



Assets Used in Business Operations and Details about Property Appraisal Items

1. Assets Used in Business Operation

1.1 Fixed Assets Leasehold rights and trademarks

Type/Characteristics	Ownership	Rental period balance	Net Book Value (Million Baht)	Obligations
1. Land 213 plots in Bangkok and other provinces Total area 92 rai 3 ngan 37.65 square wa	Own	-	1,902.58	None
2. Buildings				
2.1 Buildings 111 places in Bangkok and other provinces	Own	-	177.58	None
2.2 Condominium				
- 1 places, 11 rooms in Thailand	Own	-	(A)	None
- 1 places, 3 rooms in Thailand	Own	-	5.3	None
- 5 places, 5 rooms abroad	Own/ Long-Term leases	-	11.6	None
3. Leasehold rights 7 plots in Bangkok and other provinces	Leases Between 10 - 33 Years	1-8 Years	10.02	None
4. Trademarks				
- Kung King and Ume Noodles product type Instant Vermicelli ,Biscuits, Candy Sugar Coated Nuts, Crisps, Baked Beans	License 10 Years	-	-	None
- ST. Andrew Type of towel, Clothes, Doll	License 10 Years	3 - 7 Years	0.16	None
- 48 Trademarks consists of CHAMP DE COURSE , GYM , UNIWEAR etc.	License 10 Years	5 - 9 Years	0.06	None
- Trademarks BSC Corn Soy,BSC, Honei V	License 10 Years	4 - 9 Years	0.88	None
- Trademarks S Channel,Shop Smart,ThailandBest	License 10 Years	4 - 9 Years	0.05	None
- Trademarks MAXIMUS, WHITE ELEPHANT, ATOMS, Cool Metropolis, SL Streamline etc.	License 10 Years	4 - 8 Years	0.66	None

1.2 Investment properties

Type / Characteristics	Ownership	Rental period balance	Net Book Value (Million Baht)	Obligations
1. Land 187 plots in Bangkok and other provinces Total area 569 rai 2 ngan 25.26 square wa	Own	-	1,202.01	None
2. Buildings 46 places in Bangkok and other provinces	Own	-	142.46	None

Note: "Book value" = purchase price less accumulated depreciation (if any).

(A) Fully depreciated.



2. Details of the property appraiser

In year 2025, The Company assesses the fair value of investment properties has adjusted the impairment 3.35 million baht according to the assessment results from the appraiser certified by The Securities and Exchange Commission (SEC).

Company	Assessor	Object of the property appraiser	Date of the property appraiser	Detail of Investment properties	Value of the property appraiser (Million Baht)
Agency for real estate affairs Co.,Ltd.	Mr. Ekachai Plianpoe	There is a revaluation every 5 years in accordance with the Company's investment property valuation policy.	February 11,2025	1. Land 216 plots in Bangkok and other provinces Total area 578 rai - ngan 70.15 square wa	4,818.67
				2. Buildings 67 House Number in Bangkok and other provinces	312.04

Note: Disclose a property appraisal which was prepared in advance of the transaction is not more than 6 months.