the right to negotiate the renewal of this contract beyond those set forth above by March 31, 2027 in accordance with the conditions stipulated in the contract.

### 15.3 Capacity to generate profits

The COVID-19 outbreak situation has a continuous impact on the performance of the Fund's 2 properties, namely the Ibis Patong Hotel and the Ibis Pattaya Hotel. Due to increased competition from both the hotel business that is gradually opening to serve tourists after some temporary closures and new hotels that are preparing to open. As a result, the average room price is still not high. The performance of both hotels in 2023 has been profitable from hotel operations. However, the profits received are not enough to pay the fixed rent to the fund. Therefore, the leasee still has to pay the additional shortfall to meet the fixed rent according to the lease agreement.

However, tourism began to recover after the relaxation of international travel measures, resulting in better hotel performance than last year. The average occupancy rate throughout 2023 for both Ibis Patong Hotel is 86% and Ibis Pattaya Hotel is 83%. The average room rate of the Ibis Patong Hotel was 1,091 baht, an increase of 24% from the previous year, and the Ibis Pattaya Hotel was 1,003 baht, an increase of 23% from the previous year. However, the Fund receives fixed rent from the tenants according to the lease agreements but still does not receive variable rent from the operations of the two hotels.

Financial summary of the hotel business Comparison between the years 2023 and 2022

	ibis Patong		Percent Change	ibis Pattaya		Percent Change
	2023	2022		2023	2022	
Occupancy Rate	86% <sup>(1)</sup>	40% <sup>(1)</sup>	46%	83%	56%	27%
Average Room Rate (THB)	1,091	877	24%	1,003	817	23%
Total Revenue (THB million)	104.40	42.24	147%	89.29	52.33	71%
Total Expense (THB million)	61.31	36.85	66%	60.50	47.17	28%
Profit (loss) from hotel operations (THB million)	43.08	5.39	700%	28.78	5.16	458%
Fix Rent (THB million)	38.75		0%	33.75		0%

Note: (1) The average occupancy rate is calculated at 258 rooms as the hotel has 2 rooms reserved for internal use

### 15.4 Profitability

The Fund hired an external appraiser to perform an audit and appraise the value of the Fund. The appraiser performed asset examination at Ibis Pattaya and Ibis Patong as well as studied relevant contracts in relation to investment and the contract for seeking the benefits of the mutual funds to formulate

a hypothesis in alignment with the circumstance of the tourism industry where such hypothesis corresponded to the benefit structure of the mutual funds as much as possible. These included fixed rental income and variable rental income as prescribed in the contract.

As of 31 December 2023, which was the latest date that the Fund hired TAP Valuation Co. Ltd., to perform the appraisal of the properties of both projects, the total value of the property of both projects can be seen in the table below. However, as regards the value of the property of the mutual fund that is set to be appraised in the upcoming appraisal round, it is deemed that the value can be increased or decreased subject to the discretion of the appraiser.

Table showing appraised value from appraisal/review by a appraisal company

	ibis Patong		Percent Change	ibis Pattaya		Percent Change
	2023	2022		2023	2022	
Appraised Value (THB million)	782	747	5%	684	602	14%
Valuation Date	31 December 2023	31 December 2022	-	31 December 2023	31 December 2022	-

Remark: The valuation of the appraised considers the structure of the fund's benefit procurement in the form of charter and monthly rental payments as specified in the lease agreement.

#### 15.5 Ability to pay off debt as of 31 December 2023

In the past financial year, the Fund does not have loans.

#### 15.6 The expenses charged by the asset management company from ERWPF

For the financial statement period from 1 January 2023 to 31 December 2023

	Percentage of Net Asset Value <sup>1</sup>	The amount actually collected. (THB Million)
All fees and expenses <sup>2</sup>		
○ Management fee	0.23	3.52
○ Trustee Fee	0.03	0.43
○ Registrar fee	0.03	0.46
○ Property management fee	-	-
○ Financial Advisor Fee	-	-
○ Underwriting fee	-	-
○ Insurance	-	-



	Percentage of Net Asset Value <sup>1</sup>	The amount actually collected. (THB Million)
O Professional fee	0.09	1.33
O Selling and administrative expenses	0.11	1.59
O Advertising expenses for area rental	-	-
O Investment committee meeting fees	-	-
O Advertising costs, public relations and promotion	-	-
- During the initial offering of investment units	-	-
- After the initial offering of investment units	-	-
O Other expenses	-	-
<b>Total expenses</b>	<b>0.49</b>	<b>7.32</b>

Note:

1. Calculated from the average net asset value during the year / period that calculating from 1 January 2023 to 31 December 2023 which is equal to THB 1,495,859,260
2. The above costs include VAT.

#### 15.7 The expenses charged by the asset management company from unitholders

-None-

#### 15.8 Liquidity and capital adequacy

##### Sources and uses of funds:

For the year ended 31 December 2023, the Fund had a decrease in net assets to THB 1,495.86 million (as of 31 December 2022, the fund had asset value equal to THB 1,391.58 million) or increased from last year 7.49% is accounted for mainly due to the change in the fair value of the property of the mutual fund which is the result of the review of the asset value by an independent appraiser.

##### Capital Expenditure:

Leassee reserve annual Maintenance Capital Expenditure, Renovation Capital Expenditure annually, and procure furniture. Fixed property and equipment (FF&E) are the duty and ownership of the lessee. Causing the Fund to have no such burden of expenses

#### 15.9 Forward looking statement

-None-

15.10 Independent auditor's report

Independent Auditor's Report as follow:

**PRELIMINARY DRAFT**  
TO BE RETURNED TO KPMG PHOOMCHAI AUDIT LTD.  
AND NOT TO BE REPRODUCED IN ANY FORM  
WITHOUT THEIR PERMISSION

**Erawan Hotel Growth Property Fund**

Financial statements for the year ended  
31 December 2023  
and  
Independent Auditor's Report

**PRELIMINARY DRAFT**  
 TO BE RETURNED TO KPMG PHOOMCHAI AUDIT LTD.  
 AND NOT TO BE REPRODUCED IN ANY FORM  
 WITHOUT THEIR PERMISSION

## Independent Auditor's Report

### To the Unitholders of Erawan Hotel Growth Property Fund

#### *Opinion*

I have audited the financial statements of Erawan Hotel Growth Property Fund (the "Fund"), which comprise the statement of financial position and details of investments as at 31 December 2023, the statements of comprehensive income, changes in net assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at 31 December 2023, and its financial performance, changes in net assets and cash flows for the year then ended in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by the Securities and Exchange Commission.

#### *Basis for Opinion*

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Fund in accordance with the *Code of Ethics for Professional Accountants including Independence Standards* issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that is relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

#### *Key Audit Matters*

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

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Valuation of investments in properties	
Refer to Notes 3 (b) and 6 to the financial statements.	
The key audit matter	How the matter was addressed in the audit
Investments in properties are stated at fair value. The fair value of investments in properties is determined by discounted future cash flows. The Fund engaged independent external valuers to assist in valuing these investments. Due to significant judgements involved in determining the key assumptions underlying the valuation. This is an area which my audit is particularly concentrated on.	<p>My audit procedures included understanding and evaluating the basis upon which the Fund determined and assessed the fair value of each asset.</p> <p>I assessed whether the valuer was independence and had suitable qualification and read the terms of engagement letter between the valuer and the Fund.</p> <p>I used the work of external expert engaged by KPMG in considering the reasonableness of measurement basis and key assumptions used for estimating fair value of assets.</p> <p>I considered whether the measurement basis and key assumptions underlying the estimate of the fair values were reasonable by comparing assumptions in appraisal report with actual occurrence and testing calculation.</p> <p>I also considered the adequacy of the disclosures in accordance with Thai Financial Reporting Standards.</p>

#### *Other Information*

Management is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to management and request that the correction be made.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting guidance for Property Funds, Real Estate Investment Trusts, Infrastructure Funds and Infrastructure Trusts issued by the Association of Investment Management Companies as approved by The Securities and Exchange Commission, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

*Auditor's Responsibilities for the Audit of the Financial Statements*

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide management with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, actions taken to eliminate threats or safeguards applied.



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From the matters communicated with management, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

(Chanarat Chanwa)  
Certified Public Accountant  
Registration No. 9052

KPMG Phoomchai Audit Ltd.  
Bangkok  
15 February 2024

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**Erawan Hotel Growth Property Fund****Statement of financial position**

		31 December	
	<i>Note</i>	2023	2022
		<i>(in Baht)</i>	
<i>Assets</i>			
Investments measured at fair value through profit or loss	5, 15	4,989,196	19,986,546
Investments in properties at fair value	6, 15	1,466,000,000	1,349,000,000
Cash at bank	4, 8, 11	87,360,020	15,233,904
Rent receivables	4, 11	8,144,000	8,144,000
Interest receivables	11	18,587	1,462
<b>Total assets</b>		<b>1,566,511,803</b>	<b>1,392,365,912</b>
<i>Liabilities</i>			
Accrued expenses	11	652,543	789,697
Deposits received in advance	11	70,000,000	-
<b>Total liabilities</b>		<b>70,652,543</b>	<b>789,697</b>
<b>Net assets</b>		<b>1,495,859,260</b>	<b>1,391,576,215</b>
<i>Net assets</i>			
Capital from unitholders	7	1,369,934,730	1,432,274,130
Retained earnings (deficit)	9	125,924,530	(40,697,915)
<b>Net assets</b>		<b>1,495,859,260</b>	<b>1,391,576,215</b>
<b>Net asset value per unit (Baht)</b>		<b>8.4943</b>	<b>7.9021</b>
<b>Number of units issued at the end of year (thousand units)</b>		<b>176,100</b>	<b>176,100</b>

( Mrs. Tipaphan Puttarawigorm )

Executive Director

( Mr. Somphong Hirunkajonrote )

Executive Director

The accompanying notes are an integral part of these financial statements.

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**Erawan Hotel Growth Property Fund**  
**Details of investments**

Details of investments are presented by investment category.

Type of investment	Note	Areas	31 December 2023			31 December 2022		
			Cost	Fair value	Percentage of investments	Cost	Fair value	Percentage of investments
			(in Baht)		(%)	(in Baht)		(%)
<b>Investments in properties</b>								
1. Land title deed no. 174205 182494 19070 19071 19072 19073 and 19074	6, 15							
Location : Nong Pru, Bang Lamung, Chonburi								
Building with utility systems		2-2-34.3 rai	831,730,000			831,730,000		
Furniture, fixtures and equipment			21,267,510			21,407,073		
Related acquisition costs			15,061			15,061		
			<b>853,012,571</b>	<b>684,000,000</b>	<b>46.50</b>	<b>853,152,134</b>	<b>602,000,000</b>	<b>43.97</b>
2. Land title deed no. 521								
Location : Patong, Kathu, Phuket								
Building with utility systems		3-3-28.6 rai	956,000,000			956,000,000		
Furniture, fixtures and equipment			17,256,949			17,521,384		
Related acquisition costs			10,103			10,103		
			<b>973,267,052</b>	<b>782,000,000</b>	<b>53.16</b>	<b>973,531,487</b>	<b>747,000,000</b>	<b>54.57</b>
<b>Total investments in properties</b>			<b>1,826,279,623</b>	<b>1,466,000,000</b>	<b>99.66</b>	<b>1,826,683,621</b>	<b>1,349,000,000</b>	<b>98.54</b>
		Maturity date	Cost	Fair value *	Percentage of investments	Cost	Fair value *	Percentage of investments
			(in Baht)		(%)	(in Baht)		(%)
<b>Investments in securities</b>								
Bank of Thailand Bond	5, 15							
CB23209A		9 Feb 2023	-	-	-	19,986,546 **	19,986,546	1.46
CB24208B		8 Feb 2024	4,989,351 **	4,989,196	0.34	-	-	-
<b>Total investments in securities</b>			<b>4,989,351</b>	<b>4,989,196</b>	<b>0.34</b>	<b>19,986,546</b>	<b>19,986,546</b>	<b>1.46</b>
<b>Total investments</b>			<b>1,831,268,974</b>	<b>1,470,989,196</b>	<b>100.00</b>	<b>1,846,670,167</b>	<b>1,368,986,546</b>	<b>100.00</b>

\* Excluding interest receivables

\*\* Amortisation cost

The accompanying notes are an integral part of these financial statements.



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**Erawan Hotel Growth Property Fund****Statement of comprehensive income**

For the year ended			
31 December			
	<i>Note</i>	2023	2022
<i>(in Baht)</i>			
<b>Income</b>			
Rental income	11	72,500,000	72,500,000
Interest income	11	134,224	131,877
Other income	11	20,000	-
<b>Total income</b>		<b>72,654,224</b>	<b>72,631,877</b>
<b>Expenses</b>			
Management fee	10, 11	3,514,838	3,284,704
Mutual fund supervisor fee	10, 11	427,893	399,877
Registrar fee	10, 11	458,457	428,440
Professional fee		1,329,500	411,000
Administrative expenses		1,591,692	1,167,180
<b>Total expenses</b>		<b>7,322,380</b>	<b>5,691,201</b>
<b>Net profit on investments</b>		<b>65,331,844</b>	<b>66,940,676</b>
<b>Net gain on investments</b>			
Net loss on investments		(352,292)	(295,058)
Net gain on changes in fair value of investments	6	117,403,843	76,351,927
<b>Total net gain on investments</b>		<b>117,051,551</b>	<b>76,056,869</b>
<b>Net increase in net assets resulting from operations</b>		<b>182,383,395</b>	<b>142,997,545</b>

The accompanying notes are an integral part of these financial statements.

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## Erawan Hotel Growth Property Fund

### Statement of changes in net assets

		For the year ended	
		31 December	
	<i>Note</i>	2023	2022
		<i>(in Baht)</i>	
<b>Increase in net assets resulting from operations during the year</b>			
Net profit on investments		65,331,844	66,940,676
Net gain on investments		<u>117,051,551</u>	<u>76,056,869</u>
<b>Increase in net assets during the year</b>		<b>182,383,395</b>	<b>142,997,545</b>
Capital reduction	7	(62,339,400)	(68,696,610)
Distribution to unitholders	12	<u>(15,760,950)</u>	<u>-</u>
<b>Increase in net assets during the year</b>		<b>104,283,045</b>	<b>74,300,935</b>
Net assets at 1 January		<u>1,391,576,215</u>	<u>1,317,275,280</u>
<b>Net assets at 31 December</b>		<b>1,495,859,260</b>	<b>1,391,576,215</b>

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**Erawan Hotel Growth Property Fund****Statement of cash flows**

		For the year ended	
		31 December	
	Note	2023	2022
		(in Baht)	
<b>Cash flows from operating activities</b>			
Net increase in net assets resulting from operations		182,383,395	142,997,545
<i>Adjustments to reconcile net increase in net assets from operations to net cash from operating activities:</i>			
Net gain on changes in fair value of investments		(117,403,843)	(76,351,927)
Net loss on investments		352,292	295,058
Amortisation of premium (discount) on debt instruments		(28,230)	43,308
Purchases of investments in securities		(4,974,575)	(95,029,854)
Proceed from sales of investments in securities		20,000,000	75,000,000
Proceed from sales of investments in properties		51,706	56,869
(Increase) decrease in interest receivables		(17,125)	695
Decrease in other assets		-	49,142
Increase (decrease) in accrued expenses		(137,154)	111,121
Increase in deposits received in advance		70,000,000	-
<b>Net cash from operating activities</b>		<b>150,226,466</b>	<b>47,171,957</b>
<b>Cash flows from financing activities</b>			
Capital reduction	7	(62,339,400)	(68,696,610)
Distribution to unitholders	12	(15,760,950)	-
<b>Net cash used in investing activities</b>		<b>(78,100,350)</b>	<b>(68,696,610)</b>
<b>Net increase (decrease) in cash at bank</b>		<b>72,126,116</b>	<b>(21,524,653)</b>
Cash at bank at 1 January		15,233,904	36,758,557
<b>Cash at Bank at 31 December</b>	8	<b>87,360,020</b>	<b>15,233,904</b>

The accompanying notes are an integral part of these financial statements.

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## Erawan Hotel Growth Property Fund

### Notes to the financial statements

For the year ended 31 December 2023

Note	Contents
1	General Information
2	Basis of preparation of the financial statements
3	Significant accounting policies
4	Financial risks
5	Investments measured at fair value through profit or loss
6	Investments in properties at fair value
7	Capital from unitholders
8	Cash at bank
9	Retained earnings (deficits)
10	Expenses
11	Related parties
12	Distribution to unitholders
13	Information on investment purchase and sale transactions
14	Segment information
15	Information on fair value level and fair value measurement of investment
16	Events after the reporting period

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements, and were approved and authorised for issue by the authorised persons of the Fund management company on 15 February 2024.

**1 General information**

Erawan Hotel Growth Property Fund (the “Fund”) was established for the purpose of the Fund is to raise funds from unitholders to invest in properties and utilise for commercial benefit with an indefinite term. The Fund was registered on 26 March 2013. As at 31 December 2023, the Fund registered capital was Baht 1,369.94 million (176.1 million units, at Baht 7.7793 per unit). The Fund has invested in two projects of properties which are IBIS Patong Hotel and IBIS Pattaya Hotel.

SCB Asset Management Company Limited (“Management Company”) acts as the Fund management company, The Siam Commercial Bank Public Company Limited acts as the Registrar, KASIKORNBANK Public Company Limited acts as the Mutual fund supervisor and Erawan Growth Management Company Limited acts as lessee of the Fund and engages ACCOR to acts as the Property Manager.

The Fund’s major unitholders during the financial year were Social Security Office (29% unitholding) and The Erawan Group Public Company Limited (20% unitholding). Both entities were incorporated in Thailand.

The Fund’s dividend payment policy is in accordance with condition and procedures as specified in prospectus.

**2 Basis of preparation of the financial statements**

The financial statements are prepared in accordance with the accounting guidance for Property Fund, Real Estate Investment Trust, Infrastructure Fund and Infrastructure Trust, issued by the Association of Investment Management Companies (“AIMC”) as approved by The Securities and Exchange Commission. In case this accounting guidance does not specifically state the practical guidance for a transaction, the Fund shall apply Thai Financial Reporting Standard (TFRS) as announced by Federation of Accounting Professions (“Accounting Guidance”). The financial statements are presented in Thai Baht, which is the Fund’s functional currency.

The preparation of financial statements in conformity with an accounting guidance requires Fund’s manager to make judgements, estimates and assumptions that affect the application of the Fund’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions that are described in each note are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

**3 Significant accounting policies**

The accounting policies set out below have been applied consistently to all periods presented in these financial statements



**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

**(a) Investments measured at fair value through profit or loss**

Investment are initially recognised at fair value through profit or loss when the Fund becomes a party to the contractual provisions of the instrument. Transaction costs that are directly attributable to acquire investments are recognised in profit or loss.

Gains and losses on measurement, including any interest or dividend income, are recognised in profit or loss.

The Fund derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Fund neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Fund currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

**(b) Investments in properties at fair value**

Investments in properties are measured at cost, including transaction costs, on initial recognition and subsequently at fair value, with any change recognised in profit or loss and presented as “Net gain (loss) on changes in fair value of investment”

Cost includes expenditure that is directly attributable to the acquisition of the investments in properties. The fair value is based on appraisal value assessed by independent valuers approved pursuant to the notification of the Securities and Exchange Commission. The Fund will conduct appraisal of properties at least every 2 years, commencing from the date of appraisal the acquired properties or the latest date of appraisal properties or the date of disposal properties or there is any indication of impairment and conduct a review of appraisal at least every year after the date of the latest appraisal. The Fund will not appoint any valuers to appraise the properties for more than 2 consecutive times.

Differences between the proceeds from disposal and the carrying amount of investments in properties are recognised in profit or loss and presented as “Net gain (loss) on investments”.

**(c) Cash at bank**

Cash at bank in the statement of cash flows comprises call deposits.

**(d) Rent receivables**

Rent receivables is measured at transaction price less allowance for expected credit loss.

The Fund estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the rent receivable based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date. The Fund derecognises a rent receivable as described in note 4.

Accrued rental income is presented as part of receivables on rent receivables.

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

**(e) Fair value measurement**

‘Fair value’ is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Fund has access at that date. The fair value of a liability reflects its non-performance risk.

When measuring the fair value of an asset or a liability, the Fund uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: inputs for the asset or liability that are based on unobservable input.

The Fund recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Fund measures assets and assets positions at a bid price and liabilities and liabilities positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Fund determines that the fair value on initial recognition differs from the transaction price, the financial instrument is initially measured at fair value adjusted for the difference between the fair value on initial recognition and the transaction price and the difference is recognised in profit or loss immediately. However, for the fair value categorised as level 3, such difference is deferred and will be recognised in profit or loss on an appropriate basis over the life of the instrument or until the fair value level is transferred or the transaction is closed out.

**(f) Rental income**

At inception or on modification of a contract, the Fund allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Fund considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

The Fund recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of ‘rental income’. Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as income in the accounting period in which they are earned. Accrued rental income is presented as part of rent receivable.

**(g) Interest**

Interest income is recognised in profit or loss using the effective interest method. In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability.

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

**(h) Expenses**

Expenses are recognised on accrual basis.

**(i) Income tax**

The Fund is exempt from corporate income tax in Thailand so that corporate income tax is not recorded in the financial statements. However, the Fund shall pay income tax according to the Revenue Code based on income under section 40 (4) (a) at the rate of 15% of income before deduction of expenses.

**(j) Distribution to unitholders**

The Fund recognises a decrease in retained earnings at the date a cash dividend is declared.

**4 Financial risks**

***Credit risk***

Credit risk is the risk of financial loss to the Fund if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Fund's receivables from customers and investments in debt securities. However, the related financial assets have short-term maturity, therefore, the Fund does not anticipate material losses from its debt collection.

Fund Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. At the reporting date there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position.

***Rent receivables***

Credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

Due to the Fund is contracted under long-term agreements with only one customer, However the counterparty is related party and the credit risk perceived is low.

The following table provides information about the exposure to credit risk and ECLs for rent receivables.

	31 December	
	2023	2022
	(in thousand Baht)	
Within credit terms	8,144	8,144
<b>Total</b>	<b>8,144</b>	<b>8,144</b>
Less allowance for expected credit loss	-	-
<b>Net</b>	<b>8,144</b>	<b>8,144</b>

***Currency risk***

The Fund has no financial assets or financial liabilities denominated in foreign currency, therefore, there is no exposure to currency risk.



**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

**Market risk**

The Fund is exposed to market risk due to the holding of investment in debt security for which return on the investment are subject to volatility of economic, political, money market and capital market conditions. Such conditions could have either positive or negative impact on the operation of the company that issues securities, depending on the extent to which the issuers' business type correlates with the market volatility, which could push the security's price up or down.

**Interest rate risk**

Interest rate risk is the risk that value of financial assets and financial liabilities is subject to change due to the movement of market interest rates.

The following table summarises the Fund's interest rate risk comprised fair value of assets and categorised by type of interest rates:

<i>Financial assets</i>	Carrying amount of financial instruments - net			Total
	Floating	Fixed	No	
	interest rate	interest rate	interest rate	
<i>(in thousand Baht)</i>				
<i>At 31 December 2023</i>				
Cash at bank	87,360	-	-	87,360
<i>At 31 December 2022</i>				
Cash at bank	15,234	-	-	15,234

**Financial risk management policies**

The Fund manages potential risk on investment by setting risk management policy, e.g. investment diversification and analysis of investee's financial position.

**5 Investments measured at fair value through profit or loss**

	<i>(in thousand Baht)</i>
At 1 January 2023	19,987
Additions	4,974
Disposal	(20,000)
Amortisation of discount on debt instruments	28
<b>At 31 December 2023</b>	<b>4,989</b>

**6 Investments in properties at fair value**

	2023	2022
	<i>(in thousand Baht)</i>	
At 1 January	1,349,000	1,273,000
Disposal	(404)	(352)
Gain on fair value adjustment of investments	117,404	76,352
<b>At 31 December</b>	<b>1,466,000</b>	<b>1,349,000</b>

**For the year ended 31 December**

**Amounts recognised in profit or loss**

	2023	2022
	<i>(in thousand Baht)</i>	
Rental income	72,500	72,500

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

The fair value of investment in properties was determined by independent professional valuers, at discounted cash flow using risk-adjusted discount rates including the effect of COVID-19 pandemic which is the main factor affected to the fair value of the investment in properties, according to the independent professional valuers' report in 18 January 2024. The fair value of investment property has been categorised as a Level 3 fair value.

<b>Significant unobservable inputs</b>	<b>Inter-relationship between key unobservable inputs and fair value measurement</b>
<ul style="list-style-type: none"> <li>Expected average occupancy rate growth Patong: weighted average 0.3% per year, Pattaya: weighted average 0.5% per year (2022: Patong: weighted average 4.4% per year, Pattaya: weighted average 2.9% per year).</li> <li>Expected average room rate growth Patong: weighted average 4.0% per year, Pattaya: weighted average 3.82% per year (2022: Patong: weighted average 6.6% per year, Pattaya: weighted average 5% per year).</li> <li>Capitalization rate 6% (2022: 6%)</li> <li>Risk-adjusted discount rates 8.50% - 9.50%, weighted average 9% (2022: weighted average 9%).</li> </ul>	<p>The estimated fair value increase (decrease) if:</p> <ul style="list-style-type: none"> <li>The occupancy rate was higher (lower)</li> <li>The average room rate was higher (lower)</li> <li>The capitalization rate was lower (higher)</li> <li>The risk-adjusted discount rates were lower (higher)</li> </ul>

*As a lessor*

On 29 March 2022, the Fund (the "Lessor") entered into a new lease agreement with Erawan Growth Management Company Limited (the "Lessee") for the purpose to lease the land, buildings and construction, utilities, furniture and equipment relating to business operations of IBIS Patong Hotel and IBIS Pattaya Hotel for three years and each party has an option to renew the lease agreement two times, by giving written notice to the other party at least 60 days in advance prior to the expiration date of the agreement. The first renewal term shall be for three years each, while the second renewal term shall not exceed four months for each leased property, so that the lease agreement will expire on the same date as a management agreement between the Lessee and a property manager, and each party may exercise its option to renew the term of the agreement, to the extent that the counter party has not materially breached this agreement. The rent is divided into fixed rental fee and variable rental fee in accordance with the conditions stipulated in the agreement. Under the agreement between the Lessor and the Lessee, the Lessee does not have an option to purchase the leased assets. After the counter party exercise its option to renew the agreement for first time, the counter party has a right to negotiate for extending the right to renew the agreement additional to the aforesaid terms within 31 March 2027 subjected to the condition stipulated in the agreement.

<b>Lease payments to be received from operating leases at 31 December</b>	2023	2022
	<i>(in thousand Baht)</i>	
1st year	72,500	72,500
2nd year	72,500	72,500
3rd year	72,500	72,500
4th year	72,500	72,500
5th year	42,292	72,500
After 5th year	-	42,292
<b>Total</b>	<b>332,292</b>	<b>404,792</b>

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

**7 Capital from unitholders**

	Par value (in Baht)	2023		Par value (in Baht)	2022	
		Number (thousand units/ in thousand Baht)	Amount (thousand Baht)		Number (thousand units/ in thousand Baht)	Amount (thousand Baht)
<b>Registered fund</b>						
At 1 January	8.1333	176,100	1,432,274	8.5234	176,100	1,500,971
Registered capital reduction	(0.3540)	-	(62,339)	(0.3901)	-	(68,697)
<b>At 31 December</b>	<b>7.7793</b>	<b>176,100</b>	<b>1,369,935</b>	<b>8.1333</b>	<b>176,100</b>	<b>1,432,274</b>
<b>Capital from unitholders</b>						
At 1 January	8.1333	176,100	1,432,274	8.5234	176,100	1,500,971
Capital reduction	(0.3540)	-	(62,339)	(0.3901)	-	(68,697)
<b>At 31 December</b>	<b>7.7793</b>	<b>176,100</b>	<b>1,369,935</b>	<b>8.1333</b>	<b>176,100</b>	<b>1,432,274</b>

*Reduction of registered capital of the Fund*

In the event that the Fund has excess liquidity resulting from one or more of the followings:

- (1) The disposal of the real estate and/or
- (2) The decrease in value of the real estate from the appraised value or reviewed appraisal value, and/or
- (3) The Fund has gradually amortised deferred charges.

In case that the Fund management company intend to return the excess liquidity to the unitholders, the Fund management company shall reduce the registered capital of the Fund.

On 3 May 2023, the Fund management company declared the capital reduction by decreasing the par value of Baht 0.1640 per unit from Baht 7.9433 per unit to Baht 7.7793 per unit, amounting to Baht 28.88 million. The capital reduction amount was paid to unitholders on 2 June 2023. The Fund submitted a registered capital reduction request to the Securities and Exchange Commission and received approval on 20 June 2023. The new registered capital shall effective on 27 June 2023 onwards.

On 31 January 2023, the Fund management company declared the capital reduction by decreasing the par value of Baht 0.1900 per unit from Baht 8.1333 per unit to Baht 7.9433 per unit, amounting to Baht 33.46 million. The capital reduction amount was paid to unitholders on 3 March 2023. The Fund submitted a registered capital reduction request to the Securities and Exchange Commission and received approval on 13 March 2023. The new registered capital shall effective on 20 March 2023 onwards.

On 1 November 2022, the Fund management company declared the capital reduction by decreasing the par value of Baht 0.1283 per unit from Baht 8.2616 per unit to Baht 8.1333 per unit, amounting to Baht 22.59 million. The capital reduction amount was paid to unitholders on 2 December 2022. The Fund submitted a registered capital reduction request to the Securities and Exchange Commission and received approval on 20 December 2022. The new registered capital shall effective on 28 December 2022 onwards.



## Erawan Hotel Growth Property Fund

### Notes to the financial statements

#### For the year ended 31 December 2023

On 5 May 2022, the Fund management company declared the capital reduction by decreasing the par value of Baht 0.0943 per unit from Baht 8.3559 per unit to Baht 8.2616 per unit, amounting to Baht 16.61 million. The capital reduction amount was paid to unitholders on 6 June 2022. The Fund submitted a registered capital reduction request to the Securities and Exchange Commission and received approval on 16 June 2022. The new registered capital shall effective on 24 June 2022 onwards.

On 31 January 2022, the Fund management company declared the capital reduction by decreasing the par value of Baht 0.1675 per unit from Baht 8.5234 per unit to Baht 8.3559 per unit, amounting to Baht 29.50 million. The capital reduction amount was paid to unitholders on 4 March 2022. The Fund submitted a registered capital reduction request to the Securities and Exchange Commission and received approval on 22 March 2022. The new registered capital shall effective on 1 April 2022 onwards.

#### 8 Cash at bank

	31 December 2023	Interest rate	31 December 2022	Interest rate
	(in thousand Baht)	(%)	(in thousand Baht)	(%)
KASIKORNBANK Public Company Limited Savings account	87,360	0.675	15,234	0.375
<b>Total</b>	<b>87,360</b>		<b>15,234</b>	

#### 9 Retained earnings (deficits)

	2023	2022
	(in thousand Baht)	(in thousand Baht)
At 1 January	(40,698)	(183,696)
Net profit on investment	65,332	66,941
Net loss on investment	(352)	(295)
Net gain on fair value adjustment of investment	117,404	76,352
Distribution to unitholders	(15,761)	-
<b>At 31 December</b>	<b>125,925</b>	<b>(40,698)</b>

#### 10 Expenses

Management company acts as fund manager, The Siam Commercial Bank Public Company Limited acts as investment unit registrar, and KASIKORNBANK Public Company Limited acts as the Mutual fund supervisor. Management fee, Mutual fund supervisor fee and registrar fee are calculated from net assets value of the Fund which rates as follows:

- Management fee at not exceeding 1% per annum
- Mutual fund supervisor fee at not exceeding 0.05% per annum
- Registrar fee at not exceeding 0.05% per annum

#### 11 Related parties

A related party is entity that has direct or indirect control or joint control, or has significant influence over the financial and managerial decision-making of the Fund; entity that are under common control or under the same significant influence as the Fund; or entity over which the Fund has direct or indirect control or joint control, or has significant influence over the financial and managerial decision-making.

Other related parties that the Fund had significant transactions during the year with were as follows:

**PRELIMINARY DRAFT**  
TO BE RETURNED TO KPMG PHOUMCHAI AUDIT LTD.  
AND NOT TO BE REPRODUCED IN ANY FORM  
WITHOUT THEIR PERMISSION

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

<b>Name of entities</b>	<b>Country of Incorporation</b>	<b>Nature of relationship</b>
Erawan Growth Management Company Limited	Thailand	- Lessee
The Erawan Group Public Company Limited	Thailand	- Shareholder of the lessee holding more than 5% of total shares sold - Unitholder, 20% unitholding
The Siam Commercial Bank Public Company Limited	Thailand	- Parent company of SCB Asset Management Company Limited - Registrar
KASIKORNBANK Public Company Limited	Thailand	- Mutual fund supervisor
SCB Asset Management Company Limited	Thailand	- Fund management company

The pricing policies for transactions are explained further below:

<b>Transactions</b>	<b>Pricing policies</b>
Rental income	Contractually agreed price
Interest income	Market rate
Other income	Contractually agreed price
Management fee	As specified in prospectus
Mutual fund supervisor fee	Contractually agreed price
Registrar fee	Contractually agreed price

During the year, the Fund has significant transactions with management company and other entities with common shareholders and/or common directors with the management company and the Fund.

**Significant transactions with related parties**  
**Year ended 31 December**

	2023	2022
	<i>(in thousand Baht)</i>	
SCB Asset Management Company Limited Management fee	3,515	3,285
The Siam Commercial Bank Public Company Limited Registrar fee	458	428
KASIKORNBANK Public Company Limited Mutual fund supervisor fee	428	400
Interest income	106	42
Erawan Growth Management Company Limited Rental income	72,500	72,500
The Erawan Group Public Company Limited Other income	20	-

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**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

***Balance with related parties***  
***At 31 December***

	2023	2022
	<i>(in thousand Baht)</i>	
KASIKORNBANK Public Company Limited		
Cash at bank	87,360	15,234
Interest receivables	19	1
Accrued mutual fund supervisor fee	38	35
Erawan Growth Management Company Limited		
Rent Receivables	8,144	8,144
SCB Asset Management Company Limited		
Accrued management fee	313	291
The Siam Commercial Bank Public Company Limited		
Accrued registrar fee	41	38
The Erawan Group Public Company Limited		
Deposits received in advance	70,000	-

During the year 2023, the Fund has organized a public bidding for all prospective purchasers to submit the bid price for assets relevant to the business operation of Ibis Pattaya Hotel and Ibis Patong Hotel, including the lands and buildings, utility systems relevant to the hotel business, furniture, fixtures, and equipment (collectively referred to as the “Fund’s Assets”) from the Fund. The fund has set conditions for the prospective bidders to submit a bid envelope for the Fund’s Assets and pay a deposit as collateral for participating in the above auction.

Therefore, the Fund has received a deposit payment from The Erawan Group Public Company Limited (“The Erawan Group”) total amount to Baht 70 million. On 31 October 2023, the date of submitted the initial bid envelope (Initial Offer) amount to Baht 5 million and on 21 December 2023, the date for submitted the final bid envelope (Final Offer) amount to Baht 65 million.

## **12 Distributions to unitholders**

The Fund management company will consider paying dividends to unitholders at least once a year. However, the Fund management company may consider paying extra dividends other than dividend payment as aforesaid to the unitholders as the Fund management company may deem necessary and proper.

- (1) In the event that the Fund has net profit in any accounting period, the Fund management company shall distribute dividends to unitholders of not less than 90 percent of net profit excluded unrealised gain from valuation or revaluation of the properties or leasehold right of the properties in that accounting period.
- (2) In the event that the Fund has retained earnings in any accounting period, the Fund management company may also distribute dividends to unitholders from such retained earnings.

For distribution of dividends per (1), the distribution must not increase the deficit of the Fund in that accounting period.

For distribution of dividends per (1) and (2), the Fund management company shall distribute dividends to unitholders within 90 days from the end of period that the dividends distributed.

**Erawan Hotel Growth Property Fund**  
**Notes to the financial statements**  
**For the year ended 31 December 2023**

During year, the Fund has distributed dividends to unitholders as follows:

Date of announcement	For the period	Rate per unit (in Baht)	2023 (in thousand Baht)	2022 (in thousand Baht)
3 August 2023	1 April 2023 - 30 June 2023	0.0895	15,761	-
			<b>15,761</b>	<b>-</b>

**13 Information on investment purchase and sale transactions**

The Fund's purchase and sale transactions during the year ended 31 December 2023, excluding investments in cash at banks, amounted to Baht 25.03 million which was 1.76% of the average net asset values during the year (2022: Baht 170.09 million which was 12.77% of the average net asset values during the year).

**14 Segment information**

The Fund's reportable operating segment was only investment in properties and securities, which operated in only one geographical segment, i.e. Thailand.

**15 Information on fair value level and fair value measurement of investment**

The following table shows fair value categorised by measurement approach:

<i>Fair value categorised by measurement approach</i>	Level 1	Level 2	Level 3	Total
	<i>(in thousand Baht)</i>			
<b>At 31 December 2023</b>				
Investments measured at fair value through profit or loss	-	4,989	-	4,989
Investments in properties at fair value	-	-	1,466,000	1,466,000
<b>At 31 December 2022</b>				
Investments measured at fair value through profit or loss	-	19,987	-	19,987
Investments in properties at fair value	-	-	1,349,000	1,349,000

The financial instruments traded in non-active markets and measured at obviously quoted market prices, buying and selling prices offered by traders or optional price references with supporting observable data will be categorised as level 2. These financial instruments comprised debt instruments.

Investments were categorised in level 3 have significant unobservable data as they are not actively traded.

**16 Events after the reporting period**

On 29 January 2024, the Fund management company declared the appropriation of dividends of Baht 0.1365 per unit, amounting to Baht 24.04 million. The dividend will be paid to unitholders on 28 February 2024.



## 16. Fund supervisor's opinion report



ธนาคารกสิกรไทย  
开泰银行 KASIKORNBANK



Dear The Unitholders of the Erawan Hotel Growth Property Fund

### Mutual Fund Supervisor Opinion

We, The Kasikornbank Public Company Limited, as the Mutual Fund Supervisor of the Erawan Hotel Growth Property Fund by the SCB Asset Management Company Limited from January 1, 2023 until December 31, 2023 would like to inform you that the SCB Asset Management Company Limited has well performed and fully completed its duties pursuant to its project and Securities and Exchange Act B.E. 2535.

.....  
Mutual Fund Supervisor

January 22, 2024




## Section 4 Certification of information

## CERTIFICATION OF INFORMATION

SCB Asset Management company limited ("the Management Company") as the fund manager of Erawan Hotel Growth Property Fund (ERWPF) has reviewed the information in this annual registration statement carefully, The Management company hereby certifies that the aforesaid information is correct, complete, true and not misleading or lacking any material information that should have been disclosed." In addition, the Management company hereby certifies that:

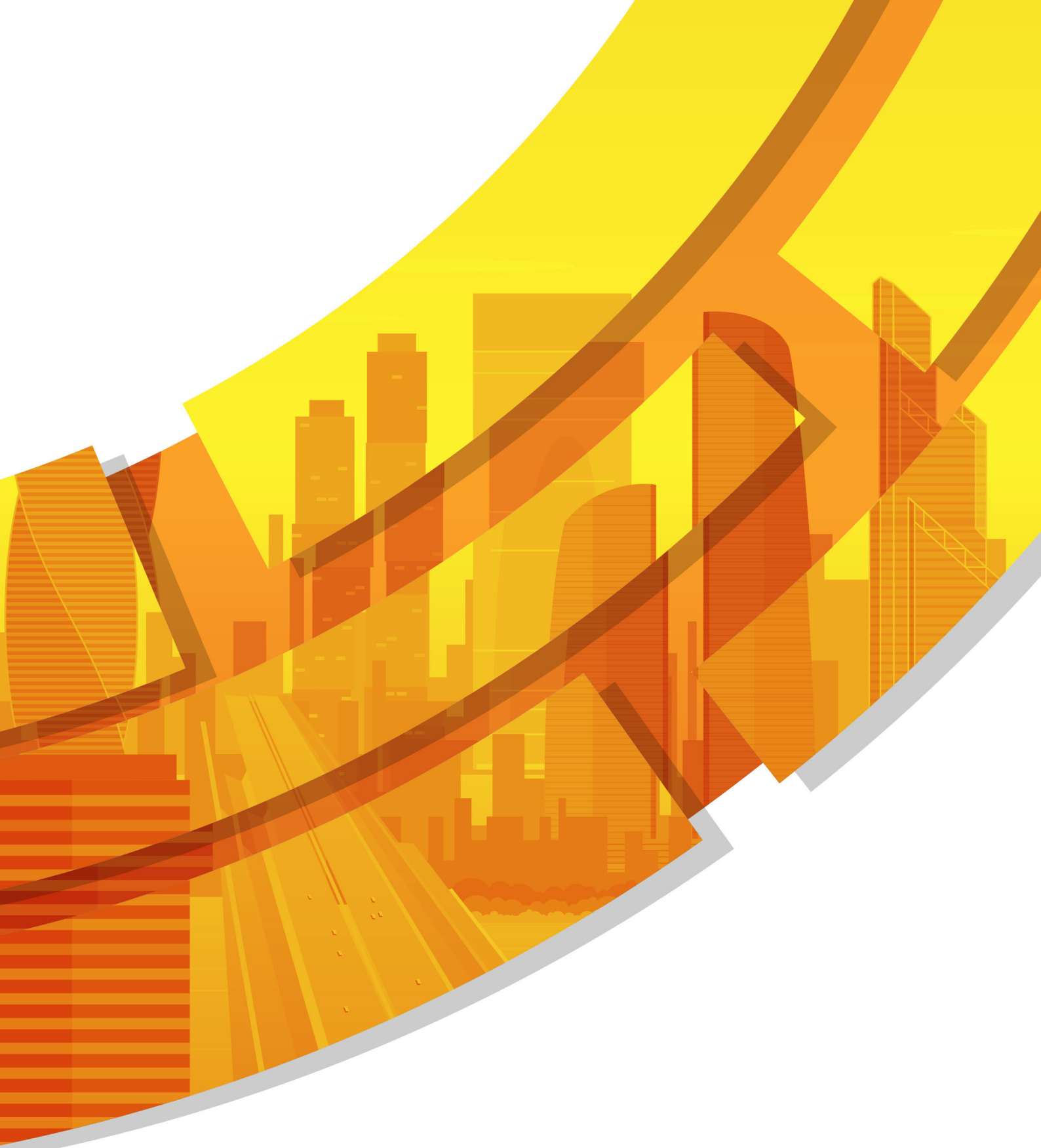
- (1) The financial statements and the financial information herein have been disclosed completely with regard to the materiality of the financial status and the operating results of the Fund;
- (2) The Management company has arranged an efficient disclosure system to ensure that the material information on the Fund has been disclosed correctly and completely, and the Management company has supervised the compliance with such disclosure system;
- (3) The Management company has arranged, and supervised the compliance with, an efficient internal control system, and the Management company has reported the information on assessment of the internal control system as of 31 December 2023 to the auditor of the Fund, which covers deficiencies and significant changes to the internal control system as well as wrongful acts may affect the financial reporting of the Fund;

As the evidence that all the documents provided herein are identical to those certified by the Management company, the Management company has appointed Mrs. Tipaphan Puttarawigorm and Miss Phiraya Wannakiri to affix signature on every page of the documents. Any part of the documents not affixed with such signatures shall not be deemed the information certified by the Management company.

<u>Name</u>	<u>Position</u>	<u>Signature</u>
1. Mrs. Tipaphan Puttarawigorm .....	Executive Director .....	 .....
2. Miss Phiraya Wannakiri .....	Senior Associate .....	 .....

As the Management company of Erawan Hotel Growth Property Fund (ERWPF)





## **SCB Asset Management Co.,Ltd.**

7-8th Floor. SCB Park Plaza 1,  
18 Ratchadapisek Road, Chatuchak, Bangkok 10900 Thailand

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