

Our Reference: TP12-20200715

有關泰國物業 The Posh Twelve 最新情況及跟進事宜

致 貴客戶：

本信件作為與各位買家之跟進工作進度通知，敬請注意。

1. 有關有部份買家收到來自發展商財務部的電郵，當中附上有關單位的核數確認信件 (Confirmation Letter for Audit Purpose Only)，有關信件為隨機發送，並非每一位買家都會收到。我司已向發展商及泰國律師查詢，他們的意見如下：

發展商意見：

發展商著各買家如有問題可以向專業人事尋求意見。

泰國律師事務所 Baker & McKenzie(BM) 的意見：

This letter is only for confirmation of debts owed by KNK. The purchasers who received this letter can check the amount of debts KNK owes to them and reply to the auditor. Regarding interests of the principal amount, the buyers need to send a notice requesting KNK to return the paid amount to the purchasers. If KNK fails to return such money, the buyers can request KNK to pay the default interest, buyers can charge at 7.5 percent per annum under Thai law. We understand that as of now, buyers have not sent any demand notices to KNK. Additionally, the buyers can claim for additional damages incurred from the breach of contract committed by KNK. In this case, the buyers may indicate a disclaimer that this amount is only the principal amount and the buyers are

For and  
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中原地  
(S0225)

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entitled to claim for default interests until the principal amount is paid, and to claim for additional damages.

If the buyers do not sign the letter back, the debt may not be included in KNK's financial statement, which would serve as significant evidence to prove that KNK is insolvent in the bankruptcy proceedings. Additionally, KNK may not record the buyers as its creditors as the buyers have not confirmed that KNK owes them.

我司意見:

若有收到發展商的核數確認信件( Confirmation Letter for Audit Purpose Only) , 請核對當中的資料例如買家姓名、認購單位、核數表格中的發展商已收取金額是否與閣下的正式收據相符。

如有不正確的資料, 請向發展商相關人士反映。

假若資料正確, 請各買家自行評估本信件內的意見, 根據律師樓 Baker& McKenzie 的意見, 買家有需要簽回有關文件予發展商, 以保障其權益。

我司強調, 有關閣下向發展商的回覆為個人及獨立的行為, 我司同時強調, 請各買家向專業人士尋求專業意見, 包括會計及法律之意見。及我司就此並不會負上任何法律上的責任。

如決定回覆, 敬請直接回覆予發展商的財務聯絡人。

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2. 如 貴客戶至現在仍沒有收到來自發展商即 Pacific Star 或 KNK 的電郵及信件，請直接聯絡發展商的泰國職員，電郵如下：

[kanthamane.n@pacificstar-dev.com](mailto:kanthamane.n@pacificstar-dev.com)

[rapakorn.f@pacificstar-dev.com](mailto:rapakorn.f@pacificstar-dev.com)

3. 有關與各位透過中原地產購入此物業的買家之溝通渠道:

我司正在建立的專屬網站已經進入測試階段，將於短期內投入服務，請各買家重新向你的銷售人員提供正確及常用的電郵地址以供接收通知。

感謝各位的諒解與支持，我司將會盡力為各位爭取合理的權益，於處理有關工作期間，敬請各位耐心等待，我司會適時向各位給予進度上的匯報，謝謝!

For and on behalf of  
CENTALINE PROPERTY AGENCY LIMITED  
中原地產代理有限公司  
  
.....  
(S0225) Authorized Signature(s)

中原地產代理有限公司

項目部 (中國及海外物業)

2020年7月15日

CENTALINE LIMITED  
限公司  
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