

DIGITAL TELECOMMUNICATIONS INFRASTRUCTURE FUND

PROJECTED FINANCIAL INFORMATION

FOR THE PERIOD FROM 1 JULY 2018 TO 30 JUNE 2019



AUDITOR'S REPORT

To Digital Telecommunications Infrastructure Fund

I have examined the accompanying projected financial information for the period from 1 July 2018 to 30 June 2019 ("the projected financial information") of Digital Telecommunications Infrastructure Fund ("the Fund"). The projected financial information comprises the projected statements of income, related assumptions and notes to the projected statements of income.

Management's Responsibility for the projected financial information

The SCB Asset Management Co., Ltd. ("the Management Company") is responsible for preparation and presentation of the projected financial information including general information, significant accounting policies, and assumptions used as set out in the notes to the projected statements of income.

My Independence and Quality Control

I have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the Federation of Accounting Professions under the Royal Patronage of His Majesty the King, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

My firm applies Thai Standard on Quality Control 1, *Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements*, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Auditor's Responsibility

My responsibility is to express an opinion on the projected financial information based on my examination in accordance with Thai Standards on Assurance Engagements.

The projected financial information has been prepared using a set of assumptions that include hypothetical assumptions about future events and management's actions that cannot be confirmed and verified in the same way as past results and they are not necessarily expected to occur. Consequently, I express no opinion on the validity of the assumptions on which the projection is based or on how closely the results actually achieved will compare with the projection.



Opinion

Based on my examination of the evidence supporting the significant assumptions, in my opinion, the accompanying projected financial information has been properly compiled on the basis of the assumptions set out in the notes to the projected statements of income and the basis of accounting used in consistent with the accounting policies of the Fund.

Restriction of use

Even if the events anticipated under the hypothetical assumptions occur, actual results are still likely to be different from the projection since other anticipated events frequently do not occur as expected and the variation may be material. Further, I emphasise that the projected financial information is not intended to, and does not, provide all the information and disclosures necessary to give a fair presentation of the results of the projected financial performance of the Fund in accordance with Thai Financial Reporting Standards.

The projected financial information has been prepared solely for the Fund to provide information to the unitholders in respect of the debt financing transaction and issuance of new investment units, and therefore, not be appropriate to be used for any other purpose. I do not accept or assume responsibility, duty of care for the use of any purpose other than specified in this report.

A handwritten signature in blue ink, appearing to read "Kajornkiet Aroonpirodkul", with a stylized flourish at the end.

Kajornkiet Aroonpirodkul
Certified Public Accountant (Thailand) No. 3445
PricewaterhouseCoopers ABAS Ltd.

Bangkok
19 March 2018

Digital Telecommunications Infrastructure Fund
Projected Statements of Income
For the period from 1 July 2018 to 30 June 2019

	Notes	The Existing Telecommunications Infrastructure Assets Million Baht	All Telecommunications after Additional Investment No. 3 Million Baht
Investment income			
Investment income	3.2.1	7,641.05	11,851.35
Interest income	3.2.2	2.53	2.53
Total revenue		7,643.58	11,853.88
Fund expenses			
Right of way expenses	3.3.1	(103.25)	(155.93)
Insurance expenses	3.3.2	(3.91)	(3.91)
Telecom Asset Manager fee	3.3.3	(36.70)	(43.57)
Tower relocation expenses	3.3.4	(80.27)	(80.27)
Fund Management fee	3.4.1	(83.95)	(115.26)
Fund supervisor fee	3.4.2	(17.77)	(28.71)
Registrar fee	3.4.3	(5.20)	(5.26)
Professional fees	3.4.4	(1.31)	(1.33)
Other expenses	3.4.5	(29.03)	(29.45)
Total expense		(361.39)	(463.69)
Finance costs	3.5	(1,367.15)	(1,423.63)
Net investment income		5,915.04	9,966.56
Additional information			
<i>(The Additional Information pertaining to the available distribution is not a component of the statement of income under Thai Financial Reporting Standards. The Additional Information is for illustrative purpose only).</i>			
Distribution available to unit holders			
Net investment income		5,915.04	9,966.56
<u>Less</u> Payment and reserve of front end fee	3.9	(161.23)	(2.76)
Adjusted net investment income		5,753.81	9,963.80
<u>Add</u> Excess liquidity from advance rental received in connection with future available placement and other items	3.8	72.26	72.26
Amortisation of loan upfront fee	3.9	71.48	78.37
Total		5,897.55	10,114.43
Projected distribution to unitholders			
Projected distribution of adjusted net investment income		5,753.81	9,963.80
<i>Payout ratio</i>	3.7	100.00%	100.00%
Projected distribution of retained earnings		143.74	150.63
<i>Payout ratio</i>		100.00%	100.00%
Total		5,897.55	10,114.43
Number of investment units (Million units)		5,808.00	9,723.09
Cash distribution per unit (Baht)		1.0154	1.0402

The accompanying notes are an integral part of the projected statements of income.

1 General information

Digital Telecommunications Infrastructure Fund ("the Fund") is a specified infrastructure business fund with the specific investment project detailed in the Fund's prospectus.

The Fund is a closed-end infrastructure fund and was established and registered on 23 December 2013 with indefinite project life.

The Fund registered as listed securities and commenced its trading on the Stock Exchange of Thailand on 27 December 2013.

The Fund is managed by SCB Asset Management Company Limited ("the Management Company"), its mutual fund supervisor is KASIKORNBANK Public Company Limited and its registrar is Thailand Securities Depository Company Limited and its telecom asset manager is Telecom Asset Management Company Limited.

At present, the Fund has invested in the telecommunications infrastructure assets including the Additional Telecommunications Infrastructure Asset No. 2 ("the Existing Telecommunications Infrastructure Assets") as follows:

- a) the ownership of 6,000 telecommunications towers and other related passive telecommunications infrastructure for mobile telecommunications services of which True Corporation Public Company Limited ("True") had delivered;
- b) the ownership of a core fiber optic cable grid and related transmission equipment and an upcountry broadband system of True Internet Corporation Company Limited ("TICC");
- c) the right to the net revenues to be generated from the commencement date until the expiry date of the lease agreement for the mobile phone network equipment for mobile phone service under HSPA system ("HSPA agreement") from the rental of certain telecommunications towers and fiber optic cable grid and related transmission equipment of BFKT (Thailand) Limited ("BFKT") and certain telecommunications towers of Asia Wireless Communication Company Limited ("AWC"), including rights to be the ownership of certain assets of BFKT and AWC following the expiry date of HSPA agreement; and
- d) long-term lease with call option with AWC for leasing 7,981 kilometers of the fiber optic cable, until the year 2035;
- e) the ownership of 350 completed and ready-to-operate telecommunications towers for mobile telecommunications services of True Move H Universal Communication Co., Ltd. ("TUC") consisting 300 ground-based towers and 50 rooftop-based towers;
- f) the ownership of fiber optic cable ("FOC") currently used for operation of mobile phone services in provincial area of TUC for 1,113 kilometers (62,594 core kilometers);
- g) the ownership of core fiber optic cable currently used for operation of mobile phone and internet services in Bangkok Metropolitan Area ("BMA") of True Move Company Limited ("TMV") for 542 kilometers (117,147 core kilometers);
- h) long-term lease with call option with TICC for 30 years leasing of 670 kilometers (80,014 core kilometers) of the fiber optic cable - FTTx currently used for operation of internet and broadband internet services in BMA, until the year 2047. The Fund can exercise Baht 200 Million call option to acquire the ownership of FOC upon the expiration and terms and conditions to be fulfilled under Long-Term Lease Agreement; and
- i) the right to the net revenues to be generated from the commencement date until the expiry date under HSPA agreement arising from the rental of 149 telecommunications towers of AWC, consisting 91 ground-based towers, 49 rooftop-based towers and 9 in-building coverage and including rights to ownership of certain assets of AWC following the expiry date of HSPA agreement upon conditions to be fulfilled under Asset and Revenue Sale and Transfer Agreement.

1 General information (Cont'd)

The Management Company proposed to acquire additional investment in telecommunications infrastructures assets ("the Additional Telecommunications Infrastructure Assets No. 3") as described in Note 3.1.

It is assumed that on the beginning of the projection period commencing from 1 July 2018 to 30 June 2019 ("the projected period"), the Fund will have investments in the Additional Telecommunications Infrastructure Assets No. 3 as follows;

- a) the ownership of approximately 2,589 telecommunications towers to be completed, ready-for operation and delivered within 2018 for mobile telecommunications services of TUC, consisting approximately 2,343 ground-based towers and approximately 246 rooftop-based towers;
- b) the ownership of fiber optic cable ("FOC") currently used for operation of mobile phone services in provincial area of TUC for 8,017 kilometers (252,006 core kilometers);
- c) the ownership of core fiber optic cable currently used for operation of mobile phone and internet services in Bangkok Metropolitan Area (BMA) of TMV for 546 kilometers (117,871 core kilometers);
- d) the ownership of the fiber optic cable - FTTx Access in Upcountry Area (UPC) of TMV for 5,933 kilometers (220,428 core kilometers);
- e) long-term lease with call option with TICC for leasing of 12,872 kilometers (619,987 core kilometers) of the fiber optic cable - FTTx Access in Bangkok Metropolitan Area (BMA), until the year 2047. The Fund can exercise Baht 1,300 Million call option to acquire the ownership of FOC upon the expiration and terms and conditions to be fulfilled under Long-Term Lease Agreement.

2 Basis of preparation of the projected statements of income

The projected statements of income for the projection period have been prepared for the purpose of using for the Fund management to proceed with the matters regarding debt financing transaction and equity raising approved by the unitholders' meeting No.1/2017. Therefore, the use of the projected statements of income may not be appropriate in other jurisdictions and should not be used or relied upon for any purpose other than described above.

As the Management Company expects to acquire the Additional Telecommunications Infrastructure Assets No. 3 within the period ending 30 June 2018, thus; the projected statements of income have been prepared based on the hypothetical assumption that the Fund has invested in All Telecommunications Infrastructure Assets after the Additional Investments No. 3 on 1 July 2018, the first day of the projection period. The actual acquisition date may be different from this date.

The agreement date of all relevant agreements as stated in Note 3.1.1 have not been specified on the date of preparation of the projected statements of income. For the purpose of preparing the projected statements of income, it is assumed that all relevant agreements have become effective on 1 July 2018, the first day of the projection period.

Furthermore, the fiscal year end of the Fund is 31 December of each calendar year. However, the projected statements of income have been prepared for the period from 1 July 2018 to 30 June 2019. Therefore, the projection period for the projected statements of income will be different from the fiscal period of the Fund.

2 Basis of preparation of the projected statements of income (Cont'd)

The projected statements of income have been prepared based on accounting policies as described in Note 4 which is in line with accounting policy that is expected to be used by the Fund to propose the financial information for the corresponding period.

An English version of the projected statements of income has been prepared from the projected statements of income that is in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language of the projected statements of income shall prevail.

3 Summary of significant assumption

The projected statements of income of the Additional Telecommunications Infrastructure Assets No. 3 for the projection period has been prepared based on the significant assumptions listed below. The Management Company considers these assumptions to be appropriate and reasonable as at the date of this report. However, investors should consider these assumptions as well as the projected statements of income of the Additional Telecommunications Infrastructure Assets No. 3 and make their own assessment of the future performance of the Fund.

3.1 Investment in the Additional Telecommunications Infrastructure Assets No. 3 by means of borrowing from the financial institution and issuance of new investment units and capital increase

3.1.1 Investment in Additional Telecommunications Infrastructure Assets No. 3

The Management Company proposes to acquire additional investments in the Additional Telecommunications Infrastructure Assets No. 3 ("the Additional Investment No. 3") from True's subsidiaries as follows;

- a) the ownership of approximately 2,589 telecommunications towers to be completed, ready-for operation and delivered within 2018 for mobile telecommunications services of TUC, consisting approximately 2,343 ground-based towers and approximately 246 rooftop-based towers;
- b) the ownership of fiber optic cable ("FOC") currently used for operation of mobile phone services in provincial area of TUC for 8,017 kilometers (252,006 core kilometers);
- c) the ownership of core fiber optic cable currently used for operation of mobile phone and internet services in Bangkok Metropolitan Area (BMA) of TMV for 546 kilometers (117,871 core kilometers);
- d) the ownership of the fiber optic cable - FTTx Access currently used for operation of internet and broadband internet in provincial area of TMV for 5,933 kilometers (220,428 core kilometers); and
- e) long-term lease with call option with TICC for 30 years leasing of 12,872 kilometers (619,986 core kilometers) of the fiber optic cable - FTTx Access currently used for operation of internet and broadband internet in Bangkok Metropolitan Area (BMA), until the year 2047. The Fund can exercise Baht 1,300 Million purchase option to acquire the ownership of FOC upon the expiration and terms and conditions to be fulfilled under Long-Term Lease Agreement.

3 Summary of significant assumption (Cont'd)

3.1 Investment in the Additional Telecommunications Infrastructure Assets No. 3 by means of borrowing from the financial institution and issuance of new investment units and capital increase (Cont'd)

3.1.1 Investment in Additional Telecommunications Infrastructure Assets No. 3 (Cont'd)

The Management Company assumes that the Fund will pay a proceed of Baht 58,000 million to acquire the aforementioned Additional Investment No. 3. Source of fund might come from capital injection with full amount and/or the Fund will borrow from financial institutions with partial amount but not over than Baht 2,000 million.

The final acquisition price, not exceeding Baht 58,000 million, for the Additional Telecommunications Infrastructure Assets No. 3 will be subject to a number of factors such as market conditions, the actual amount of loan procured by the Fund to acquire assets, investors demand and other conditions when the transaction is executed.

In addition, for the purpose of preparing the projected statements of income, Management Company assumes that there will be no subsequent fair value adjustment after the recognition of such investments, even though the investments need to be measured at fair value through profit or loss at each reporting date in accordance with the accounting policies adopted by the Fund for reporting historical financial information for the corresponding period.

3.1.2 Borrowings

The Additional Telecommunications Infrastructure Assets No. 3 will be funded using proceeds from partial borrowing from financial institutions. Consequently, it is assumed that the Fund's committed credit lines will be drawn down on the first day of the Projection Period. Accordingly, it is further assumed that interest expense will be included in the projected statements of income as describe in Note 3.5.

The final proceeds from borrowing will be subjected to the final acquisition price of the Additional Telecommunications Infrastructure Assets No. 3, which may differ from the aforementioned projected financial information.

Under the terms and conditions of the borrowing agreement, the Fund must comply with certain conditions including maintaining financial ratio as stipulated in the borrowing agreement. In addition, it is assumed that there will be no repayable during the projection period.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue

3.2.1 Investment income

The investment income attributable to the Fund is projected by the Management Company on the segmental basis outlined below.

For the period from 1 July 2018 to 30 June 2019	The Existing Telecommunications Infrastructure Assets (Million Baht)	All Telecommunications Infrastructure Assets after Additional Investments No. 3 (Million Baht)
a. Net revenue from telecommunications towers	3,103.01	3,548.46
b. Net revenue from fiber optic cable grid	1,551.39	1,551.39
c. Net rental revenue from fiber optic cable grid and transmission and upcountry broadband system	2,986.65	6,751.50
Total investment income	7,641.05	11,851.35

The projected income was prepared based on the significant assumptions described below and has taken into consideration several factors relating to the expected terms and conditions of the agreements that had been entered and to be entered into between the Fund, and True's relevant subsidiaries (the "TRUE Group") given current business factors and current terms of the relevant agreements.

The revenues generated from the Asset and Revenue Sale and Transfer Agreement are not subject to VAT. The rental revenue from telecom infrastructure assets is subject to a VAT of 7% which is payable to the Revenue Department.

Digital Telecommunications Infrastructure Fund
Notes to the projected statements of income
For the period from 1 July 2018 to 30 June 2019

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

a. Revenue from telecommunications towers

The projected revenues from telecommunications towers are based on the assumptions as set forth below.

Underlying agreement	Term of the agreement	For the period from 1 July 2018 to 31 December 2018		For the period from 1 January 2019 to 30 June 2019	
		Number in service	Monthly revenue (Baht)	Number in service	Monthly revenue (Baht)
BFKT as net seller of revenue					
Asset and Revenue Sale and Transfer Agreement	24 December 2013 until 3 August 2025	1,485*	18,459*	1,485*	18,161*
AWC as net seller of revenue					
Asset and Revenue Sale and Transfer Agreement	24 December 2013 until 3 August 2025	4,360*	21,317*	4,360*	21,134*
Asset and Revenue Sale and Transfer Agreement	5 March 2015 until 3 August 2025	338*	21,317*	338*	21,134*
Asset and Revenue Sale and Transfer Agreement	Effective Date of Additional Investment No.2 until 3 August 2025	149*	21,317*	149*	21,134*
TUC as lessee					
Master Lease Agreement	24 December 2013 until 31 December 2027	4,347** (Ground-based)	14,626**	4,347** (Ground-based)	15,021**
		1,653** (Rooftop-based)	13,359**	1,653** (Rooftop-based)	13,720**
Master Lease Agreement	Effective Date of Additional Investment No.2 until 15 September 2033	300** (Ground-based)	14,626**	300** (Ground-based)	15,021**
		50** (Rooftop-based)	13,359**	50** (Rooftop-based)	13,720**
Master Lease Agreement	Effective Date of Additional Investment No.3 until 15 September 2033	2,343** (Ground-based)	14,626**	2,343** (Ground-based)	15,021**
		246** (Rooftop-based)	13,359**	246** (Rooftop-based)	13,720**

* The number of towers in service and monthly net revenue per tower in projection period is based on the rate stipulated in the underlying agreements.

** The number of towers in service and monthly revenue per placement in projection period is based on the rate stipulated in the underlying agreements.

In addition, the Fund entered into Master Lease Agreement with the third party tenant in the late of 2014 for the telecommunications towers delivered or procured by the TRUE Group, therefore; the number of placements in service and monthly net revenue per placement from third party tenant for those towers will be included in the projected statements of income during the projection period.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

a. Revenue from telecommunications towers (Cont'd)

Revenue from telecommunications towers from BFKT

The Fund entered into the Asset and Revenue Sale and Transfer Agreement with BFKT on 24 December 2013 to acquire the net revenue to be generated from the rental of certain telecommunications towers of BFKT pursuant to the HSPA agreement dated 27 January 2011 and its amendments entered into between the CAT Telecom Public Company Limited ("CAT") and BFKT, starting from the effectiveness of the Asset and Revenue Sale and Transfer Agreement (1 December 2013) until the expiration of the agreement (3 August 2025).

The net revenue includes revenue from the rental of the telecommunications towers and claims under or in connection with or pursuant to the agreement, after deducting certain costs and expenses for operation and maintenance, rental payments under land leases (including property tax), insurance premiums.

Furthermore, the Fund purchased the BFKT monthly unearned rental revenue of October and November 2013 to the Fund in December 2013 and January 2014, respectively. The Fund paid for the investment in the assets of Baht 15,556.56 million.

As stipulated in the agreement, BFKT agreed to fully reimburse the Fund for any special business tax in connection with the Asset and Revenue Sale and Transfer Agreement.

Under the term of the agreement, BFKT grants the Fund the option to purchase certain telecommunications assets with Baht 10 million exercisable at the expiry date.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

a. Revenue from telecommunications towers (Cont'd)

Revenue from telecommunications towers from AWC

The Fund entered into the Asset and Revenue Sale and Transfer Agreement with AWC on 24 December 2013 to acquire the net revenue to be generated from the rental of certain telecommunications towers of AWC towers pursuant to the lease agreement for the telecommunications towers dated 6 August 2012 and amendments entered into between the BFKT and AWC, starting from the effectiveness of the Asset and Revenue Sale and Transfer agreement (1 December 2013) until the expiration of the agreement (3 August 2025).

On 5 March 2015, the Fund entered into the additional Asset and Revenue Sale and Transfer Agreement with AWC to acquire the net revenue to be generated from the rental of 338 telecommunications towers pursuant to the lease agreement for the telecommunications tower dated 6 August 2012 and amendments entered into between the BFKT and AWC, starting from the effectiveness of the Asset and Revenue sale and Transfer agreement (5 March 2015) until the expiration of the agreement (3 August 2025).

The Fund entered into Asset and Revenue Sale and Transfer Agreement with AWC to acquire the net revenue to be generated from the rental of telecommunications tower of AWC for 149 telecommunications towers which was the net revenue occurred since the AWC Revenue Closing Date for Additional Investment No.2 occurs (or another date that the Fund and AWC are agreed) until the expiration of the agreement (3 August 2025).

The net revenue includes revenue from the rental of the telecommunications assets and claims under or in connection with or pursuant to the agreement, after deducting certain costs and expenses for operation and maintenance, rental payments under land leases (including property tax) and insurance premiums.

The net revenues also include all claims, awards, judgments, suits and any other rights, except for AWC's rights and claims in connection with the assets which AWC has been entitled to prior to the effective date of the Asset and Revenue Sale and Transfer Agreement between the Fund and AWC regardless of whether AWC makes or has made a claim or receives payment from such rights and claims before or after the effective date of the agreement.

In addition, it is assumed that, in accordance with the payment term to be included in the Asset and Revenue Sale and Transfer Agreement between the Fund and AWC for All Telecommunications Infrastructure Assets after the Additional Investment No. 2, the monthly net revenues to be received by the Fund from AWC's towers are made within the corresponding month. Therefore, there is no outstanding receivable balance at end of each projection period.

As stipulated in the agreement, AWC agreed to fully reimburse the Fund for any special business tax in connection with the Asset and Revenue Sale and Transfer Agreement.

Under the term of the agreement, AWC will transfer the telecommunications towers to the Fund at the expiry date.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

a. Revenue from telecommunications towers (Cont'd)

Revenue from telecommunications towers from TUC

The Fund entered into the Asset Transfer Agreement with True on 24 December 2013. Under the terms of the agreement, True is required to deliver, or procure the delivery of 3,000 telecommunications towers by 31 December 2014 and 3,000 telecommunications towers by 31 December 2015. True had fully delivered totally 6,000 telecommunications towers by 31 December 2015.

Subsequently, the Fund entered into a Master Lease Agreement for telecommunications towers for mobile telecommunications services with TUC for the operation of mobile telecommunications services for a period of 13 years commencing from 1 January 2015 to 31 December 2027.

Under the terms of the agreement, TUC has to make rental payments 1 year in advance for the first batch of 3,000 towers to schedule delivery by 31 December 2014 and 2 years in advance for the second batch of 3,000 towers to schedule delivery by 31 December 2015. Therefore, in 2014, the Fund received advance rental in telecommunications tower placements for the 6,619 placements which can be started rental in 2015, and received advance rental in telecommunications tower placements for the 7,374 placements which can be started rental in 2016.

The advance payment will be charged based on number of placement and varied upon types of the tower. It also includes revenue from the rental of the telecommunications assets in connection with or pursuant to the agreement, after deducting rental payment under land leases (including property tax). Commencing from 1 January 2015 onwards, the advance payment shall be reversed and recognised as rental income. Furthermore, the Fund will be responsible for insurance premiums.

Refer to conditions in the Master Lease Agreement, the True Group will be responsible for operation and maintenance expenses and also eligible for the founding lessee discount at the certain rate as stipulated in the agreement and the additional discount at the rate given to the third party tenant.

The Fund entered into the addition Asset Sale and Transfer Agreement with TUC on the TUC Asset Closing Date for Additional Investment No.2. TUC is required to deliver, or procure the delivery of 350 telecommunications towers.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

a. Revenue from telecommunications towers (Cont'd)

Revenue from telecommunications towers from TUC (Cont'd)

Subsequently, the Fund entered into the Master Lease Agreement for telecommunications towers of 350 telecommunications towers totally 700 placements with TUC for the operation of mobile telecommunications services for a period of maximum 16 years commencing from the Effective Date for Additional Investment No.2 until 15 September 2033.

By year end 2018, the Fund will enter into the Asset Transfer Agreement with TUC. TUC is required to deliver, or procure the delivery of 2,589 telecommunications towers within 2018.

Subsequently, the Fund will enter into the Master Lease Agreement for telecommunications towers approximately 2,589 telecommunications towers totally 5,178 placements with TUC for the operation of mobile telecommunications services for a period of maximum 16 years commencing from the Effective Date for Additional Investment No.3 to 15 September 2033.

b. Revenue from fiber optic cable grid and related transmission equipment

The Fund entered into the Asset and Revenue Sale and Transfer Agreement with BFKT on 24 December 2013 to partially acquire the net revenue to be generated from the rental of the fiber optic cable grid and related transmission equipment pursuant to the HSPA agreement dated 27 January 2011 and its amendments entered into between the CAT and BFKT, starting from the effectiveness of the Asset and Revenue Sale and Transfer Agreement (1 December 2013) until the expiration of the HSPA agreement (3 August 2025).

Projected income from the right to net revenues to be generated from BFKT's fiber optic cable grid and related transmission equipment is based on the assumption that the Fund has the right to receive the net revenues generated from 9,169 hybrid links leased to CAT on an exclusive basis for a monthly fixed net revenue of Baht 14,100 per link, with reference to the current proposed rate by BFKT to CAT. The net revenues include the deduction of a pre-determined direct cost associated with the fiber optic cable grid, such as operating and maintenance expenses, right of way costs, and insurance costs.

According to the payment term as stipulated in the HSPA agreement, CAT will pay BFKT within 40 days after receiving the monthly billing from BFKT which is within 10 days after the calendar month end. Therefore, it is assumed that the monthly net revenues pursuant to the Asset and Revenue Sale and Transfer Agreement between the Fund and BFKT will be received by the Fund 2 months after each month end.

As stipulated in the agreement, BFKT agreed to fully reimburse the Fund for any special business tax in connection with the Asset and Revenue Sale and Transfer Agreement.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

b. Revenue from fiber optic cable grid and related transmission equipment (Cont'd)

Under the term of the agreement, BFKT grants the Fund the option to purchase majority of certain telecommunications assets of BFKT as described in Note 3.2 altogether at Baht 10 million exercisable at the expiry date.

c. Rental revenue from fiber optic cable grid and transmission and broadband system

Rental revenue from fiber optic cable grid and transmission and upcountry broadband system

The Fund entered into the Asset Sale and Transfer Agreement with TICC on 24 December 2013 and TICC had delivered the fiber optic cable grid, related transmission equipment and an upcountry broadband system to the Fund on the date of the Fund's initial investment. Subsequently, the Fund entered into the Master Lease Agreement with the founder tenants for the passive telecommunications equipment for a period of 13 years commencing from 24 December 2013 to 31 December 2026 and for the active telecommunications equipment for a period of 5 years commencing from 24 December 2013 to 31 December 2018.

In addition, the Fund entered into a Long-Term Lease Agreement with purchase option with AWC for leasing 7,981 kilometers of the fiber optic cable on 5 March 2015. The lease term is 20 years starting from the effectiveness of the Long-Term Lease Agreement (5 March 2015) until the expiration of the agreement (4 March 2035). Subsequently, the Fund entered into the Master Sub-Lease Agreement for subleasing the assets from TICC commencing 5 March 2015 to 7 December 2026.

On the TUC Asset Closing Date for Additional Investment No. 2, the Fund entered into the Asset Sale and Transfer Agreement with TUC for transfer ownership in FOC currently used for the operation of mobile services in provincial areas with approximate distance of 1,113 kilometres (62,594 core kilometres).

Subsequently, the Fund also entered into the Master Lease Agreement with TUC approximately 80 percent of the total FOC acquired from TUC with lease term of up to 16 years (15 September 2033) commencing from the Effective Date for Additional Investment No. 2 with rental rate Baht 350 per core kilometres per month. In addition the TRUE group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

The rental rate of Baht 350 per core kilometres per month is before deducting any discount and the lessee will be responsible for the maintenance of leased assets.

By year end 2018, the Fund will enter into Asset Sale and Transfer Agreement with TUC for transfer ownership in FOC currently used for the operation of mobile services in provincial areas with approximate distance of 8,017 kilometres (252,006 core kilometres).

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

c. Rental revenue from fiber optic cable grid and transmission and broadband system (Cont'd)

Rental revenue from fiber optic cable grid and transmission and upcountry broadband system (Cont'd)

Subsequently, the Fund will enter into the Master Lease Agreement with TUC for approximately 80 percent of the total FOC that was acquired from TUC with lease term of up to 16 years (15 September 2033) with rental rate Baht 350 per core kilometre per month. In addition, the TRUE group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

The rental rate of Baht 350 per core kilometre per month is before deducting any discount and the lessee will be responsible for the maintenance of leased assets.

Rental revenue from fiber optic cable in Bangkok Metropolitan Area (BMA)

On the TMV Asset Closing Date for Additional Investment No. 2, the Fund entered into the Asset Sale and Transfer Agreement with TMV and TMV had delivered the fiber optic cable in Bangkok Metropolitan Area (BMA) with distance of 542 kilometres (117,147 core kilometres).

Subsequently, the Fund also entered into the Master Lease Agreement with TUC for approximately 80 percent of the total FOC in BMA with lease term of up to 16 years (15 September 2033) commencing from the Effective Date for Additional Investment No. 2 with rental rate Baht 350 per core kilometre per month. In addition, the True group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

The rental rate of Baht 350 per core kilometre per month is before deducting any discount and the lessee will be responsible for the maintenance of leased assets.

By year end 2018, the Fund will enter into the Asset Transfer Agreement with TMV and TMV will deliver the fiber optic cable in Bangkok Metropolitan Area (BMA) with distance of 546 kilometres (117,871 core kilometres).

Subsequently, the Fund will also enter into the Master Lease Agreement with TUC approximately 80 percent of the total BMA with lease term of up to 16 years (15 September 2033) with rental rate Baht 350 per core kilometre per month. In addition, the True group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

The rental rate of Baht 350 per core kilometre per month is before deducting any discount and the lessee will be responsible for the maintenance of leased assets.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.1 Investment income (Cont'd)

c. Rental revenue from fiber optic cable grid and transmission and broadband system (Cont'd)

Rental revenue from fiber optic cable-FTTx in Bangkok Metropolitan Area (BMA)

The Fund entered into a Long-Term Lease Agreement with TICC for a term of 30 years with purchase option of FOC for FTTx used for operation of internet and broadband internet services in BMA with distance of approximately 670 kilometers (approximately 80,014 core kilometers). On the TICC Leased Property Closing Date for Additional Investment No. 2, the exercise price for the purchase of the ownership in such assets being Baht 200 million.

Subsequently, the Fund will also enter into the Sub-Lease Agreement with TICC for leasing of these assets with lease term of up to 16 years (15 September 2033) with rental rate Baht 350 per core kilometre per month. In addition, the True group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

By year end 2018, the Fund will enter into a Long-Term Lease Agreement with TICC for a term of 30 years with purchase option of FOC for FTTx used for operation of internet and broadband internet services in BMA with distance of 12,872 kilometers (619,986 core kilometers). The exercise price for the purchase of the ownership in such assets being Baht 1,300 million.

Subsequently, the Fund will also enter into the Master Sub-lease Agreement with TICC with lease term of up to 16 years (15 September 2033) with rental rate Baht 350 per core kilometre per month. In addition, the True group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

The rental rate of Baht 350 per core kilometre per month is before deducting any discount and the lessee will be responsible for the maintenance of leased assets.

Rental revenue from fiber optic cable-FTTx in Upcountry Area (UPC)

By year end 2018, the Fund will enter into the Asset Sale and Transfer Agreement with TMV and TMV had delivered the FOC for FTTx currently used for the operation of internet and broadband internet services in provincial areas with distance of 5,933 kilometres (220,428 core kilometres).

Subsequently, the Fund will enter into the Master Lease Agreement with TICC approximately 80 percent of total UPC with lease term of up to 16 years (15 September 2033) with rental rate Baht 350 per core kilometre per month. In addition, True group may extend the lease term for the earlier of a period of up to 10 years after the first expiration date or the expiration date of the telecommunications license obtained, upon fulfillment of the prescribed conditions.

The rental rate of Baht 350 per core kilometre per month is before deducting any discount and the lessee will be responsible for the maintenance of leased assets.

3 Summary of significant assumptions (Cont'd)

3.2 Revenue (Cont'd)

3.2.2 Interest income

Projected interest income is primarily derived from the average projected ending cash balance which is derived from cumulative net cash from operations after distributions to unitholders, with an average interest rate of 1.0% per annum, in line with current deposit rates. It is assumed that interest income will be receivable on an annual basis.

3.3 Operating expenses

The operating expenses are mainly the expenses associated with holding the ownership of telecommunication towers, fiber optic cable grid and related transmission equipment and an upcountry broadband system such as relocation expenses, right of way costs and insurance costs. The projected operating expenses are projected by the Management Company and correspond to the assets expected to be held by the Fund and primarily based on currently available information on actual operating costs associated with holding these assets. The operating costs also include marketing costs and assets administration costs which are projected based on the expected level of marketing activities and administration activities during the projection period. In addition, the Fund will not carry out its own assets administrative and marketing activities; rather it will outsource these activities to the Telecom Asset Manager, as discussed below under the categories assets administration costs and marketing costs.

It is assumed that the Fund will register as a VAT registrant and thus be eligible to claim refunds of input VAT. However, the refundable VAT amount depends on whether such costs are clearly identifiable as related to revenue of a business that is subject to VAT. If they are costs common to businesses subject to VAT and businesses which are not subject to VAT, the Fund will need to allocate the input VAT according to the revenue ratio between the businesses subject to VAT and businesses not subject to VAT of each financial year.

Below is the summary of operating expenses.

For the period from 1 July 2018 to 30 June 2019	The Existing Telecommunications Infrastructure Assets (Million baht)	All Telecommunications Infrastructure Asset after Additional Investments No. 3 (Million baht)
Right of way costs	103.25	155.93
Insurance costs	3.91	3.91
Telecom asset manager fees	36.70	43.56
Tower relocation expenses	80.27	80.27

3.3.1 Right of way costs

The Fund will incur right of way costs for hanging fiber optic cable. Projected right of way costs are based on the current costs per kilometer of a cable incurred by the founder tenants in conjunction with holding such assets, with fixed rate of annual escalation of 3.0% throughout the period from 1 July 2018 to 30 June 2019.

3 Summary of significant assumptions (Cont'd)

3.3 Operating expenses (Cont'd)

3.3.2 Insurance costs

Projected insurance costs are based on the insurance premiums and brokerage fees currently incurred by the Fund that covers business interruption, property damage and public liability for the Additional Telecommunications Infrastructure Assets except for (i) the passive equipment with respect to FOC that the insurance coverage does not cover and (ii) the asset under the Asset and Revenue Sale and Transfer Agreement which have been covered the business interruption and public liability insurances only the fund will arrange for the property damage insurance for the assets under the Asset and Revenue Sale and Transfer Agreement once those assets are transferred to the Fund. They are assumed to escalate annually in line with the forecasted rate of inflation and of 2.0% per annum for the period from 1 July 2018 to 30 June 2019.

3.3.3 Telecom asset manager fees

The telecom asset manager fee is payable to Telecom Asset Manager to provide certain administrative and marketing services for the relevant Telecommunications Infrastructure Assets owned by the Fund as stipulated in the contract.

- i) Charges for the Administrative Services consist of:
 - a) an annual fixed charge of Baht 18.3 million for year 2014, subject to annual escalation at the rate equal to the Consumer Price Index (CPI) announced by the Ministry of Commerce of Thailand for the previous year, subject to a maximum of 3.5% commencing in year 2015; and
 - b) a monthly charge equal to 0.15% of the Fund's monthly net revenue (after deducting costs associating with rights of way, insurance, and rental payments under land leases) generated from the Managed Assets.
- ii) Charges for the Marketing Services consist of a monthly charge equal to 2% of the Fund's monthly revenue received from any tenant(s) leasing the Marketing Assets in addition to those leased or committed to lease by the founder tenants on the date of the relevant Master Lease Agreements with an additional annual charge equal to 3% on any amount in excess of the annual budgeted revenue for the Marketing Assets for such year.

3.3.4 Tower relocation expenses

Tower relocation expenses are projected based on relevant terms and conditions of the Amended and Restated Master lease, Operation and Management Agreement between the Fund and TRUE Group. Under such terms and conditions, the Fund shall pay a monthly compensation fee of Baht 6.6 million to TUC, as an anchor lessee of the Fund, to be responsible for the tower relocation in respect of True Tower Assets and TUC Towers for Additional Investment No. 2 and No. 3. In addition, the tower relocation expenses of Baht 6.6 million will be subject to an annual escalation rate of 2.7% from January 2019 onward.

3 Summary of significant assumptions (Cont'd)

3.4 Fund Expenses

The Fund expenses are projected based on expected terms and conditions of relevant agreements and historical data from the Management Company experiences.

The majority of the Fund expenses attributable to business are subject to VAT and not subject to VAT, therefore, the respective projected expenses are calculated based on the fee and charges plus a non-refundable input VAT of 5.17% for the period from 1 July 2018 to 31 December 2018 and 5.18% for the period from 1 January 2019 to 30 June 2019 except audit fee which is exempted from VAT.

3.4.1 Fund management fee

The Fund management fee is payable to the Management Company as stipulated in the relevant agreements and is calculated based upon a progressive annual of 0.11% of the portion of adjusted net asset value of the Fund below Baht 30,000 million, of 0.075% of the portion of adjusted net asset value of the Fund between Baht 30,000 million to Baht 50,000 million, and of 0.050% of the portion of the adjusted net asset value of the Fund over Baht 50,000 million. Such rates are before VAT.

The adjusted asset value for the Fund management fee calculation purpose is the total assets minus non-interest bearing liabilities at end of each Projection Period.

3.4.2 Fund supervisor fee

The Fund supervisor fee is payable to the Fund Supervisor as stipulated in the relevant agreements and is calculated based on a progressive annual rate of 0.02% of the portion of net asset value of the Fund of up to Baht 50,000 million and 0.018% of the portion of the net asset value of the Fund over Baht 50,000 million. Such rates are before VAT.

3.4.3 Registrar fee

The registrar fee is payable to the Fund's registrar as stipulated in the relevant agreements, and is calculated based on an annual fee of 0.023% of the registered capital of the Fund, subject to a minimum fee of Baht 3.2 million and a maximum of Baht 5.0 million. Such rates are before VAT.

3.4.4 Professional fees

Professional fees are payable to the Fund's advisers, such as specialists, external auditors, legal counsels, approximately of Baht 1.33 million per year. These projected expenses are primarily based on the relevant agreements.

3 Summary of significant assumptions (Cont'd)

3.4 Fund Expenses (Cont'd)

3.4.5 Other expenses

Projected other expenses include projected general and other administrative costs of approximately Baht 29.45 million per year including ongoing annual listing fees payable to the SET of approximately Baht 3.0 million per year. The rate includes VAT except the ongoing annual listing fees which rated before VAT. These projected expenses are primarily based on the Management Company's experience and information available.

Other costs associated with additional investment in infrastructure assets such as financial advisor fees, underwriting fees, and independence asset appraiser fees.

3.5 Interest expense

Projected interest expense is incurred by the Fund as of debt financing from financial institutions in relation to Additional Investments in Telecommunications Infrastructure Assets No. 3. Interest expense is assumed to be at 4.50%. Furthermore, it is assumed that the Fund will not make any repayment and will not draw down additional debt from financial institution for the Additional Investment No. 3 apart from those mentioned in Note 3.1 during the projection period.

3.6 Fair valuation of investments in the Telecommunications Infrastructure

No depreciation is applied to the Investment Property in accordance with Thai Accounting Standard No. 106 "Accounting for Investment Companies". According to Thor Nor 1/2554, The Fund is required to conduct appraisal of infrastructure business every three year. However, by current practice, the Fund conducts periodic appraisal every year from the date of last appraisal.

Fair value of investments in the Telecommunications Infrastructure Assets is determined from the appraisal value, conducted by the independent appraiser who is approved by the Securities and Exchange Commission (SEC).

For the purpose of preparing the projected statements of income, the Management Company has assumed that there will be no subsequent fair value adjustment during the projection period as described in Note 3.1.

Any subsequent unrealised gain from revaluation of the investment in telecommunications infrastructure assets will not affect the projected statements of income because the Fund's distributions are based on net income before unrealised gain upon revaluation of the investment in telecommunications infrastructure assets.

3 Summary of significant assumptions (Cont'd)

3.7 Dividend policy

It is assumed that during the projection periods the Fund will pay 100% of the adjusted net investment income as dividends on a quarterly basis. Going forward, the Management Company will use its discretion to manage the payout ratio, taking into account the minimum cash balance maintained by the Fund. It is further assumed that the adjusted net investment income spread equally during each projection period, and that each quarter's dividend is declared and subsequently paid within 90 days after the quarterly period ended.

In order to comply with the Fund scheme and the securities law if the Fund has an adjusted net profit in a given year and does not have accumulated losses, it must pay not less than 90% of the adjusted net profit for the year. The adjusted net profit is calculated from the accounting profit after deductions for the following items; unrealised gains from the appraisals or review of the value of the investments, and a capital reserve for the repair, maintenance and improvement or acquisition of additional infrastructure assets or repayment of any loan or commitment, in according to the plan specified in the prospectus or notified in advance by the Management Company to Unitholders.

Going forward, if permitted under the securities law, the Management Company will use its discretion to set aside a capital reserve to fund future and ongoing additional acquisitions of assets from the founder tenants in addition to drawing down debt facilities from its committed credit lines.

As described in Note 3.1 and Note 3.6, for the purpose of preparing the projected statements of income, it is assumed that there will be no subsequent fair value adjustment during the projection period. Therefore, the projected statements of income do not include any unrealised gains from such future revaluation, or any impairment. Future unrealised gains would not affect the projection of net income available for distribution, which is before unrealised gains from revaluations, however future impairments would lower the projection of net income available for distribution, given net income available for distribution is after unrealised losses.

3.8 Excess liquidity

During the projection period, it is assumed that there is excess liquidity arising from the cash receipts from the monthly installments of advance rental for placements on the True Towers Assets of approximately Baht 57.26 million and from excess cash available for distribution to unitholders of approximately Baht 15.00 million. The distribution ratio through retained earnings is assumed to be 100% of the excess liquidity and will be paid out on quarterly basis.

3.9 Expense relating to financing

TRUE Group agrees to partially absorb expense related to financing for the Additional Investment No. 3, including upfront fee and other fees in case of the Additional Investment No. 3 is successful. These expenses consist of upfront fee 1.25% payable at drawdown (0.25% to be paid by the Fund and 1.0% to be advanced by TRUE Group).

The upfront fee of 1.25% is calculated under the assumption that the Fund will borrow from financial institution with amount of approximately Baht 1,102 million as part of source of fund for the Additional Investment No 3, resulting total borrowing amount from financial institution of approximately Baht 14,000 million for the Additional Investment No. 2 and 3.

The projected statements of income for the Additional Investment No. 3 is prepared on the assumption that the Additional Investment No. 3 occurs.

3 Summary of significant assumptions (Cont'd)

3.10 Thai accounting standards

During the projection period, it is assumed that there will be no change in applicable Thai Accounting Standards or Financial Reporting Standards that may have a material effect on the projected statements of income.

3.11 Other assumptions

The following additional assumptions were made in preparing the projected statements of income:

- that the investment portfolio will remain unchanged throughout the projection period;
- that there will be no significant change in taxation legislation or other applicable legislation;
- that all contracts are enforceable and will be performed in accordance with their terms;
- It is assumed that, as part of the terms to be included in the Asset and Revenue Sale and Transfer Agreements, the sellers agree to fully reimburse the Fund for any specific business tax payable to the Revenue Department as a result of the Asset and Revenue Sale and Transfer Agreements. Therefore, in the projected statements of income, specific business tax expenses are presented in the statement of income fully net of the reimbursements.

4 Significant accounting policies

The principal accounting policies adopted in the preparation of the projected statements of income is set out below:

a) Basis of preparation of the projected statements of income

The projected statements of income only contain information relating to the projected statements of income, the related assumptions and notes to the projected statements of income does not contain the complete set of financial statements and related notes to the financial statements. Therefore, the projected statements of income do not present fairly the financial position, results of operations in accordance with the accounting principles generally accepted in Thailand.

The accounting policy which is applied in the projected statements of income is consistent with the accounting policy being used by the Fund.

4 Significant accounting policies (Cont'd)

The principal accounting policies adopted in the preparation of the projected statements of income is set out below: (Cont'd)

b) Measurement of investment

Investments are recognised as assets at cost of investment at the date on which the Fund has rights on investments. The cost of investments comprises the purchase prices and all direct expenses which the Fund paid to acquire such investments.

Investments in the Telecommunications Infrastructure Assets

Investments in the Telecommunications Infrastructure Assets are stated at fair value. The fair value of the investments in Telecommunications Infrastructure Assets is stated at appraisal value of independent professional valuer, approved by Securities and Exchange Commission. According to Thor Nor 1/2554, the Fund is required to conduct appraisal of infrastructure business every three year. However, by current practice, the Fund conducts periodic appraisal every year from the date of last appraisal.

Unrealised gain or loss from changing in fair value of investment in the Telecommunications Infrastructure Assets will not include in the projected statements of income in that period.

c) Accounting for long-term leases

Where the fund is the lessor

Assets leased out under operating leases are included in investment in the Telecommunications Infrastructure Assets and equipment in notes to the projected statements of income. Rental income is recognised over the lease term and according to the contract.

Where the fund is the lessee

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the projected statements of income over the period of the lease.

d) Accounts receivable from rental

Monthly rental receivables are recognised on rental calculation report which applied the method and the rate stipulated in the Master Lease Agreement.

4 Significant accounting policies (Cont'd)

The principal accounting policies adopted in the preparation of the projected statements of income is set out below: (Cont'd)

e) Revenues and expenses recognition

Rental income from the investment in the Telecommunications Infrastructure Assets and Revenue Sale and Transfer Agreement and rental income are recognised on an accrual basis, at the amounts stipulated under the agreement.

Unearned lease income is initially recognised as a liability and subsequently recognised in the projected statements of income starting from the date which the lessee is entitled to exercise its right to use the leased assets until end of the lease term.

Interest income is recognised on an accrual basis based on the effective interest rate.

Gains/losses on sales of investments are recognised as income/expenses on the transaction dates.

Expenses are recorded on an accrual basis.

f) Income taxes

The Fund is exempt from corporate income tax in Thailand. No provision for corporate income tax has been made in the projected statements of income.

5 Approval of the projected statements of income

The projected statements of income were authorised for issuance by the Management Company on 19 March 2018.