



BANGPAKOK HOSPITAL GROUP LEASEHOLD REAL ESTATE INVESTMENT TRUST "BHGR"

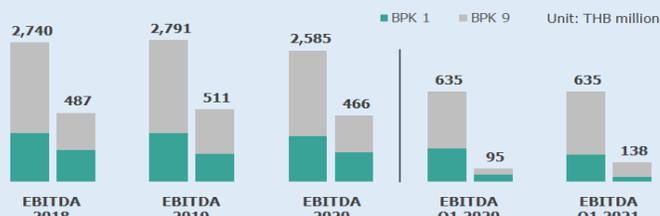
▼ Offering Summary



* This summary is part of the draft prospectus. (Details are subject to change). The recipient of this document should study the information from the draft prospectus again.

REIT Name	Bangpakok Hospital Group Leasehold Real Estate Investment Trust ("BHGR")
Sponsor / Leaseback Hospital Operator	Bangpakok Hospital Group Company Limited ("BHG")
Acquisition Value	Not exceeding THB [5,200] million
Offering of Trust Units	Not exceeding THB 4,310 million (431.0 million units)
Loans	Loans from financial institutions not exceeding THB [1,000] million
Asset Appraisal Value	<ul style="list-style-type: none"> Sims Property Consultant Company Limited: THB 4,934 million (Income Approach) Thai Property Appraisal Lynn Phillips Company Limited: THB 4,933 million (Income Approach)
Dividend Policy	Not less than 90% of the adjusted net profit of the fiscal year
REIT Manager	MFC Asset Management PCL
Trustee	One Asset Management Limited
Joint Financial Advisors	<ul style="list-style-type: none"> Bank of Ayudhya PCL Maybank Kim Eng Securities (Thailand) PCL
Joint Lead Underwriter	<ul style="list-style-type: none"> KrungsriSecurities PCL Maybank Kim Eng Securities (Thailand) PCL
Auditor	EY Office Company Limited

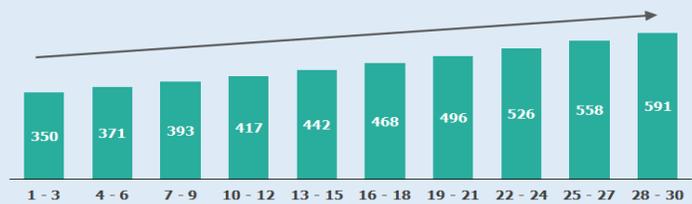
▼ Historical Performance of Assets invested by REIT



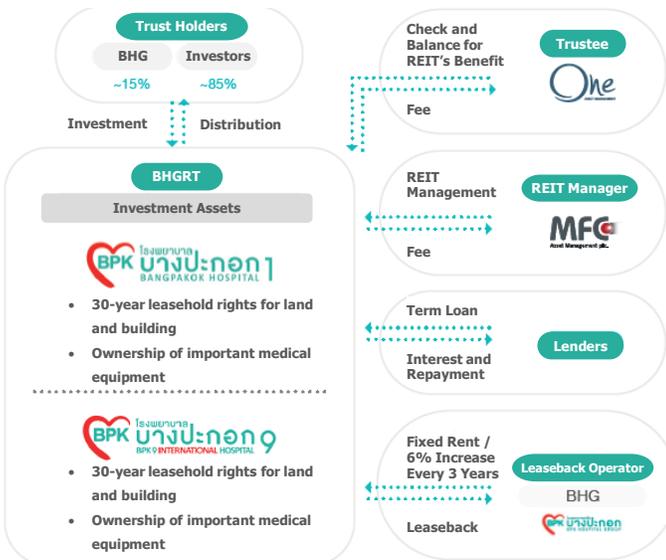
Source: Data from special purpose income statements for Bangpakok 1 Hospital and Bangpakok 9 International Hospital audited and reviewed by EY

▼ Estimated Annual Rental Income of REIT for 1st to 30th Year

- Rental fee starts at THB 350 million per year increases at 6% every 3 years
- Fixed rental rate throughout 30-year lease term
- Guarantee for default on rental payment
- Rental deposit covers the total rent for 6 months



▼ REIT Structure



▼ Key Investment Highlights

- Strategic locations in high population density area. BPK 1 has been operating for over 27 years and BPK 9 over 18 years
- BHGRT has the opportunity to grow continuously with an "Option to Buy/Lease" and "Right of First Refusal (ROFR)" on healthcare and medical projects of BHG group
- BHGRT has committed and long-term stable growth rental income for 30 years from the BHG group
- BHGRT has no responsibility on operating cost, maintenance and replacement for operating assets
- Favorable healthcare trend with good and stable growth in the future
- Strong and experienced hospital operator in the hospital business more than 40 years
- Stable income with ability to consistently pay a dividend of approximately 6% per annum, while expected IRR over 30 years is at least 6.3%

▼ Investment Assets

	Bangpakok 1 Hospital ("BPK 1")	Bangpakok 9 International Hospital ("BPK 9")
Location	2 Suk Sawat 25/1 Alley, Bang Pakok, Rat Burana, Bangkok 10140	362 Rama II Rd, Bang Mot, Chom Thong, Bangkok 10150
Services	12 Medical Centers	27 Medical Centers
Capacity	IPD Capacity: 120 Beds / OPD Capacity: 1,000 Patients / Day	IPD Capacity: 200 Beds / OPD Capacity: 1,500 Patients / Day
Investment Assets	<ul style="list-style-type: none"> Leasehold 30 years – BPK 1 building and land Freehold – Important medical equipment 	<ul style="list-style-type: none"> Leasehold 30 years – BPK 9 building and land Freehold – Important medical equipment
Investment Period	30 years from registration date of leasehold rights	30 years from registration date of leasehold rights
Asset Appraisal Value	Approximately THB 1,973 million by independent appraiser	Approximately THB 2,960 million by independent appraiser
Certification	HA	HA / JCI



This document is not prepared for securities offering. It is made to disseminate information about securities to investors to study information about such securities before making an investment decision. The information appeared in this document is not different from the information appeared in the draft prospectus filed with the Securities and Exchange Commission ("SEC"), which is not yet effective. Therefore, the information appeared in this document is subject to change. However, the securities offering will only be executed when the registration statement and draft prospectus filed with the SEC is effective and they are distributed to investors. Before investing, investors must use their discretion when considering the details of REIT in the registration statement for trust units offering including investment suitability and related risks. Effectiveness of this registration statement for trust units offering does not present that the SEC recommends investing in trust units offering, or does not guarantee the price or return, or certify the accuracy and completeness of the information in the registration statement. In this regard, the certification of the accuracy and completeness of the information in this registration statement for trust units offering is the responsibility of the trust units' offeror.