

## Attachment 4

Details about the asset appraisal report

## Details about the property evaluation list

Appraised property	Assessor	Assessment date	Objective evaluation	Price
<p>1. Head office building</p> <p><u>Property location</u></p> <p>No. 759 Charoen Krung Road, Talat Noi, Samphanthawong, Bangkok</p> <p>With an area rented 34 square meters in a 5-story commercial building type with mezzanine</p> <p><u>Assessment method</u></p> <p>Comparison Approach</p> <p><u>Holder</u></p> <p>Excellent Buy &amp; Sell Company Limited</p> <p><u>Mortgage obligations</u></p> <p>Without</p>	UK Valuations and Agency Co., Ltd	9 Aug 2016	To determine the "market rental fee of property according to current use" and to be listed on the stock exchange.	The rental rate of the Headquarters Building was 282,450 baht per month and the rental fee was increased every 3 years by an increase of not more than 10 percent from the previous rental rate.
<p>2. Warehouses and high-rise offices</p> <p><u>Property location</u></p> <p>No. 116/1 Soi Thaworn, Pu Chao Samingphrai Road, Samrong, Phra Pradaeng, Samut Prakan</p> <p>With the land divided by the owner of the land 2 rai 0 ngan 87.5 square wah, there is a high warehouse for one floor and have a single-story office Which is used as a meeting room, office, hall and bathroom</p> <p><u>Assessment method</u></p> <p>Comparison Approach</p>	UK Valuations and Agency Co., Ltd	1 Aug 2016	To determine the "market rental fee of property according to current use" and to be listed on the stock exchange.	The rental fee is 200,640 baht per month and is increased by every 3 years for an increase of not more than 10 percent from the previous rental rate.

Appraised property	Assessor	Assessment date	Objective evaluation	Price
<u>Holder</u> Lee and Sun Holding Company Limited <u>Mortgage obligations</u> without				
3. Land (warehouse type) <sup>1</sup> <u>Property location</u> Soi Samrong Samrong Tai 6, Pu Chao Samingphrai Road, Samrong, Phra Pradaeng, Samut Prakan With an area of 3 rai 1 ngan 1 wah with a rectangle the side of the public road is approximately 36 meters long and the depth of land is measured from the side of the said public road about 118 meters. <u>Assessment method</u> Comparison Approach <u>Holder</u> Lee and Sun Holding Company Limited <u>Mortgage obligations</u> without	UK Valuations and Agency Co., ltd	1 Aug 2016	To determine the "market rental fee of property according to current use" and to be listed on the stock exchange.	Rent 52,040 baht per month and increase the rent every 3 years at an additional rate not exceeding 10 percent from the previous rental rate

Note : 1. Thai Mui Corporation Public Company Limited has purchased land from Lee and Sun Holding Company Limited and received the ownership transfer on June 16, 2017 by buying and selling the land at a price of 25,000 baht per square wah which is lower than the official appraisal price is 26,000 baht per square wah. Therefore, it has made an agreement to cancel the rent in the said section. And no rental payment has been paid since the date of ownership transfer and now the company has mortgaged the said land to secure a loan with Krung Thai Bank Public Company Limited.