

No. Yor.Tor 00980/2024

3 July 2024

To: President
The Stock Exchange of Thailand

Re: Acceptance of the Renovation and Improvement of the Image of the Leased Building and
Change of Fixed Rental Rate

Reference is made to the resolution of unitholders not objecting the Fund to proceed with the renovation and improvement of the image of the leased building at the Fund's expense for improvement of the image of the leased building pursuant to the circular resolution of Quality Hospitality Leasehold Property Fund (QHOP) No. 1/2563. Quality Hospitality Leasehold Property Fund ("Fund") entered into the Renovation Agreement for the Material Property Renovation of Boulevard Bangkok with Boulevard Hotel Co., Ltd. ("**Boulevard**") on 9 December 2020 ("**Renovation Agreement**") according to such resolution.

Now, the renovation and improvement of the image of the leased building has been completed pending some defects to be corrected or improved. Boulevard will correct the defect and complete the improvement within 90 days. Such defects and improvements are not such that causes the leased building not to be used as normal. But, in order for the Fund to benefit from receiving the new fixed rental rate, increasing from 124,345,008 Baht per annum to 127,000,000 Baht per annum. Therefore, UOB Asset Management (Thailand) Co., Ltd. (the "**Management Company**"), as the management company of the Fund, accepted the renovation and improvement of the image of the leased building from Boulevard on 27 June 2024 and the new fixed rental rate will be effective from 28 June 2024 onwards. The Fund reserves the right to demand Boulevard to be responsible for any damage sustained by the Fund due to the Fund not being able to use the leased building if Boulevard cannot either correct the defect or complete the improvement within the specified period.

Please be informed accordingly.

Sincerely yours,

UOB Asset Management (Thailand) Co., Ltd.



(Vana Bulbon)
Chief Executive Officer

Wealth Service Department
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