

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 2020	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	27.7	39.0	11.3
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	70.1	225.0	154.9
Plant 2-Chiangmai Province, Land 74 rais 2 ngan 56.9 square wahs with Factory Building	Land-Compare with market information Building-Replacement method	114.1	267.8	153.7
Machinery & Equipment Plant 1 + 2	Replacement method	144.7	183.1	38.4
Total		372	776.5	404.5
Assets not evaluate		106.1	106.1	-
Grand total (Property, plant and equipment)		478.1	882.6	404.5

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