

(Enclosure 2)

## S Prime Growth Leasehold Real Estate Investment Trust (SPRIME)

## Calculation of the 2021 and 2022 Dividend Payment

	2022	2021
	THB	THB
<b>Total income</b>	509,564,387	487,927,307
<b>Total expenses</b>	234,449,470	210,842,971
<b>Net investment gain</b>	275,114,917	277,084,336
<b>Net gain from investments</b>		
Net gains from disposal of investments	81,707	262,719
Net gains (losses) from change in fair value of investments	40,806,974	164,428,440
<b>Total net gains (losses) from investments</b>	40,888,681	164,691,159
<b>Increase in net assets from operations</b>	(A) 316,003,598	441,775,495

The adjustment for dividend payment calculation

<b>Increase in net assets from operations</b>	(A) 316,003,598	441,775,495
<b>The adjusted net profit</b>		
<b>Circular of the SEC Office No. Chor-Thor-3. (Wor) 2/2564, Clause 3.1 (1)</b>		
(A) Reserve for repair, maintenance, or improvement *	-	-
(B) Reserves for repayment of loans *	9,375,000.00	-
<b>The adjusted net profit in accordance with the circular of the SEC Office No. Chor-Thor-3. (Wor) 2/2564, Clause 3.1 (1)</b>	(B) 306,628,598	441,775,495
Dividend paid for the year	(C) 276,225,525	260,008,500
The Dividend payment of the adjusted net profit (%)	90%	59%

<b>The adjusted net profit in accordance with the circular of the SEC Office No. Chor-Thor-3. (Wor) 2/2564, Clause 3.1 (1)</b>	(B) 306,628,598	441,775,495
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**The adjusted net profit to correspond with the cash position****According to the circular of the SEC Office No. Chor-Thor-3. (Wor) 2/2564, Clause 3.2 (1)**

1. Unrealized profit		
From appraisal or audit of property assets	(40,806,974)	(164,428,440)
From change in fair value of other securities	-	-
2. Difference between rental income recognized in the income statement and rental income received	137,217	(355,167)
3. Difference in expense recognized in the income statement and contract expenses	361,980	2,620,950
4. Others (inconsistent with cash position)		
Net profit from change in fair value (ROU)	-	-
Interest expenses	-	-
Actual rent paid according to the lease agreement	-	-
<b>Total adjusted net profit</b>	266,320,820	279,612,838
Dividend paid for the year	(C) 276,225,525	260,008,500
The Dividend payment of the adjusted net profit to correspond with the cash position (%)	103.72%	93%

\* Clearly defined in the filing, the 56-REIT1, the annual report or notified to the unitholders in advance