

Attachment 4 Details of assets evaluation subject

Evaluation by Panns Integrated Property Consultants Networks Solution on November 2018

Description	Evaluate method	Book value on 31 December 2019	Fair value	Margin
Office Building, Bangkok, Land 54.4 square wahs with Building 4 Floors, 3 Units	Land-Compare with market information Building-Replacement method	28.3	39.0	10.7
Land-Phitsanulok Province, 154 rais 0 ngan 30 square wahs	Compare with market information	15.4	61.6	46.2
Plant 1-Chiangmai Province, Land 15 rais 0 ngan 36.6 square wahs with Factory Building	Land-Compare with market information	77.4	225.0	147.6
Plant 2-Chiangmai Province, Land 74 rais 2 ngan 56.9 square wahs with Factory Building	Land-Compare with market information Building-Replacement method	120.8	267.8	147.0
Machinery & Equipment Plant 1+2	Replacement method	124.9	183.1	58.2
Total		366.8	776.5	409.7
Assets not evaluate		81.4	81.4	-
Grand total (Property, plant and equipment)		448.2	857.9	409.7

Remark: Assets not evaluate such as Vehicle, Office Equipment, Building under construction,
Machinery during Installation.