

No. PFRD 056/2564

15 October 2021

Re: Notification of Additional Information in Support of the 2021 Annual General Meeting of Unitholders of Samui Buri Property Fund (SBPF) (No.2)

To: The President
Stock Exchange of Thailand

- References:
1. Letter No. PFRD 050/2564 Re: Notification of the Date of the 2021 Annual General Meeting of Unitholders of Samui Buri Property Fund (SBPF) and the Record Date, dated 10 September 2021
 2. Invitation to the 2021 Annual General Meeting of Unitholders of Samui Buri Property Fund (SBPF), dated 1 October 2021
 3. Letter No. PFRD 053/2564 Re: Notification of Additional Information in Support of the 2021 Annual General Meeting of Unitholders of Samui Buri Property Fund (SBPF), dated 14 October 2021

Principal Asset Management Company Limited (“Management Company”), as management company of Samui Buri Property Fund or “SBPF” in short (“Fund”), has informed the scheduled date of the 2021 Annual General Meeting of Unitholders of the Fund on 19 October 2021, at 9:30 hrs., that will be carried out via electronic method in accordance with the rules prescribed by the law on electronic meetings to consider matters in the meeting agenda as detailed in the referenced letters no. 1 and 2 above. The Management Company has further informed the Unitholders of the additional information in relation to the summary of the conditions under the sale and purchase agreement and the initial schedule for averaging out the capital back to the Unitholders in support of the 2021 Annual General Meeting of Unitholders of the Fund as detailed in the referenced letter no. 3.

In this connection, the Management Company hereby informs the additional information in respect of the course of actions and impact on the Fund in the event that the two bidders are unable to accept the property transfer under the sale and purchase agreements in support of the 2021 Annual General Meeting of Unitholders of the Fund, as follows:

1. The liquidator may arrange for selling the property by tender. The sale shall be made to the bidder who proposes the best price or condition. However, this action shall not prejudice the right of the Fund to consider pursuing the legal actions in accordance with the terms and conditions of the sale and purchase agreements between the Fund and the bidders.

2. However, there may be no bidders or a bidder with a significantly low price in the tender process as the Fund shall have the pending lawsuit against the former lessee.

As the above additional information may have an impact on the decision-making of the Unitholders and certain Unitholders have already delivered their proxies to the Management Company prior to the disclosure of the information under this letter, the Management Company shall further contact the said Unitholders within 18 October 2021 to confirm their voting instructions as specified in the proxies for the 2021 Annual General Meeting of Unitholders of the Fund.

Please be informed accordingly.

Yours sincerely,



(Mr. Suttipan Kreemaha)

Senior Vice President

Head of the Property Fund and
Real Estate Investment Trust Department

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