

No. RMTSD013/66

August 10, 2023

Re: Clarification of the changes in operating results exceeding 20% for the 1<sup>st</sup> Quarter ended June 30, 2023 of IMPACT Growth Real Estate Investment Trust

To President  
The Stock Exchange of Thailand

RMI Company Limited ("the Company") as REIT Manager of IMPACT Growth Real Estate Investment Trust ("the Trust") would like to clarify the earning results for the first quarter ended June 30, 2023, the change of which exceed 20% compared to the operating results from the same period of last year.

The Trust had an increase in net assets from operation of Baht 215.2 million, which increase Baht 40.2 million or 23.0% as compared with the same period of the previous year as detailed below,

- 1) Total revenue was Baht 429.7 million which increased Baht 78.1 million or 22.2% as compared with the same period of the previous year due to the Trust's operations resuming back to normal.
- 2) Total expenses were Baht 216.1 million which increased Baht 40.0 million or 22.7% as compared with the same period of the previous year as derived from the followings:
  - Cost of service was Baht 61.0 million which increased Baht 11.0 million or 22.1% due to the Trust's operations resuming back to normal.
  - Property management fee was Baht 44.5 million which increased Baht 7.9 million or 21.6% due to an increase in the Trust's revenues of the same period of the previous year.
  - Administration expenses was Baht 44.6 million which increased Baht 12.1 million or 37.3%.
  - Finance cost were Baht 32.2 million which increased Baht 8.5 million or 36.0%.

Please kindly be informed accordingly.

Yours faithfully,



(Ms. Wanphen Mungpiensakul)

Managing Director

RMI Company Limited