

**Attachment 4 Assets for business undertaking and details on asset valuation**

**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 26.66 million baht. The Company arranged the appraisal of the land on November 28, 2024 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 20, 2024. 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, which has been fully depreciated.

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, 2025, totaling 5.26 million baht.

**Equipment**

The Company and its subsidiaries have equipment details as follows:

(Unit: Million Baht)

Items	Book Value 31 Dec 2025	Uselife (Years)	Average remain uselife (Years)
Telecommunication equipment	813.19	5-15	1-14
Telecommunication equipment under installation	38.95	5	5
Furniture and office equipment	51.52	3-10	1-4
Vehicles	3.00	5	1-4

**2) Intangible assets**

As at December 31,2025 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 199.22 million baht, details as follows:

(Unit: Million Baht)

Item	Book Value 31 Dec 2025	Uselife (Years)	Average remain uselife (Years)
Computer software	199.22	5-10	1-5

### 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, 2025 and 2024 are as follows:

(Unit: Million Baht)

	Net Book Value as of December 31	
	2025	2024
Buildings Improvement (right-of-use building space)	60.48	37.06
Telecommunication and tooling equipment	81.83	80.99
Motor vehicles	13.93	17.68
<b>Total</b>	<b>156.24</b>	<b>135.73</b>

#### Buildings Improvement (right-of-use building space)

As of December 31, 2025, 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, 6 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 224.70 per square meter per month will expire on April 30, 2026.
- 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 202.23 per square meter per month will expire on December 31, 2026.
- 30 buildings with other assets to be use as service centers in the region. The current contract expires on August 31, 2031 with a rental rate of 212,502.37 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 5 years.

The subsidiary has entered into a vehicle lease agreement for 17 vehicles from a private company. The current lease expires on December 31, 2025 with a rental rate 173,000 baht per month.

### 4) Company investments

As of December 31, 2025, the Company invests in subsidiaries with total book value of 1,780.51 million baht, representing 33.70% 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.

**Details of asset valuation**
**As of 31 December 2025**

Name	Item		Property Appraiser/Operation Controller or Principal Appraiser	Objective of property valuation	Evaluation date
	Asset	Fair Market Value (baht)			
Samart Telcoms Public Company Limited	16 plots of land, total land area 1-1-58.5 rai, Ngamwongwan Road, Lat Yao Subdistric, Chatuchak District, Bangkok	75,200,000.00	Siam Appraisal And Services Company Limited	To acknowledge the value of property	28 November 2024
Samart Comtech Company Limited	Land No. 74039,1 plot, total land area 0-0-67.3 rai, property located at 99/231 Village No. 2, Phuphatara Project. Laem-Mae Phim-Klaeng Road (highway 3145), Chak phong Subdistrict, Klaeng Destrict, Rayong Province, purchased for the welfare of executives and employees in the Samart Telcoms group and for use as a place to stay for organizing seminars for the company's important partners in the Samart Telcoms group.	9,085,500.00	Siam Appraisal And Services Company Limited	To acknowledge the value of property	20 November 2024