



March 24th, 2017

Re: Invitation to the 2017 Annual General Meeting of Unitholders

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

Enclosures:

1. Copy of Minutes of the Extraordinary General Meeting of Unitholders No.1/2016
2. Annual Report of the Year 2016
3. Procedures of Registration, Meeting Attendance and Empowerment of Proxies
4. Proxy Forms
5. Map of the Meeting Venue

As TICON Management Company Limited (the "Company" or the "REIT Manager"), the REIT Manager of TICON Freehold and Leasehold Real Estate Investment Trust ("TREIT"), deemed it appropriate to hold the 2017 Annual General Meeting of Unitholders on April 26th, 2017, at 14.00 hrs., at Victor club, FYI Center Tower 1, 2nd Floor, 525 Rama IV Road, Klong Toei, Klong Toei, Bangkok, the Company would like to invite unitholders to attend the meeting as per date, time and place thereof, in order to consider matters pursuant to the following agendas.

Agenda 1 To acknowledge the minutes of the Extraordinary General Meeting of Unitholders No.1/2016

Background

Details of the minutes of the Extraordinary General Meeting of Unitholders No.1/2016, dated September 22nd, 2016 are appeared in the Enclosure 1 which is delivered to the unitholders together with this invitation letter.

REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

-None-

Agenda 2 To acknowledge the operating results of TREIT ended December 31st, 2016

Background

The REIT Manager has summarized the operating results of the year 2016, ended December 31st, 2016, details of which are enclosed in the Annual Report of the Year 2016 in the Enclosure 2 which delivered to the unitholders together with this invitation letter.



REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

-None-

Agenda 3 To acknowledge the audited financial statements of TREIT for the period ended December 31st, 2016

Background

The financial statements of TREIT, prepared in accordance with Thai Financial Reporting Standards and audited by certified independent auditors, details of which are enclosed in the Annual Report of the Year 2016 in the Enclosure 2 which delivered to the unitholders together with this invitation letter.

REIT Manager's Opinion

This agenda is for acknowledgement. Therefore, no voting is required.

Trustee's Opinion

-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 12.00 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.

For the unitholders attending the meeting themselves and the proxy holders attending the meeting on the unitholders' behalf, please present evidence of your identification for attending the meeting as per the details appeared in the Enclosure 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 25th, 2017, 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 3 which is 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. 812 during office hours and business days.

Sincerely Yours,

TICON Freehold and Leasehold Real Estate Investment Trust

by TICON Management Company Limited

The REIT Manager



(Mr. Peerapat Srisukont)

Managing Director