

## Attachment 4

### Assets for business undertaking and details of asset appraisal

#### 1) Material characteristics of the main fixed assets used for the operation of the Company and its subsidiaries.

##### (1) Categories used in the main business of MBK and MBK's subsidiaries

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
1. Land and Buildings*	-	MBK Business Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	-	-	1,384,726,828	
2. Land and Buildings*	39	PRG Corporation Public Company Limited	290	-	11.7	Lat Bua Khao, Sikhio, Nakhon Ratchasima	-	-	142,108,939	
3. Buildings*	-	MBK Guarantee Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok			1,882,377	
4. Undeveloped land	2	MBK Capital Company Limited	6	-	68	Nong Thale, Mueang Krabi, Krabi	-	-	5,348,418	
5. Land and Buildings	10	MBK Krabi Resort Company Limited	98	-	87	Nong Thale, Mueang Krabi, Krabi	-	-	220,329,869	
6. Land and Buildings	26	Supsinnthanee Company Limited	19	-	322.3	Khao Niwet , Mueang Ranong, Ranong	-	-	44,692,127	

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
7. Land and Buildings	159	MBK Resort Public Company Limited	1,268	-	114.9	Kathu, Kathu, Phuket	-	-	540,533,231	
8. Land and Buildings	2	Crystal Lake Properties Company Limited	-	-	101	Kathu, Kathu, Phuket	-	-	2,589,069	
9. Land and Buildings	34	Riverdale Golf and Country Club Company Limited	346	-	-	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	695,212,138	
10. Land and Buildings	1	MBK Tonsai Resort Company Limited	57	-	1.1	Ao Nang, Mueang Krabi, Krabi	-	-	479,234,509	
11. Land and Buildings	6	Lanta Land Development Company Limited	27	-	57	Saladan , Koh Lanta, Krabi	-	-	263,645,089	
12. Land and Buildings*	82	MBK Enterprise Company Limited	323	-	331.60	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	1,065,811,666	
13. Land and Buildings	2	MBK Realty Company Limited	5	-	157	Pluak Daeng, Chonburi	-	-	9,578,269	
14. Land and Buildings <sup>/A</sup>	7	MBK Khaosan Hotel Company Limited	1	2	929.2	Wat Chana Songkhram, Phra Nakhon (Nai Phra Nakhon), Bangkok	1,206,900,000	8 Dec. 23	1,154,893,134	
15. Buildings	-	MBK Bangkok Golf Hotel Company Limited	-	-	-	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	117,400,718	
16. Land improvement and Buildings	-	Glas Haus Ratchada Company Limited	-	-	-	Huai Khwang, Huai Khwang, Bangkok	-	-	430,532	
17. Land	-	NASSET PROPERTY FUND1	-	-	-	Kathu, Kathu, Phuket	-	-	10,978,266	

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
18. Buildings*	-	Paradise Place Suanluang Company Limited	-	-	-	Nong Bon, Prawet, Bangkok	-	-	120,900,511	
19. Buildings	1	MBK Center Company Limited	1	3	89	Mahanakhon Road (Sawang 6), Bang Rak, Bangkok	-	-	1,067,377	
20. Buildings*	-	T Leasing Company Limited	-	-	-	Nong Bon, Prawet, Bangkok	-	-	3,012,679	
21. Buildings	-	The Olympic Fitness Club Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	-	-	25,699,432	
22. Buildings	-	MBK Saruda Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	-	-	3,630,077	
23. Buildings	-	MBK Mix Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	-	-	7,192,642	
24. Land and Buildings*	1	Apple Auto Auction (Thailand) Company Limited	1,726	-	15	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	193,174,383	
25. Land	-	MBK Real Estate Company Limited	-	-	-	Nadi, Mueang Udon Thani, Udon Thani	-	-	32,541,667	

**(2) Land of the project under the development process that has not yet started to operate the main business of MBK and MBK's subsidiaries.**

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
1. Land and land improvement <sup>/A</sup>	43	Riverdale Golf and Country Club Company Limited	335	8	276.7	Bang Kradi, Mueang Pathum Thani, Pathum Thani	206,674,480	18 Dec. 23	746,931,581	
2. Land	24	MBK Resort Public Company Limited	71	-	86.55	Kathu, Kathu, Phuket	-	-	151,762,402	
3. Land	2	Plan Estate Company Limited	71	1	67	Kathu, Kathu, Phuket	-	-	79,752,298	
4. Land	1	MBK Realty Company Limited	32	1	76.5	Pluak Daeng, Chonburi	-	-	108,073,244	
5. Land <sup>/A</sup>	1	MG 6 Company Limited	2	-	64	Bang Kho, Chom Thong, Bangkok	248,830,000	15 Dec. 23	238,465,051	
6. . Land <sup>/A</sup>	1	MBK Charan Company Limited	4	1	54	Wat Tha Phra, Bangkok Yai, Bangkok	552,636,000	15 Dec. 23	534,282,946	
7. Land	13	MBK Enterprise Company Limited	17	2	46.1	Bang Kradi , Mueang Pathum Thani, Pathum Thani	-	-	111,338,923	
8. Land	2	MBK Residence Company Limited	25	4	144	Bang Kradi , Mueang Pathum Thani, Pathum Thani	193,360,000	12 Dec. 23	43,043,102	

## 2) Material characteristics of the investment properties used for the operation of the Company and its subsidiaries.

### (1) Categories used in the main business of MBK and MBK's subsidiaries

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
1. Land and Buildings <sup>*/A</sup>	1	MBK Public Company Limited	21	-	57.15	Wang Mai, Pathum Wan, Bangkok	15,168,791,579	12 Dec. 23	6,340,123,192	B)
2. Land and Buildings <sup>/A</sup>	27	PRG Properties Company Limited	60	2	87	Bang Kradi, Mueang Pathum Thani, Pathum Thani	750,358,021	10 Oct. 22	335,877,567	B)
3. Buildings	-	Riverdale Marina Company Limited	-	-	-	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	419,361	B)
4. Land and Buildings <sup>*/A</sup>	10	Paradise Park Company Limited	24	28	506	Nong Bon, Prawet, Bangkok	3,658,637,785	1 Jan. 24	2,530,785,474	B)
5. Land and Buildings <sup>*/A</sup>	8	The Nine Center Company Limited	39	2	824.8	Suan Luang, Suan Luang, Bangkok	1,612,600,000	12 Dec. 23	921,011,875	B)
6. Land and Buildings <sup>*/A</sup>	10	Paradise Place Suanluang Company Limited	2	21	332.7	Nong Bon, Prawet, Bangkok	727,784,749	1 Jan. 24	393,548,989	B)
7. Land and Buildings <sup>*/A</sup>	4	Glas Haus Ratchada Company Limited	11	5	238.35	Din Daeng, Din Daeng, Bangkok	138,180,000	16 Feb. 24	130,962,430	B)
8. Land and Buildings <sup>/A</sup>	29	MBK Enterprise Company Limited	98	5	68.1	Bang Kradi, Mueang Pathum Thani, Pathum Thani	1,386,100,000	12 Dec. 23	228,284,603	B)
9. Land and Buildings <sup>/A</sup>	5	The Nine Tiwanon Company Limited	21	-	57.15	Bang Kradi, Mueang Pathum Thani, Pathum Thani	415,100,000	12 Dec. 23	388,497,725	B)
10. Land and Buildings <sup>/A</sup>	26	Supsinthanee Company Limited	12	3	123.7	Khao Niwet, Mueang Ranong, Ranong	13,800,000	15 Dec. 23	4,945,427	B)

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
11. Land	1	Kathu Land Company Limited	60	2	87	Kathu, Kathu, Phuket	-	-	783,189	B)
12. Buildings	-	X-Gen Premium Company Limited	-	-	-	Bang Chak, Phra Khanong, Bangkok	14,612,504	-	14,612,504	B)
13. Buildings	-	MBK Properties Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	14,035,663	-	14,035,663	B)
14. Buildings	1	Plan Estate Company Limited	-	2	60.6	Kathu, Kathu, Phuket	19,700,000	13 Dec. 23	14,480,950	B)
15. Land	1	MBK Real Estate Company Limited	31	-	26.7	Nadi, Mueang Udon Thani, Udon Thani	-	-	32,541,667	B)

**(2) Land and construction which do not used for the main business of MBK and MBK's subsidiaries.**

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
1. Undeveloped land <sup>/A</sup>	1	MBK Public Company Limited	6	2	36	Yang Kram, Chom Thong, Chiang Mai	1,581,600	14 Dec. 23	476,000	B)
2. Undeveloped land <sup>/A</sup>	1	Plan Estate Company Limited	-	1	88.8	Ban Pang, Bang Pa-In, Phra Nakhon Si Ayutthaya	1,888,000	31 Jan. 24	1,038,400	B)
3. Undeveloped land <sup>/A</sup>	1	Kathu Land Company Limited	90	-	27	Kathu, Kathu, Phuket	5,328,000	13 Dec. 23	2,499,485	B)
4. Land and land improvement <sup>/A</sup>	55	MBK Resort Public Company Limited	828	3	70.7	Kathu, Kathu, Phuket	773,225,520	18 Dec. 23	467,880,003	B)
5. Undeveloped land	-	NASSET PROPERTY FUND1	-	-	-	Kathu, Kathu, Phuket	10,773,383	-	10,773,383	B)
6. Undeveloped land	1	PRG Properties Company Limited	1	3	40	Huamark, Bangkok, Bangkok	-	-	40,000	B)
7. Undeveloped land	1	Ratchasima Rice Company Limited	64	1	32	Nareng, Nong Khae, Saraburi	22,430,000	-	16,199,950	B)

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2024 (Baht)	
			Rai	Ngan	Square Wa					
8. Undeveloped land	1	PRG Logistic Company Limited	-	2	1	Bang Kradi, Mueang Pathum Thani, Pathum Thani	18,090,000	-	17,727,853	B)
9. Buildings	-	MBK Sukhumvit Company Limited	-	-	-	Bang Chak, Phra Khanong, Bangkok	30,541,143	-	30,541,143	B)

Remarks /A It is assessed by KTAC Appraisal and Service Co., Ltd.

B) The accounting policy of the Company and its subsidiaries for investment properties, land and buildings used in business operations, and land awaiting development is the cost method.

\* Main fixed assets located on leased land under long-term lease agreements

### 3) Material patents, concession, copyrights, and trademarks for the business operations

Businesses that have applied for material patents, concession, copyright, and trademarks for the business operation are as follows:

**Service marks and trademarks are as follows:**



For the services on real estate rental, asset management, real estate management, accommodation management, accommodation recruitment, property management, and accommodation rental

Registered on 21<sup>st</sup> February 2012, issued on 28<sup>th</sup> August 2013.

(Registration No. Bor58958, Application No. 836730) Expiry on 20<sup>th</sup> February 2032.



Registered on 12<sup>th</sup> February 2007, issued on 25<sup>th</sup> November 2016.

(Registration No. Bor35920, Application No. 653048) Expiry on 11<sup>th</sup> February 2027.



For the services on real estate rental, real estate management, accommodation recruitment, and accommodation rental

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46042, Application No. 723250) Expiry on 1<sup>st</sup> March 2029.



4.



For the services on the golf course

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46043, Application No. 723251) Expiry on 1<sup>st</sup> March 2029.

5.



For the services on hotel, and food and beverage

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46044, Application No. 723252) Expiry on 1<sup>st</sup> March 2029.

6.



For the services on real estate rental, real estate management, accommodation recruitment, and accommodation rental

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46045, Application No. 723253) Expiry on 1<sup>st</sup> March 2029.

7.



For the services on the golf course

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46046, Application No. 723254) Expiry on 1<sup>st</sup> March 2029.

8.



For the services on hotel, and food and beverage

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46047, Application No. 723255) Expiry on 1<sup>st</sup> March 2029.

9.



For the services on real estate rental, real estate management, accommodation recruitment, and accommodation rental

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46048, Application No. 723256) Expiry on 1<sup>st</sup> March 2029.

10.



For the services on the golf course

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46049, Application No. 723257) Expiry on 1<sup>st</sup> March 2029.

11.



For the services on hotel, and food and beverage

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46050, Application No. 723258) Expiry on 1<sup>st</sup> March 2029.

12.



For the services on real estate rental, real estate management, accommodation recruitment, and accommodation rental

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46051, Application No. 723259) Expiry on 1<sup>st</sup> March 2029.

13.



For the services on the golf course

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46052, Application No. 723260) Expiry on 1<sup>st</sup> March 2029.

14.



For the services on hotel, and food and beverage

Registered on 2<sup>nd</sup> March 2009, issued on 31<sup>st</sup> May 2019.

(Registration No. Bor46053, Application No. 723261) Expiry on 1<sup>st</sup> March 2029.

15.



For the services on the golf course

Registered on 6<sup>th</sup> July 2010, issued on 17<sup>th</sup> November 2020.

(Registration No. Bor51518, Application No. 772115) Expiry on 5<sup>th</sup> July 2030.

## The Real Estate business

-None-

## The Food Solution Business

The details of the PRG's trademark consist of:

<u>Application No.</u>	<u>Registered No.</u>	<u>Product Category</u>	<u>Registration Date</u>	<u>Document Issued Date</u>	<u>Expiry Date</u>	<u>Petty Patent/Trademark</u>
342156	Kor99071	Rice	25 Aug. 97	14 Sep. 18	24 Aug. 27	KAO HOMMALI THONG, MAH BOONKRONG BRAND
342157	Kor90280	Rice	25 Aug. 97	14 Sep. 18	24 Aug. 27	KAO HOMTHIP, MAH BOONKRONG BRAND
371817	Kor83521	Rice, Parboiled Rice, and Sticky Rice	22 Dec. 88	1 Oct. 08	21 Dec. 28	KAO HOMNOPPAKHUN, MAH BOONKRONG BRAND
371818	Kor91643	Rice, Parboiled Rice, and Sticky Rice	22 Dec. 88	1 Oct.08	21 Dec. 28	KAO SAOHAI, MAH BOONKRONG BRAND
371819	Kor91644	Rice, Parboiled Rice, and Sticky Rice	22 Dec. 88	1 Oct. 08	21 Dec. 28	KAO HOMMALI, MAH BOONKRONG BRAND
371820	Kor91645	Rice, Parboiled Rice, and Sticky Rice	22 Dec. 88	1 Oct. 08	21 Dec. 28	KAO RUANGKAEW, MAH BOONKRONG BRAND
378055	Kor89641	Rice, Parboiled Rice, and Sticky Rice	11 Jan. 89	13 Nov. 08	21 Dec. 28	KAO KHUNNAPHARP PANKLANG, MAH BOONKRONG BRAND (RICE MILL PICTURE)
378056	Kor89640	Rice, Parboiled Rice, and Sticky Rice	11 Jan. 89	13 Nov. 08	9 Jan. 29	KAO HOMMALI, MAH BOONKRONG BRAND (RICE MILL PICTURE)
378057	Kor89639	Rice, Parboiled Rice, and Sticky Rice	11 Jan. 89	13 Nov. 08	9 Jan. 29	KAO, MAH BOONKRONG BRAND (RICE MILL PICTURE)
378154	Kor89652	Rice, Parboiled Rice, and Sticky Rice	11 Jan. 89	13 Nov. 08	9 Jan. 29	KAO SAIHAI, MAH BOONKRONG BRAND (RICE MILL PICTURE)
379743	Kor112488	Rice, Parboiled Rice, and Sticky Rice	1 Feb. 99	24 Nov. 08	31 Jan. 29	KAO RUANGTHIP, MAH BOONKRONG BRAND
441758	Kor145180	Rice, Parboiled Rice, and Sticky Rice	21 Dec. 00	17 Dec. 20	20 Dec. 30	KAO, PATTABRAND
445823	Kor146649	Rice, Parboiled Rice, and Sticky Rice	14 Feb. 01	1 Dec. 00	13 Feb. 31	KAO, JASMINE GOLD (JG) BRAND

<u>Application No.</u>	<u>Registered No.</u>	<u>Product Category</u>	<u>Registration Date</u>	<u>Document Issued Date</u>	<u>Expiry Date</u>	<u>Petty Patent/Trademark</u>
471414	Kor160655	Rice, Parboiled Rice, and Sticky Rice	8 Nov 01	15 Nov 11	7 Nov 31	KAO PHATHUMTANI 1, MAH BOONKRONG BRAND
479015	Kor165749	Rice, Parboiled Rice, and Sticky Rice	30 Jan 02	19 Jan 12	29 Jan 32	KAO JASMINE GOLD, MAH BOONKRONG BRAND
481578	Kor167549	Rice, Parboiled Rice, Sticky Rice, Rice Flour, and Glutinous Rice Flour	28 Feb 02	23 Jan 12	23 Jan 32	MAH BOONKRONG BRAND
483182	Kor171258	Rice, Parboiled Rice, and Sticky Rice	20 Mar 02	23 Jan 12	19 Mar 32	KAO HOMNOPPAKHUN, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
483183	Kor171259	Rice, Parboiled Rice, and Sticky Rice	20 Mar 02	23 Jan 12	19 Mar 32	KAO HOMMALITHONG, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
483184	Kor171260	Rice, Parboiled Rice, and Sticky Rice	20 Mar 02	23 Jan 12	19 Mar 32	KAO HOMMALI, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
492462	Kor177646	Rice, Parboiled Rice, and Sticky Rice	15 Jul 02	17 May 02	14 Jul 32	KAO RUANGKAEW, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
492463	Kor177647	Rice, Parboiled Rice, and Sticky Rice	15 Jul 02	17 May 02	14 Jul 32	KAO RUANGTHIP, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
492464	Kor177648	Rice, Parboiled Rice, and Sticky Rice	15 Jul 02	17 May 02	14 Jul 32	KAO HOMTHIP MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
511094	Kor189635	Rice, Parboiled Rice, Sticky Rice, Rice Flour, and Glutinous Rice Flour	14 Feb 03	4 Feb 13	13 Feb 33	KAO, MAH BOONKRONG BRAND IN CHINESE CHARACTER
614925	Kor254824	Rice, Parboiled Rice, and Sticky Rice	12 Jan 06	24 Jan 06	11 Jan 24	KAO, MAH BOONKRONG BRAND (SPOON PICTURE)
630973	Kor261787	Rice mixed with grain	3 Jul 06	30 May 07	2 Jul 24	KAO, MAH BOONKRONG PLUS BRAND
631808	Kor260927	Jasmine crispy rice cake	12 Jul 06	17 May 07	11 Jul 24	JASMINE CRISPY RICE, MAH BOONKRONG BRAND
677119	Kor284193	Rice, Parboiled Rice, and Sticky Rice	19 Oct 07	12 Jun 18	18 Oct 27	KAO HOMNOPPAKHUN, MAH BOONKRONG BRAND (NEW IMAGE)

<u>Application No.</u>	<u>Registered No.</u>	<u>Product Category</u>	<u>Registration Date</u>	<u>Document Issued Date</u>	<u>Expiry Date</u>	<u>Petty Patent/Trademark</u>
709114	Kor298240	Rice	25 Sep 08	1 May 19	2 Nov 28	KAO, MAH BOONKRONG PLUS BRAND
758673	Kor330278	Supplemental made from rice bran oil (not for medical use)	12 Feb 10	28 Oct 20	11 Feb 30	MAH BOONKRONG PLUS NUTRA ORIS TEN
798401	Kor382576	Supplemental made from rice bran oil (not for medical use)	2 Mar 11	29 Jul 21	1 Mar 31	“INNOFOOD”, the trademark is owned by INNO FOOD Thailand Company Limited
837932	Kor357701	Rice	1 Mar 12	29 Nov 12	28 Feb 32	KAO, ROMCHAT BRAND
831536	Kor366229	Snack made from rice	4 Jan 12	10 Jun 13	3 Jan 32	MAH BOONKRONG BRAND
831538	Kor366223	Bottled water	4 Jan 12	10 Jun 13	3 Jan 32	MBK
828537	Kor373221	Rice	8 Dec 11	10 Jun 13	7 Dec 31	“INNOFOOD”, the trademark is owned by INNO FOOD Thailand Company Limited
828135	Kor373221	Finished power to make a drink	6 Dec 11	9 Dec 13	5 Dec 31	MBK
828133	Kor373220	Supplemental made from rice bran oil (not for medical use)	6 Dec 11	9 Dec 13	5 Dec 31	MBK
623690	Bor32282	Food and beverage service	18 Apr 06	23 Sep 16	17 Apr 26	“THE FIFTH food avenue”, the service mark is owned by MBK Food and Entertainment Company Limited
640493	Kor267436	Paper and paper product	29 Sep 06	12 Sep 07	28 Sep 26	“THE FIFTH food avenue”, the trademark is owned by MBK Food and Entertainment Company Limited
640494	Kor267437	Plastic food box	29 Sep 06	12 Sep 07	28 Sep 26	“THE FIFTH food avenue”, the trademark is owned by MBK Food and Entertainment Company Limited
640495	Kor267438	Plastic cup	29 Sep 06	12 Sep 07	28 Sep 26	“THE FIFTH food avenue”, the trademark is owned by MBK Food and Entertainment Company Limited
640496	Bor33773	Production of the television show and production of the television show for internal communication	29 Sep 06	7 Jun 07	28 Sep 26	“THE FIFTH food avenue”, the service mark is owned by MBK Food and Entertainment Company Limited

#### 4) Investment policy in the subsidiaries and associated companies

Please see the investment policy in subsidiaries and associated companies on topic 8.1.3 Supervision of the Subsidiaries and Associated Companies of Form 56-1 One Report 2024.

##### ➤ Investment in subsidiaries, associated companies, and joint ventures as of 31<sup>st</sup> December 2024

##### Investment proportion in subsidiaries, associated companies, and joint ventures

Type of business	Name of company	Headquarters	Main business	Registered capital (Baht)	Paid-up capital (Baht)	Direct shareholding (%)	Indirect shareholding (%)	Cost method (Thousand Baht)	Equity method (Thousand Baht)
Shopping center	1. MBK SCB Holding Company Limited	Bangkok	Investment	83,125,000	83,125,000	100.00	-	83,125	-
	2. Glas Haus Ratchada Company Limited	Bangkok	Property for lease	50,000,000	50,000,000	100.00	-	97,200	-
	3. Paradise Park Company Limited	Bangkok	Shopping center and property for lease	700,000,000	700,000,000	-	100.00 <sup>/1</sup>	-	-
	4. The Nine Center Company Limited	Bangkok	Shopping center, property for lease and real estate	750,000,000	750,000,000	-	100.00 <sup>/1</sup>	-	-
	5. MBK Square Company Limited	Bangkok	Property management service	6,250,000	6,250,000	-	100.00 <sup>/1</sup>	-	-
	6. MBK Properties Company Limited	Bangkok	Property for lease	10,000,000	10,000,000	-	100.00 <sup>/1</sup>	-	-
	7. X-Gen Premium Company Limited	Bangkok	Property for lease	40,000,000	40,000,000	-	100.00 <sup>/1</sup>	-	-
	8. Intelligent Creative & Marketing Company Limited	Bangkok	The provision of services of CRM loyalty program	45,000,000	45,000,000	-	100.00 <sup>/1</sup>	-	-
	9. MBK Sales Solutions Company Limited	Bangkok	Providing selling rental space Consultation and other services related to selling rental space to affiliates	5,000,000	5,000,000	-	99.99 <sup>/1</sup>	-	-
	10. Paradise Place Suanluang Company Limited	Bangkok	Shopping center and property for lease	1,525,000,000	1,525,000,000	-	99.99 <sup>/8</sup>	-	-
	11. MBK Center Company Limited	Bangkok	Car park rental	2,000,000	2,000,000	-	99.98 <sup>/1</sup>	-	-
	12. MBK Smart Force Security Guard Company Limited	Bangkok	Security service	1,000,000	1,000,000	-	99.97 <sup>/1</sup>	-	-
	13. The Nine Tiwanon Company Limited	Bangkok	Shopping center	500,000,000	500,000,000	-	99.70 <sup>/1</sup>	-	-
	14. Siam Piwat Company Limited	Bangkok	Shopping center and property for lease	274,000,000	274,000,000	48.71	-	3,890,864	6,075,857
Hotel and tourism	15. MBK HTB Holding Company Limited	Bangkok	Investment	1,000,000,000	1,000,000,000	100.00	-	908,121	-
	16. MBK Hotels & Tourism Company Limited	Bangkok	Hotel management and travel	32,500,000	32,500,000	-	100.00 <sup>/2</sup>	-	-
	17. MBK Business Company Limited	Bangkok	Hotel	520,000,000	520,000,000	-	100.00 <sup>/2</sup>	-	-
	18. Supsinthanee Company Limited	Bangkok	Property for lease	100,000,000	100,000,000	-	100.00 <sup>/2</sup>	-	-
	19. Lanta Land Development Company Limited	Bangkok	Hotel	340,000,000	340,000,000	-	100.00 <sup>/2</sup>	-	-
	20. MBK Tonsai Resort Company Limited	Bangkok	Hotel	530,000,000	530,000,000	-	100.00 <sup>/2</sup>	-	-
	21. MBK Krabi Resort Company Limited	Bangkok	Hotel	62,500,000	62,500,000	-	100.00 <sup>/2</sup>	-	-
	22. HTB1 Company Limited	Bangkok	Dormant	5,000,000	5,000,000	-	100.00 <sup>/2</sup>	-	-
	23. MBK Bangkok Golf Hotel Company Limited	Bangkok	Hotel	800,000,000	800,000,000	-	99.99 <sup>/2</sup>	-	-
	24. MBK Capital Company Limited	Bangkok	Land rental	5,000,000	5,000,000	-	99.99 <sup>/9</sup>	-	-



Type of business	Name of company	Headquarters	Main business	Registered capital (Baht)	Paid-up capital (Baht)	Direct shareholding (%)	Indirect shareholding (%)	Cost method (Thousand Baht)	Equity method (Thousand Baht)
	25. MBK Khaosan Hotel Company Limited	Bangkok	Hotel	1,000,000	1,000,000	-	99.98 <sup>2</sup>	-	-
	26. MBK Khaosan Properties Company Limited	Bangkok	Dormant	1,000,000	1,000,000	-	99.98 <sup>2</sup>	-	-
	27. The Olympic Fitness Club Company Limited	Bangkok	Fitness center	345,000,000	345,000,000	-	99.97 <sup>2</sup>	-	-
	28. C L P Management Company Limited	Bangkok	Property management service	2,000,000	500,000	-	72.99 <sup>10</sup>	-	-
	29. MBK Mix Company Limited	Bangkok	Restaurant	17,000,000	17,000,000	-	54.99 <sup>2</sup>	-	-
	30. MBK Saruda Company Limited	Bangkok	Restaurant	10,000,000	10,000,000	-	50.99 <sup>2</sup>	-	-
	31. DMS Property Investment Private Limited	Republic of Maldives	Dormant	6,013,130	6,013,130	-	35.00 <sup>3</sup>	2,294	11,673
	32. Paemala Spa Company Limited	Bangkok	Property for lease	5,000,000	5,000,000	-	25.00 <sup>13</sup>	-	-
Golf	33. MBK Golf Holding Company Limited (Formerly know as "MBK Hotels and Resorts Company Limited")	Bangkok	Investment	550,000,000	550,000,000	100.00	-	550,000	-
	34. Riverdale Golf and Country Club Company Limited	Bangkok	Golf course and real estate	500,000,000	500,000,000	-	100.00 <sup>3</sup>	-	-
	35. MBK Enterprise Company Limited	Bangkok	Golf course and property for lease	80,000,000	80,000,000	-	100.00 <sup>3</sup>	-	-
	36. MBK Golf Management Company Limited	Bangkok	Providing Business consultation and management and conduct services to affiliates	5,000,000	5,000,000	-	100.00 <sup>11</sup>	-	-
	37. MBK Resort Public Company Limited		Golf course, hotel and real estate	200,000,000	160,000,000	-	-	-	-
	38. Lam Luk Ka Golf and Country Club Company Limited	Pathum Thani	Golf course	1,308,600,000	1,308,600,000	-	47.63 <sup>3</sup>	306,813	292,140
Real Estate	39. MBK REB Holding Company Limited	Bangkok	Investment	1,573,000,000	1,573,000,000	100.00	-	1,573,000	-
	40. MBK Sukhumvit Company Limited	Bangkok	Real estate	200,000,000	200,000,000	-	100.00 <sup>4</sup>	-	-
	41. MBK Charan Company Limited	Bangkok	Real estate	550,000,000	550,000,000	-	100.00 <sup>4</sup>	-	-
	42. MBK Real Estate Company Limited	Bangkok	Dormant	60,000,000	60,000,000	-	100.00 <sup>4</sup>	-	-
	43. Bangkok Golf Pool Villa Company Limited		Real estate development	5,000,000	5,000,000	-	100.00 <sup>4</sup>	-	-
	44. MBK Residence Company Limited	Bangkok	Real estate	95,000,000	95,000,000	-	100.00 <sup>14</sup>	-	-
	45. MBK Asset Solution Company Limited	Bangkok	Real estate agents and brokers	5,000,000	5,000,000	-	99.99 <sup>4</sup>	-	-
	46. Green Element Company Limited	Bangkok	Design, decorate architectural services for property development projects, and manage businesses related to trees and economic crops	5,000,000	5,000,000	-	99.99 <sup>4</sup>	-	-
	47. MBK Development Company Limited	Bangkok	Property management service	5,000,000	5,000,000	-	99.99 <sup>4</sup>	-	-
	48. M G 6 Company Limited	Bangkok	Real estate development	400,000,000	400,000,000	-	99.97 <sup>4</sup>	-	-
	49. M G 3 Company Limited	Bangkok	Held property foreclosed	10,000,000	10,000,000	-	99.97 <sup>17</sup>	-	-
	50. MBK Unity Company Limited	Bangkok	Investment	71,200,000	71,200,000	-	82.00 <sup>4</sup>	-	-
	51. MBK Realty Company Limited	Bangkok	Real estate	71,200,000	71,200,000	-	82.00 <sup>16</sup>	-	-

Type of business	Name of company	Headquarters	Main business	Registered capital (Baht)	Paid-up capital (Baht)	Direct shareholding (%)	Indirect shareholding (%)	Cost method (Thousand Baht)	Equity method (Thousand Baht)
	52. MBK East One Company Limited	Bangkok	Real estate	37,500,000	37,500,000	-	82.00 <sup>/16</sup>	-	-
	53. Plan Estate Company Limited	Bangkok	Real estate and property management service	200,000,000	200,000,000	-	72.99 <sup>/12</sup>	-	-
	54. Crystal Lake Properties Company Limited	Bangkok	Real estate	8,000,000	8,000,000	-	72.99 <sup>/12</sup>	-	-
	55. Plan Appraisal Company Limited	Bangkok	Survey and appraisal services	3,750,000	3,750,000	-	72.99 <sup>/15</sup>	-	-
	56. Kathu Land Company Limited	Bangkok	Dormant	4,000,000	4,000,000	-	70.36 <sup>/3</sup>	-	-
Food Solution	57. PRG Corporation Public Company Limited	Pathum Thani	Investment in companies engaged in processing and packaging rice, food court business, real estate and property development business amd related companies	967,108,427	727,923,887	74.66	-	904,033	-
	58. PRG Food Product Company Limited	Bangkok	Holding investment in a group of subsidiaries	5,000,000	5,000,000	-	74.66 <sup>/5</sup>	-	-
	59. PRG Food Service Company Limited	Bangkok	Holding investment in a group of subsidiaries	105,000,000	105,000,000	-	74.66 <sup>/5</sup>	-	-
	60. PRG Properties Company Limited	Pathum Thani	Warehouse, marina and space rental	250,000,000	250,000,000	-	74.66 <sup>/3</sup>	-	-
	61. Ratchsima Rice Company Limited	Pathum Thani	Distributor and improving the quality of rice	75,000,000	75,000,000	-	74.66 <sup>/5</sup>	-	-
	62. PRG Logistic Company Limited	Pathum Thani	Warehouse rental and transportation	10,000,000	10,000,000	-	74.66 <sup>/5</sup>	-	-
	63. Sima Asset Company Limited	Pathum Thani	Real estate trading	18,000,000	18,000,000	-	74.66 <sup>/5</sup>	-	-
	64. Khao Mahboonkrong Company Limited	Pathum Thani	Sales of goods in domestic	200,000,000	200,000,000	-	74.66 <sup>/21</sup>	-	-
	65. PRG Global Energy Company Limited (Formerly know as "PRG Global Company Limited")	Pathum Thani	Sales of goods in oversea	150,000,000	150,000,000	-	74.66 <sup>/21</sup>	-	-
	66. PRG Food Island Company Limited	Bangkok	Food center	72,000,000	72,000,000	-	74.66 <sup>/22</sup>	-	-
	67. Riverdale Marina Company Limited	Pathum Thani	Marina service	5,000,000	5,000,000	-	74.66 <sup>/23</sup>	-	-
Financial	68. MBK Guarantee Company Limited	Bangkok	Lending	600,000,000	600,000,000	100.00	-	704,800	-
	69. Primacy Elegance Investments Limited	British Virgin Island	Investment	2,218,000	110,900	100.00	-	111	-
		Contact center: Bangkok							
	70. MBK Premium Company Limited	Bangkok	Leasing and hire purchase	34,000,000	34,000,000	100.00	-	34,000	-
	71. T Leasing Company Limited	Bangkok	Motorcycle hire purchase	1,400,000,000	1,400,000,000	100.00	-	1,433,000	-
	72. MBK Advisory Company Limited	Bangkok	Providing loans for trade and investment.	277,500,000	277,500,000	-	100.00 <sup>/17</sup>	-	-
	73. MBK Broker Company Limited	Bangkok	Dormant	13,867,190	13,867,190	-	100.00 <sup>/18</sup>	-	-
	74. Q Broker Company Limited	Bangkok	Insurance broker	12,000,000	12,000,000	-	100.00 <sup>/18</sup>	-	-
	75. M G 4 Company Limited	Bangkok	Held property foreclosed	12,500,000	12,500,000	-	99.97 <sup>/17</sup>	-	-
	76. Thanachart Capital Public Company Limited	Bangkok	Investment	10,486,167,330	10,486,167,330	24.90	-	11,605,929	12,972,293
	77. Max Asset Management Company Limited	Bangkok	Asset management	40,000,030	40,000,030	16.56	-	6,624	42,482

Type of business	Name of company	Headquarters	Main business	Registered capital (Baht)	Paid-up capital (Baht)	Direct shareholding (%)	Indirect shareholding (%)	Cost method (Thousand Baht)	Equity method (Thousand Baht)
Auction	78. MBK AB Holding Company Limited	Bangkok	Investment	1,000,000	1,000,000	99.98	-	1,000	-
	79. Apple Auto Auction (Thailand) Company Limited	Bangkok	Vehicle and motorcycle broker	90,000,000	90,000,000	-	53.55 <sup>6</sup>	-	-
	80. Apple Auto Service Company Limited		Car inspection and car conditioning service	5,000,000	5,000,000	-	53.55 <sup>19</sup>	-	-
Supporting Center Corporate	81. MBK CSC Holding Company Limited	Bangkok	Investment	154,000,000	154,000,000	100.00	-	154,000	-
	82. MBK Wealth Management Company Limited	Bangkok	Investment	5,000,000	5,000,000	99.99	-	5,000	-
	83. MBK Training Center Company Limited	Bangkok	Training service to affiliates	3,000,000	3,000,000	99.99	-	3,000	-
	84. Technology Gateway Company Limited	Bangkok	IT service to affiliates	37,500,000	37,500,000	-	100.00 <sup>7</sup>	-	-
	85. MBK Contact Center Company Limited	Bangkok	Call Center to affiliates	220,000,000	220,000,000	-	100.00 <sup>7</sup>	-	-
	86. MBK HR Connect Company Limited	Bangkok	Human resource services to affiliates	5,000,000	5,000,000	-	100.00 <sup>7</sup>	-	-
	87. MBK Service Solutions Company Limited	Bangkok	Providing Consultation, accounting and financial services, procurement operations, business development and investment services to affiliates	5,000,000	5,000,000	-	100.00 <sup>7</sup>	-	-
	88. Glas Haus Building Company Limited	Bangkok	Property for lease (cease operation from September 2020)	195,000,000	195,000,000	-	100.00 <sup>17</sup>	-	-
	89. MBK Internal Audit Company Limited	Bangkok	Internal audit services to affiliates	5,000,000	5,000,000	-	99.99 <sup>7</sup>	-	-
	90. MBK Law Company Limited	Bangkok	Legal services to affiliates	5,000,000	5,000,000	-	99.99 <sup>7</sup>	-	-
	91. MBK Trading Company Limited	Bangkok	Inventory trading	5,000,000	5,000,000	-	99.99 <sup>20</sup>	-	-
	92. TM Communication and Brand Management Company Limited	Bangkok	Provision services for publication, design, produce and install advertising media	5,000,000	5,000,000	-	50.00 <sup>7</sup>	-	-
	93. Puen Pob Patt Company Limited	Bangkok	Dormant	1,000,000	1,000,000	36.29	-	480	-

Note/1 1) NASSET PROPERTY FUND1 - The Fund matured and dissolution on 31 August 2015 (Indirect held by MBK resort Public Company Limited 72.45%)

2) MBK Advance Company Limited is in process of liquidation. (Indirect held by MBK Wealth Management Company Limited 99.99%)

/1 Held by MBK SCB Holding Company Limited

/13 Held by MBK Business Company Limited

/2 Held by MBK HTB Holding Company Limited

/14 Held by Riverdale Golf and Country Club Company Limited

/3 Held by MBK Golf Holding Company Limited (Formerly know as "MBK Hotels and Resorts Company Limited")

/15 Held by Plan Estate Company Limited

/4 Held by MBK REB Holding Company Limited

/16 Held by MBK Unity Company Limited

/5 Held by PRG Corporation Public Company Limited

/17 Held by MBK Guarantee Company Limited

/6 Held by MBK AB Holding Company Limited

/18 Held by T Leasing Company Limited

/7 Held by MBK CSC Holding Company Limited

/19 Held by Apple Auto Auction (Thailand) Company Limited

/8 Held by The Nine Center Company Limited

/20 Held by MBK Wealth Management Company Limited

/9 Held by MBK Krabi Resort Company Limited

/21 Held by PRG Food Product Company Limited

/10 Held by Crystal Lake Properties Company Limited

/22 Held by PRG Food Service Company Limited

/11 Held by MBK Enterprise Company Limited

/23 Held by PRG Properties Company Limited

/12 Held by MBK Resort Public Company Limited

## Details about a list of the property valuation

The Company valued the property used in conducting business (Investment properties) with details provided as follows:

No.	Company's name	Appraised property	Location	appraiser	Name of a person who carried out the valuation/ Name of a main appraiser	Objective	Date in the Appraisal Report	Appraised value (Baht)
1	MBK Public Company Limited	Buildings */**	Wang Mai, Pathum Wan, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	21-Dec.-23	7,891,700,000
2	PRG Corporation Public Company Limited	Land and Buildings	Lat Bua Khao, Sikhio, Nakhon Ratchasima.	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	7-Oct.-22	763,880,000
3	PRG Properties Company Limited	Land and Buildings	Bang Kradi , Mueang Pathum Thani, Pathum Thani.	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	10-Oct.-22	621,740,000
4	Ratchasima Rice Company Limited	Undeveloped Land	Kum Hak, Nong Khae, Saraburi	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	25-Jul-22	23,677,000
5	Paradise Park Company Limited	Buildings*/**	Nong Bon, Prawet, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	1-Jan.-24	2,443,300,000
6	The Nine Center Company Limited	Land and Buildings	Suan Luang, Suan Luang, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr. WUTTICHART SARANAK	Following accounting standards	12-Dec.-23	1,612,600,000

No.	Company's name	Appraised property	Location	appraiser	Name of a person who carried out the valuation/ Name of a main appraiser	Objective	Date in the Appraisal Report	Appraised value (Baht)
7	Paradise Place Suanluang Company Limited	Buildings */**	Nong Bon, Prawet, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	1-Jan.-24	583,100,000
8	Glas Haus Ratchada Company Limited	Land and Buildings	Din Daeng, Din Daeng, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	16-Feb.-24	146,780,000
9	MBK Enterprise Company Limited	Land and Buildings	Bang Kradi , Mueang Pathum Thani, Pathum Thani.	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	12-Dec.-23	1,386,100,000
10	MBK Residence Company Limited	Undeveloped Land	Bang Kradi , Mueang Pathum Thani, Pathum Thani.	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	12-Dec.-23	193,360,000
11	MBK Public Company Limited	Undeveloped Land	Yang Kram, Doi Lo, Chiang Mai Province	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	14-Dec.-23	1,581,600
12	Kathu Land Company Limited	Undeveloped Land	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	13-Dec.-23	5,328,000
13	MBK Resort Public Company Limited	Land and land improvement	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr. WUTTICHART SARANAK	Following accounting standards	18-Dec.-23	979,900,000

No.	Company's name	Appraised property	Location	appraiser	Name of a person who carried out the valuation/ Name of a main appraiser	Objective	Date in the Appraisal Report	Appraised value (Baht)
14	Plan Estate Company Limited	Undeveloped Land	Ban Pang, Bang Pa-In, Phra Nakhon Si Ayutthaya	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	30-Jan.-24	1,888,000
15	Plan Estate Company Limited	Land and Buildings	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	13-Dec.-23	19,700,000
16	Supsinthanee Company Limited	Land and Buildings	Khao Niwet, Mueang Ranong, Ranong	KTAC Appraisal And Services Co.,Ltd.	Mr. WUTTICHART SARANAK	Following accounting standards	15-Dec.-23	230,582,500
17	The Nine Tiwanon Company Limited	Land and Buildings	Bang Kadi, Mueang Pathum Thani, Pathum Thani	KTAC Appraisal And Services Co.,Ltd.	Mr.RAPAPON JUNDHAWEE	Following accounting standards	12-Dec.-23	415,100,000

Remark: \* Main fixed property is situated on a leased piece of land according to a long-term lease agreement.

\*\* Excluding value of right-of-use assets.