

**Attachment 4 Assets for business undertaking and details of asset appraisal**

**Business Assets**

**1) Main fixed Assets**

**Property, Plant and Equipment**

**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 baht 26.66 million. 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 baht 75.20 million, 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 baht 5.38 million. The subsidiary arranged the appraisal of this land on November 8, 2019. The fair price using the market price method is valued at baht 9.09 million, 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 baht 45.19 million, with the book value of the building and Buildings improvements of the subsidiary as of December 31, 2022, totaling baht 0.01 million.

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 baht 8.62 million, with the book value of the building and building improvements of subsidiary as of December 31, 2022, totaling baht 6.55 million.

**Equipment**

The Company and its subsidiaries have equipment details as follows:

(Unit: Million Baht)

Items	Book Value 31 Dec 2022	Uselife (Years)	Average remain uselife (Years)
Telecommunication equipment	736.85	5-8	1-4
Furniture and office equipment	29.30	3-10	1-5
Vehicles	1.99	5	1-4

*Remark: Satellite telecommunication equipment and voice over IPSTAR system have a uselife 5 years*

**2) Intangible assets**

As at December 31,2022 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 baht 36.81 million, details as follows:

(Unit: Baht Million)

Item	Book Value 31 Dec 2022	Uselife (Years)	Average remain uselife (Years)
Computer software	36.81	10	1-2

**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, 2022 and 2021 are as follows:

(Unit: Million Baht)

Items	Net Book Value	
	December 31, 2021	December 31, 2022
Buildings Improvement (right-of-use building space)	107.16	88.08
Telecommunication and tooling equipment	65.54	105.18
Motor vehicles	34.00	20.72
<b>Total</b>	<b>206.70</b>	<b>213.98</b>

Buildings Improvement (right-of-use building space)

As of December 31, 2022, the Company and its subsidiaries have leased space for business operation as follows:

- Software Park Building, 5<sup>th</sup> 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 162 per square meter per month will expire on April 30, 2023.
- Software Park Building, 7<sup>th</sup> Floors, 99/37 Moo 4, Chaengwattana Road, Klong Gluar, Pak-kred, Nonthaburi, total area of 4,235.08 square meters from Vilailuck International Holding Co., Ltd. The current lease agreement with the rental fee of Baht 210 per square meter per month will expire on April 30, 2023.
- Thaniya Building, 10<sup>th</sup> Floor, No.62 Silom Road, Suriyawong, bangrak, Bangkok, total area of 193.67 square meters from Thaniya Real Estate Co., Ltd. The current lease agreement with the rental fee of Baht 420 per square meter per month will expire on December 31, 2022.
- Phuket Airport Building, ADI-301 No.222 Moo 6, Mai Khao, Thalung, Phuket, total area of 102.58 square meters from Airports of Thailand Public Company Limited. The current lease agreement with the rental fee of Baht 320 per square meter per month will expire on September 30, 2023.
- Software Park Building, 6<sup>th</sup> Floors, 99/29 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 current lease agreement with the rental fee of Baht 150 per square meter per month will expire on August 16, 2023.
- Smart One Building, 4<sup>th</sup> 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, 2023.
- 31 buildings with other assets to be use as service centers in the region. The current contract expires on December 31, 2025 with a rental rate of 214,654 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 current lease expires on December 31, 2023 with a rental rate baht 180,800 per month.

**Company investments**

As of December 31, 2022, the Company invests in subsidiaries with total book value of baht 1,780.51 million, representing 25.79% 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.

**Details of Asset Appraisal**

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