



April 22nd, 2016

Subject: Invitation to the 2016 Annual General Meeting of Unitholders

To: Unitholders of TICON Freehold and Leasehold Real Estate Investment Trust ("TREIT")

Enclosures:

1. A copy of the Minutes of the Extraordinary General Meeting of Unitholders No. 1/2015
2. Annual Report of the Year 2015
3. Procedures of Registration, Meeting Attendance and Empowerment of Proxies
4. Proxy Forms
5. Map of the Meeting Venue: The Mandarin Hotel Bangkok on Rama IV Road

The Meeting of the Board of Directors of TICON Management Company Limited as the REIT Manager of TICON Freehold and Leasehold Real Estate Investment Trust ("TREIT"), passed a resolution to hold the 2016 Annual General Meeting of Unitholders on April 29th, 2016, at 14.00 hrs., at the Mandarin A Room, 1st Floor, The Mandarin Hotel Bangkok, No. 662, Rama IV Road, Khwaeng Ma Ha Phruettharam, Khet Bangrak, Bangkok, with the following agenda.

Agenda 1	To acknowledge the Minutes of the Extraordinary General Meeting of Unitholders No. 1/2015
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<u>Objective and Rationale</u>	The Extraordinary General Meeting of Unitholders No. 1/2015 was held on July 29 th , 2015 at 10.00 hrs., at Crystal Room, on 2 nd Floor, The Tawana Bangkok, No. 80, Surawongse Road, Khwaeng Si Phaya, Khet Bangrak, Bangkok, details of which are enclosed in the <u>Enclosure No. 1</u>
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<u>REIT Manager's Opinion</u>	This agenda is for acknowledgement. Therefore, a vote is not required.
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<u>Trustee's Opinion</u>	-None-
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Agenda 2	To acknowledge the operating results of TREIT ended December 31 st , 2015
<u>Objective and Rationale</u>	The REIT Manager has summarized the operating results of the year 2015, ended December 31 st , 2015, details of which are enclosed in the Annual Report of the Year 2015 in the <u>Enclosure No. 2</u> (delivered to the unitholders together with this invitation letter).
<u>REIT Manager's Opinion</u>	This agenda is for acknowledgement. Therefore, a vote is not required.
<u>Trustee's Opinion</u>	-None-
Agenda 3	To acknowledge the report on the audited financial statements of TREIT ended December 31 st , 2015
<u>Objective and Rationale</u>	The financial statements of TREIT, prepared in accordance with Thai Financial Reporting Standards, has been audited by certified independent auditors, details of which are enclosed in the Annual Report of the Year 2015 in the <u>Enclosure No. 2</u> (delivered to the unitholders together with this invitation letter).
<u>REIT Manager's Opinion</u>	This agenda is for acknowledgement. Therefore, a vote is not required.
<u>Trustee's Opinion</u>	-None-
Agenda 4	To consider other matters (if any)

The unitholders are cordially invited to attend the meeting at the date, time and place thereof. In this regard, the REIT Manager will start the registration process from 13:00 hrs. In case a unitholder is unable to attend the meeting yourself, you may wish to authorize a person to attend the meeting and cast the vote on your behalf by completing and signing a Proxy Form attached to this invitation letter and duly affixing the stamp duty of Baht 20.



In case the unitholders attend the meeting themselves and the proxy holders attend the meeting on the unitholders' behalf, please present evidence of your identification for attending the meeting as per the details appeared in the Enclosure No. 3 which is delivered to the unitholders together with this invitation letter, and submit them to the REIT Manager or a designated person by the REIT Manager, prior to attending the meeting.

For the unitholders' convenience and the prompt registration process, the REIT Manager would like the unitholders to deliver the Proxy Form in advance by sending it to "**The REIT Manager of TICON Freehold and Leasehold Real Estate Investment Trust**" at No. 175 Sathorn City Tower, Floor 13/1, Room No. 1308, South Sathorn Road, Khwaeng Toongmahamek, Khet Sathorn, Bangkok 10120, no later than April 26th, 2016, or at the meeting venue prior to commencement of the meeting.

Please study the Procedures of Registration, Meeting Attendance and Empowerment of Proxies as per the details appeared in the Enclosure No. 3 which are delivered to the unitholders together with this invitation letter for the unitholders' benefit. If any unitholder has any questions or inquiries relating to the proxies, please contact the Investor Relations, TICON Management Company Limited, at Tel. 02-679-6565 Ext. 808, 811 during office hours and business days.

Sincerely Yours,

TICON Freehold and Leasehold Real Estate Investment Trust
by TICON Management Company Limited
as REIT Manager

A handwritten signature in black ink, appearing to be 'Amorn Chulaluksunakul', written in a cursive style.

(Mr. Amorn Chulaluksunakul)
Managing Director