

January 8, 2021

To The President

The Stock Exchange of Thailand

No. KorTorRor. SorOrSor. 2/2021 Re: The 17<sup>th</sup> Notification for the Sale of Immovable property of Multi-National Residence Fund (MNRF)

MFC Asset Management Public Company Limited, as the Management Company of Multi-National Residence Fund (“the Fund”), would like to notify the summary of the sale of immovable property, details as follow:

- **Completion of transaction Date :**

December 2, 2020, December 21, 2020 and January 5, 2021

- **Buyer :**

Unit number	Buyer
39/281	Mr. Chairit Sangsittiphan
39/282	Mrs. Surasa Maturaporn
39/283	Mr.Vichaya Kulapaditharom

- **Details of asset sold :**

Danicha Garden Condominium Building C unit number 39/281, 39/282 and 39/283 with total usable area of 691.65 square meters, located in the Nichada Thani Compound

- **Location :**

Danicha Garden Condominium Building C, Soi Nichada Thani, Samakee Road, Pakkret, Nonthaburi 11120

- **Land Area :**

According to the book title suite, total usable area of 691.65 square meters,

- **Transaction Description :**

Disposal of asset by which the total value of transaction is 1.7965 % of the net asset value, calculated from the financial statement as of September 30, 2020

- **Disposition Price :**

Baht 16,599,600 being already paid



- **Value of assets :**

- Purchase Price :**

Unit Number	Purchase Price (Investment Price)	Acquisition date
39/281	4,512,231.00	May 13, 2008
39/282	4,512,231.00	May 13, 2008
39/283	4,512,231.00	May 13, 2008

- Condominium unit number 39/281, 39/282 and 39/283 invested on May 13, 2008 with the value of Baht 13,536,693

- **Book value :** Appraisal value by K.T. Appraisal Company Limited as October 1, 2020

Unit Number	Appraisal value as of October 1, 2020 (Baht)
39/281	4,530,000.00
39/282	4,530,000.00
39/283	4,500,000.00

**Appraisal Values by 2 independent appraisers (based on income approach) :**

- 1) Baht 13,560,000 by K.T. Appraisal Company Limited (valued on October 1, 2020)
- 2) Baht 12,455,076 by Future Appraisal Company Limited (valued on October 2, 2020)

- **Criteria to determine the value of transaction :**

The value of transaction is determined by purchase price, and appraisal value

- **Benefits from asset disposal :**

Realize gain from property appreciation

- **Plan to use the proceeds :**

The Fund will proceed for capital reduction to unitholders at appropriate time.

- **Approval of transaction :**

Approved by the Property Investment Committee of Management Company



Please be informed accordingly.

Sincerely yours,



(Miss Natree Panassutrakorn)

Executive Vice President

Property and Infrastructure Fund Department

Tel: 02-649-2174