

Assets for Business Operations

Investment Properties of the Company and the Subsidiaries

As at 31 December 2023, the fair value of the investment properties of the subsidiary was of Bt 2,068 million, comprising land and an office building held for rent; their fair value has been determined based on valuation performed by an accredited independent valuer and categorized within Level 3 of the fair value hierarchy. The fair value of the land and the office building held for rent has been determined, using the income approach.

Fixed Assets of the Company and the Subsidiaries

Fixed assets of the Company and the subsidiaries as at 31 December 2023 are as follows:-

Type of Assets	Estimated Useful Lives (Year)	Book Value (Million Baht)
Land	-	993
Buildings	20 and 44 years	512
Building and leasehold improvements	5 years, 5-12 years	92
Furniture and office equipment	3 years, 5 years	63
Telecommunications equipment	3-25 years	14
Tools and equipment	3 years , 5 years	512
Motor vehicles	5 years	2
Other assets	5 years	36
Assets under installation	-	55
Total		2,279

The Group arranged for an independent professional valuer to appraise the value of certain assets, categorized within Level 3 of the fair value hierarchy on asset-by-asset basis. The valuer determined using the market approach or the income approach for the land and buildings.

Right-of-use Assets of the Company and the Subsidiaries

Details of right-of-use assets of the Company and the subsidiaries with lease terms of between over 1 year and 13 years, as at 31 December 2023 are as follows:-

Type of Assets	Book Value (Million Baht)
Land and buildings	11
Telecommunications equipment	238
Total	249

Appraisal of Asset Value

The Group arranged for an independent professional valuer to appraise the value of certain assets, categorized within Level 3 of the fair value hierarchy. The valuer determined using the market approach or the income approach for the land, buildings and the office building held for rent.

Key assumptions used in the valuation are summarized below.

Type of Assumption	Year 2023	Impact on Fair Value due to an Increase in Assumption Value
Yield rate (% per annum)	6	Increase in fair value
Long-term vacancy rate (%)	7	Decrease in fair value
Long-term growth in real rental rates (% per annum)	5	Increase in fair value
Discount rate (% per annum)	10	Decrease in fair value