Ref. No. Aor 1-31/2017

23 January 2017

Re: Notification of Non-Renewal of Lease and Services Agreements by Major Tenant of JC Kevin
        Tower

To: President
        The Stock Exchange of Thailand

        We refer to the lease by AIA Company Limited on Floor B, M, 10, 12, 13, 14, 15 with a total
area of 6,146.74 square meters and the lease by Specialty Enterprise Company Limited (currently
named AIA Vitality (Thailand) Company Limited) on Floor M with a total area of 170.50 square
meters in JC Kevin Tower pursuant to the lease agreements and services agreements (collectively,
"Lease and Services Agreements") with JC Leasehold Property Fund ("Fund"), all of which will expire
on June 30, 2017.

        This morning the Fund received from AIA Company Limited the notice dated January 19,
2017 stating that AIA Company Limited and AIA Vitality (Thailand) Company Limited have no
intention to renew the Lease and Services Agreements for the aforementioned spaces due to its
policy to reduce a budget for lease of office space.

        AIA Company Limited and AIA Vitality (Thailand) Company Limited are the largest tenant and
service receiver of JC Kevin Tower, with a total area of 6,317.24 square meters or 52.34% of the total
lettable area where they have been renting since July 1, 2002 up until now. As a result, the non-
renewal of the Lease and Services Agreements by AIA Company Limited and AIA Vitality (Thailand)
Company Limited, will cause the Fund's revenue to be decreased Baht 35.50 million a year, or 78% of
the total revenue of the rents and service fees generated from the building. This will affect the
dividend amount payable to the unitholders for a period from January to December 2017.

        In this regard, the Fund set up a plan to urgently find new tenants through every
communications channel, *e.g.* billboards, real estate agents and websites, in order to compensate
loss of revenue from the non-renewal of Lease and Services Agreements by the major tenants.

        Please be informed accordingly.

                                    Sincerely Yours,

                                    Ms. Siriporn Sinacharoen
                                    Managing Director