

O\_FOS 155/2567

5 September 2024

Re: 4<sup>th</sup> (Final) Distribution of Proceeds from Dissolution of 101 Montri Storage Property Fund

To: Unitholder of 101 Montri Storage Property Fund

As the 101 Montri Storage Property Fund ("Fund") was dissolved on 6 December 2019. Principal Asset Management Co., Ltd. ("Management Company") has performed the duty as the liquidator of the fund in accordance with relevant regulations. The dissolution proceeds will be distributed to the unitholders whose name appear on the unitholders register book as of dissolution date of the Fund ("Unitholder"). The Fund had proceeded the distribution to unitholder as following

- 1<sup>st</sup> distribution to unitholder at the rate of 5.40 Baht per unit since 18 February 2020
- 2<sup>nd</sup> distribution to unitholder at the rate of 0.65 Baht per unit since 6 August 2020
- 3<sup>rd</sup> distribution to unitholder at the rate of 0.58 Baht per unit since 9 April 2021

The Management Company as the liquidator of the Fund would like to inform that both house and land tax refund lawsuits between the Fund and Bangkok Metropolitan Administration (BMA) are final with details appear as below.

- House and land tax lawsuit which the Fund claimed for the return of house and land tax during year **2013 – 2014**: As of **10 June 2024**, the Supreme Court upheld the decision of the Court of Appeal, BMA is not required to return the house and land tax to the Fund. The Supreme Court's judgment is final and cannot be appealed.
- House and land tax lawsuit which the Fund claimed for the return of house and land tax during year **2015 – 2019**: As of **04 March 2024**, The Court of Appeal upheld the decision of the Court of First Instance which the BMA is not required to return the house and land tax to the Fund. However, the Fund did not file an appeal to the Supreme Court as Montri Business Company Limited ("the Property Buyer"), who paid the house and land tax taxes for those years, informed that they do not wish to submit an appeal petition further.

This case therefore becomes final when the period for filing an appeal expired on **31 July 2024**.

Therefore, the Fund proposed to distribute the 4<sup>th</sup> (Final) distribution from dissolution proceeds to the unitholder at the rate of 0.1364 Baht per unit on 16 September 2024. After the unitholder distribution payment, the fund will be fully liquidated, as per the liquidation process of Securities and Exchange Commission (SEC).

Please be informed accordingly

Yours sincerely,



Ms. Choo Soo Hoon

Liquidator

101 Montri Storage Property Fund