



Enclosure 4

Assets for Business Operations

Investment Properties of the Company and the Subsidiaries

As at 31 December 2024, the fair value of the investment properties of the subsidiary was of Bt 2,058 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 2024 are as follows:-

Type of Assets	Estimated Useful Lives (Year)	Book Value (Million Baht)
Land	-	1,230
Buildings	20 and 44 years	713
Building and leasehold improvements	5 years, 5 - 12 years	115
Furniture and office equipment	3 years, 5 years	53
Telecommunications equipment	3 - 25 years	53
Tools and equipment	3 years , 5 years	495
Motor vehicles	5 years	6
Other assets	5 years	6
Assets under installation	-	143
Total		2,814

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 10 years, as at 31 December 2024 are as follows:-

Type of Assets	Book Value (Million Baht)
Land and buildings	12
Telecommunications equipment	280
Motor vehicles	1
Total	293



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 2024	Impact on Fair Value due to an Increase in Assumption Value
Yield rate (% per annum)	7	Decrease in fair value
Long-term vacancy rate (%)	5	Decrease in fair value
Long-term growth in real rental rates (% per annum)	3	Increase in fair value
Discount rate (% per annum)	10	Decrease in fair value