

Attachment 4 Assets for business undertaking and details of asset appraisal

Business Assets

1) Main fixed Assets

Property, Plant and Equipment

Ownerships of Assets used for operations of the Company and subsidiaries

Land

The Company has owned the title deed No. 128698-128699, 128701-128702, 144013-144018, 141231-141235 and 166927 total land 1 rai 1 ngan 58.5 square wa (appraisal of only 1 rai 0 ngan 70 square wa or 470 square wa) Ngamwongwan Road, Chatuchak District, Bangkok. with the purpose of holding the rights of ownerships by using as an office and no mortgage, pledged, book value 26.66 million baht. The Company arranged the appraisal of the land on November 8, 2019 by using the fair price according to the market price method with a value of 75.20 million baht, which the company recorded. according to the estimated price.

In March 2018, the subsidiary purchased land. Under the project name "Phu Pha Tara" on Laem Mae Phim, Rayong Province, on Plot B3, land area of 67.30 square wa, book value 5.38 million baht. The subsidiary arranged the appraisal of this land on November 8, 2019. The fair price using the market price method is valued at 9.09 million baht, which the subsidiary recorded at the appraised price.

Buildings and improvements

The Company has ownerships in 2 buildings, No. 36/22-26 and 36/28-35, Ngamwongwan Road, Chatuchak District, Bangkok, which is a 4-storey building with total usable area of 4,000 square meters, worth 45.19 million baht, with the book value of the building and Buildings improvements of the subsidiary as of December 31, 2023, totaling 0.01 million baht.

In March 2018, the subsidiary had bought a vacation house, under the project named "Phu Pha Tara" located in Laem Mae Phim, Rayong Province, on plot B3, house type Beach Pool Villa B, price 8.62 million baht, with the book value of the building and building improvements of subsidiary as of December 31, 2023, totaling 6.12 million baht.

Equipment

The Company and its subsidiaries have equipment details as follows:

(Unit: Million Baht)

Items	Book Value 31 Dec 2023	Uselife (Years)	Average remain uselife (Years)
Telecommunication equipment	909.87	5-8	1.4
Telecommunication equipment under installation	158.19	5	5
Furniture and office equipment	16.37	3-10	1-5
Vehicles	1.22	5	1-4

2) Intangible assets

As at December 31, 2023 the Company and its subsidiaries have Intangible assets which are computer software. The net book value according to the consolidate financial statements is equal to 65.68 million baht, details as follows:

(Unit: Million Baht)

Items	Book Value 31 Dec 2023	Uselife (Years)	Average remain uselife (Years)
Computer software	65.68	5-10	2-5

3) Leases

The Company and its subsidiaries have lease contracts for various items of property, plant, and equipment used in their operations with lease terms between 3 - 10 years.

- **Right- of-use assets**

The Right of use assets as of December 31, 2023 and 2022 are as follows:

(Unit: Million Baht)

Item	Net Book Value	
	December 31, 2023	December 31, 2022
Buildings Improvement (right-of-use building space)	58.84	88.08
Telecommunication and tooling equipment	79.50	105.18
Motor vehicles	15.33	20.72
Total	153.67	213.98

Buildings Improvement (right-of-use building space)

As of December 31, 2023, the Company and its subsidiaries have leased space for business operation as follows:

- Software Park Building, 5 Floors, 99/2 Moo 4, Chaengwattana Road, Klong Gluar, Pak-kred, Nonthaburi, total area of 3,165.47 square meters from Samart Corporation Public Company Limited. The current lease agreement with the rental fee of Baht 173.34 per square meter per month will expire on April 30, 2026.
- Software Park Building, 7 Floors, 99/37 Moo 4, Chaengwattana Road, Klong Gluar, Pak-kred, Nonthaburi, total area of 4,305.09 square meters from Vilailuck International Holding Co., Ltd. The current lease agreement with the rental fee of Baht 224.70 per square meter per month will expire on April 30, 2026.
- Thaniya Building, 10th Floor, No.62 Silom Road, Suriyawong, bangrak, Bangkok, total area of 193.67 square meters from Thaniya Real Estate Co.,Ltd The lease agreement with the rental fee of Baht 420 per square meter per month. The contract ended on July 31, 2023.
- Phuket Airport Building, ADI-301 No.222 Moo 6, Mai Khao, Thalang, Phuket, total area of 102.58 square meters from Airports of Thailand Public Company Limited. The lease agreement with the rental fee of Baht 320 per square meter per month. The contract ended on September 30, 2023.
- Software Park Building, 6th Floors, 99/2 Moo 4, Chaengwattana Road, Klong Gluar, Pak-kred, Nonthaburi, total area of 170.86 square meters from National Science and Technology Development Agency(NSTDA). The lease agreement with the rental fee of Baht 150 per square meter per month. The contract ended on August 16, 2023.
- Smart One Building, 4th Floors, 99/49 Moo 4, Chaengwattana Road, Klong Gluar, Pak-kred, Nonthaburi, total area of 288 square meters from CSV Asset Co.,Ltd. The current lease agreement with the rental fee of Baht 189 per square meter per month will expire on December 31, 2026.
- 31 buildings with other assets to be use as service centers in the region. The current contract expires on August 31, 2026 with a rental rate of 207,933.94 baht per month.

Telecommunication and tooling equipment

The Company has entered into equipment and communication lease agreements to be used in the implementation of the project in company. The lease agreement has a monthly rental payment schedule. The lease term is approximately 3 to 5 year on average.

Motor vehicles

The Company and its subsidiaries have entered into vehicle leasing agreements for use in the business the lease agreement has a monthly rental payment schedule. The contract period is approximately 2 years 6 months to 5 years.

The subsidiary has entered into a vehicle lease agreement for 16 vehicles from a private company. The contract ended on December 31, 2023 with a rental rate 180,800 baht per month.

4) Company investments

As of December 31, 2023, the Company invests in subsidiaries with total book value of 1,780.51 million baht, representing 26.70% of total assets. The Company has an investment policy in telecommunication, and information technology businesses. The Company focuses on investments which generating long-term income mainly on services.

5) Details of Asset Revaluation

The company and subsidiaries have no asset revaluation in 2023.