

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 2022 (Baht)
			Rai	Ngan	Square Wa				
1. Buildings *	-	MBK Public Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	-	-	1,333,216,778
2. Land and Buildings	39	PRG Corporation Public Company Limited Ratchasrima Rice Company Limited and PRG Logistic Company Limited	290	-	11.7	Lat Bua Khao, Sikhio, Nakhon Ratchasima	-	-	209,645,468
3. Land	1	Ratchasrima Rice Company Limited	62	1	23	Na Rueng, Nong Khae, Saraburi	-	-	16,199,950
4. Undeveloped land	2	MBK Capital Company Limited	6	-	68	Nong Thale, Mueang Krabi, Krabi	-	-	5,348,418
5. Land and Buildings	10	MBK Hotels and Resorts Company Limited	95	2	85	Nong Thale,	-	-	196,795,880
6. Undeveloped land	1		2	2	2	Mueang Krabi, Krabi			

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2022 (Baht)
			Rai	Ngan	Square Wa				
7. Land and Buildings	26	Supsinthanee Company Limited	19	3	22.3	Khao Niwet , Mueang Ranong, Ranong	-	-	56,985,713
8. Land and Buildings	97	MBK Resort Public Company Limited	1,269	2	16.1	Kathu, Kathu, Phuket	-	-	501,398,563
9. Land, land improvement and Buildings ^{/A}	2	Crystal Lake Properties Company Limited	1	3	28.8	Kathu, Kathu, Phuket	-	-	3,670,889
10. Land and Buildings ^{/A}	34	Riverdale Golf and Country Club Company Limited	346	-	-	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	481,487,078
11. Land and Buildings ^{/A}	1	MBK Tonsai Resort Company Limited	57	-	1.1	Ao Nang, Mueang Krabi, Krabi	-	-	499,640,534
12. Land and Buildings ^{/A}	6	Lanta Land Development Company Limited	27	-	57	Saladan , Koh Lanta, Krabi	-	-	287,210,289
13. Land and Buildings ^{/A}	78	MBK Enterprise Company Limited	323	3	75.9	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	1,117,667,138
14. Land and Buildings ^{/A}	2	MBK Realty Company Limited	5	1	57	Bowin, Chonburi	-	-	15,428,615

(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 2022 (Baht)	
			Rai	Ngan	Square Wa					
1. Land and land improvement	43	Riverdale Golf and Country Club Company Limited	408	2	56	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	702,232,939	
2. Land	21	MBK Resort Public Company Limited	58	1	2.4	Kathu, Kathu, Phuket	-	-	167,943,483	
3. Land	2	Plan Estate Company Limited	71	1	1.7	Kathu, Kathu, Phuket	-	-	86,786,249	
4. Land	1	MBK Realty Company Limited	32	1	76.5	Pluak Daeng, Rayong	-	-	51,906,000	
5. Land	1	M G 6 Company Limited	2	-	64	Chom Thong, Bangkok	-	-	245,556,339	
6. Land	1	MBK Charan Company Limited	4	1	54	Bangkok Yai, Bangkok	-	-	520,943,224	
7. Land	13	MBK Enterprise Company Limited	17	2	46.1	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	124,386,850	

2) Material characteristics of the investment real estate 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 2022 (Baht)	
			Rai	Ngan	Square Wa					
1. Buildings ^{*/A}	-	MBK Public Company Limited	-	-	-	Wang Mai, Pathum Wan, Bangkok	15,899,381,315	17 Dec. 20	8,710,160,102	B)
2. Land and Buildings ^{/A}	29	PRG Properties Company Limited	80	2	91	Bang Kradi, Mueang Pathum Thani, Pathum Thani	621,740,000	10 Oct. 22	281,289,638	B)
3. Buildings	-	PRG Logistic Company Limited	-	-	-	Lat Bua Khao, Sikhio, Nakhon Ratchasima	-	-	794,106	B)
4. Land ^{/A}	1	PRG Corporation Public Company Limited	1	3	40	Nong Phai Makham Tia, Kanchanaburi	-	-	40,000	B)
5. Buildings ^{*/A}	-	Paradise Park Company Limited	-	-	-	Nong Bon, Prawet Bangkok	650,100,000	30 Dec. 20	517,201,583	B)
6. Land and Buildings ^{/A}	23	The Nine Center Company Limited	41	2	24.8	Suan Luang, Suan Luang Bangkok	1,489,600,000	18 Dec. 20	970,802,143	B)
7. Buildings ^{*/A}	-	Paradise Place Suanluang Company Limited	-	-	-	Nong Bon, Prawet, Bangkok	723,565,162	30 Dec. 20	510,016,470	B)
8. Land and Buildings ^{*/A}	1	Glas Haus Ratchada Company Limited	1	2	90.9	Din Daeng, Din Daeng, Bangkok	238,040,000	22 Dec. 20	179,031,340	B)

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2022 (Baht)	
			Rai	Ngan	Square Wa					
9. Land and Buildings ^{/A}	21	MBK Enterprise Company Limited	75	1	18	Bang Kradi, Mueang Pathum Thani, Pathum Thani	483,531,900	9 Dec. 20	209,181,794	B)
10. Land and Buildings ^{/A}	3	Crystal Lake Properties Company Limited	18	3	93.4	Kathu, Kathu, Phuket	30,000,000	18 Dec. 20	3,547,436	B)
11. Land and Buildings ^{/A}	5	The Nine Tiwanon Company Limited	21	-	57.15	Bang Kradi, Mueang Pathum Thani, Pathum Thani	-	-	420,693,598	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 2022 (Baht)	
			Rai	Ngan	Square Wa					
1. Undeveloped land ^{/A}	1	MBK Public Company Limited	6	2	36	Yang Kram, Chom Thong, Chiang Mai	1,450,000	5 Jan. 21	476,000	B)
2. Undeveloped land ^{/A}	1	Plan Estate Company Limited	-	1	88.8	Ban Pang, Bang Pa-In, Phra Nakhon Si Ayutthaya	1,888,000	30 Dec. 20	1,038,400	B)
3. Land and Buildings ^{/A}	2	Plan Estate Company Limited	1	2	45.7	Kathu, Kathu, Phuket	37,100,000	18 Dec. 20	15,726,890	B)
4. Undeveloped land ^{/A}	1	Kathu Land Company Limited	90	-	27	Kathu, Kathu, Phuket	5,106,000	17 Dec. 20	3,582,070	B)

Details	Title Deed (parcels)	Ownership	Amount of land			Location	Appraisal Price (Baht)	Appraisal Date	Book Values 31 December 2022 (Baht)	
			Rai	Ngan	Square Wa					
5. Land and land improvement ^{/A}	56	MBK Resort Public Company Limited	1,133	2	4	Kathu, Kathu, Phuket	776,100,000	18 Dec. 20	476,567,129	B)
6. Undeveloped land ^{/A}	1	MBK Residence Company Limited	21	3	60	Bang Kradi , Mueang Pathum Thani, Pathum Thani	140,160,000	9 Dec. 20	22,969,784	B)
7. Undeveloped land ^{/A}	1	MBK Residence Company Limited	4	1	84	Bang Kradi , Mueang Pathum Thani, Pathum Thani	30,328,000	9 Dec. 20	20,185,629	B)
8. Undeveloped land ^{/A}	1	Sima Asset Company Limited	-	3	4	Anusawari , Bang Kapi , Bangkok	17,632,000	21 Dec. 21	17,234,366	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 real estate, 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 21st February 2012, issued on 28th August 2013.

(Registration No. Bor58958, Application No. 836730) Expiry on 20th February 2032.

2.



Registered on 12th February 2007, issued on 25th November 2016.

(Registration No. Bor35920, Application No. 653048) Expiry on 11th February 2027.

3.



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

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46042, Application No. 723250) Expiry on 1st March 2029.

4.



For the services on the golf course

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46043, Application No. 723251) Expiry on 1st March 2029.

5.



For the services on hotel, and food and beverage

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46044, Application No. 723252) Expiry on 1st March 2029.

6.



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

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46045, Application No. 723253) Expiry on 1st March 2029.

7.



For the services on the golf course

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46046, Application No. 723254) Expiry on 1st March 2029.

8.



For the services on hotel, and food and beverage

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46047, Application No. 723255) Expiry on 1st March 2029.

9.



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

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46048, Application No. 723256) Expiry on 1st March 2029.

10.



For the services on the golf course

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46049, Application No. 723257) Expiry on 1st March 2029.

11.



For the services on hotel, and food and beverage

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46050, Application No. 723258) Expiry on 1st March 2029.

12.



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

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46051, Application No. 723259) Expiry on 1st March 2029.

13.



For the services on the golf course

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46052, Application No. 723260) Expiry on 1st March 2029.

14.



For the services on hotel, and food and beverage

Registered on 2nd March 2009, issued on 31st May 2019.

(Registration No. Bor46053, Application No. 723261) Expiry on 1st March 2029.

15.



For the services on the golf course

Registered on 6th July 2010, issued on 17th November 2020.

(Registration No. Bor51518, Application No. 772115) Expiry on 5th 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, PATTI BRAND
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 22	KAO HOMMALI, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
492462	Kor177646	Rice, Parboiled Rice, and Sticky Rice	15 Jul 02	17 May 02	14 Jul 22	KAO RUANGKAEW, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
492463	Kor177647	Rice, Parboiled Rice, and Sticky Rice	15 Jul 02	17 May 02	14 Jul 22	KAO RUANGTHIP, MAH BOONKRONG BRAND (NEW SPIKE PICTURE)
492464	Kor177648	Rice, Parboiled Rice, and Sticky Rice	15 Jul 02	17 May 02	14 Jul 22	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 23	KAO, MAH BOONKRONG BRAND IN CHINESE CHARACTER
555555	Kor221944	Rice, Parboiled Rice, and Sticky Rice	14 Jun 04	28 Jun 05	13 Jun 67	KAO HOMPHATHUMTHIP, MAHBOONKRONG BRAND
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

<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>
677119	Kor284193	Rice, Parboiled Rice, and Sticky Rice	19 Oct 07	12 Jun 18	18 Oct 27	KAO HOMNOPPAKHUN, MAH BOONKRONG BRAND (NEW IMAGE)
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	17 Aug 12	1 Mar 22	"INNOFOOD", the trademark is owned by INNO FOOD Thailand Company Limited
837932	Kor357701	Rice	1 Mar 12	29 Nov 12	28 Feb 22	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 2022.

➤ Investment in subsidiaries, associated companies, and joint ventures as of 31st December 2022

Investment proportion in subsidiaries, associated companies, and joint ventures

Type of business	Name of company	Headquarters	Main business	Registered capital (Thousand Baht)	Paid-up capital (Thousand Baht)	Direct shareholding %	Indirect shareholding %	Cost method (Thousand Baht)	Equity method (Thousand Baht)
Shopping center	1. MBK Shopping Center Company Limited	Bangkok	Investment	1,000,000	1,000,000	100.00	-	1,000,000	1,312,649
	2. Paradise Park Company Limited	Bangkok	Shopping center and property for lease	700,000	700,000	-	100.00 ¹	-	-
	3. Paradise Place Suanluang Company Limited	Bangkok	Shopping center and property for lease	2,025,000	2,025,000	-	99.99 ⁷	-	-
	4. Glas Haus Building Company Limited	Bangkok	Property for lease (cease operation from September 2020)	220,000	220,000	-	100.00 ⁵	-	-
	5. Glas Haus Ratchada Company Limited	Bangkok	Property for lease	270,875	270,875	100.00	-	250,000.00	292,572.87
	6. MBK Smart Force Security Guard Company Limited	Bangkok	Security service	1,000	1,000	99.97	-	1,345	(6,254)
	7. The Nine Center Company Limited	Bangkok	Shopping center, property for lease and real estate	3,000,000	3,000,000	0.00	100.00 ⁴	-	-
	8. MBK Center Company Limited	Bangkok	Car park rental	2,000	2,000	99.99	-	1,933.91	2,830.35
	9. MBK Square Company Limited	Bangkok	Property management service	100,000	100,000	100.00	-	100,000	105,860
	10. MBK Online Company Limited	Bangkok	Online selling	1,000	1,000	99.97	-	1,000	569
	11. The Nine Tiwanon Company Limited	Bangkok	Shopping center	500,000	500,000	0.00	99.70 ¹	-	-
	12. MBK Properties Company Limited	Bangkok	Property for lease	88,750	88,750	100.00	-	83,760.00	107,118.17
	13. X-Gen Premium Company Limited	Bangkok	Property for lease	90,000	90,000	100.00	-	79,522	79,728
	14. Intelligent Creative & Marketing Company Limited	Bangkok	The provision of services of CRM loyalty program	5,000	5,000	99.99	-	5,000	(256)
	15. Siam Piwat Company Limited	Bangkok	Shopping center and property for lease	274,000	274,000	48.71	-	3,890,864	5,055,016
Hotel and tourism	16. MBK Hotels & Tourism Company Limited	Bangkok	Hotel management and travel	130,000	130,000	100.00	-	130,000	19,825
	17. MBK Business Company Limited	Bangkok	Personnel management service	520,000	520,000	100.00	-	520,000	446,145
	18. MBK Hotels and Resorts Company Limited	Bangkok	Hotel	2,200,000	2,200,000	100.00	-	2,200,000	2,588,309
	19. Supsinthanee Company Limited	Bangkok	Hotel (cease hotel operation from March 2021)	252,663	252,663	100.00	-	247,343	291,018
	20. Lanta Land Development Company Limited	Bangkok	Hotel	340,000	340,000	100.00	-	420,101	375,975
	21. MBK Capital Company Limited	Bangkok	Land rental	5,000	5,000	-	99.99 ⁹	-	-
	22. MBK Bangkok Golf Hotel Company Limited (Formerly known as "Absolute Travel Company Limited")	Bangkok	Hotel	800,000	800,000	-	99.99 ⁶	-	-

Type of business	Name of company	Headquarters	Main business	Registered capital (Thousand Baht)	Paid-up capital (Thousand Baht)	Direct shareholding %	Indirect shareholding %	Cost method (Thousand Baht)	Equity method (Thousand Baht)
	23. MBK Tonsai Resort Company Limited (Formerly known as "M G 1 Company Limited")	Bangkok	Hotel	730,000	730,000	100.00	-	713,500	705,652
	24. The Olympic Fitness Club Company Limited	Bangkok	Fitness center	120,000	120,000	-	99.97 ⁸	-	-
	25. MBK HTB Company Limited (Formerly known as "MBK Food System Company Limited")	Bangkok	Dormant	3,220,000	3220000	99.99	-	3,128,120.69	3,271,048.98
	26. MBK Krabi Resort Company Limited (Formerly known as "MBK Asset Company Limited")	Bangkok	Dormant	250,000	250000	-	100.00 ²¹	-	-
	27. C L P Management Company Limited	Bangkok	Property management service	2,000	500	-	72.99 ¹³	-	-
	28. Paemala Spa Company Limited	Bangkok	Property for lease	5,000	5,000	-	25.00 ⁶	-	-
	29. DMS Property Investment Private Limited	Republic of Maldives	Dormant	6,013	6,013	-	35.00 ⁹	-	-
	30. Rehapp Plus Company Limited	Bangkok	Dormant	5,000	5,000	-	50.00 ⁸	-	-
Golf	31. Riverdale Golf and Country Club Company Limited	Bangkok	Golf course and real estate	1,500,000	1,500,000	100.00	-	1,499,992	2,213,543
	32. MBK Resort Public Company Limited	Bangkok	Golf course, hotel and real estate	200,000	160,000	-	72.99 ⁹	-	-
	33. Phuket Loch Palm Golf Club Company Limited	Bangkok	Dormant	2,000	2,000	-	72.99 ¹²	-	-
	34. NASSET PROPERTY FUND1	Bangkok	Property fund (The Fund matured and dissolution on 31 August 2015)	13,656	13,656	-	72.45 ¹²	-	-
	35. MBK Enterprise Company Limited	Bangkok	Golf course and property for lease	613,500	613,500	100.00	-	1,070,388	1,560,465
	36. MBK Golf Management Company Limited	Bangkok	Personnel management services	5,000	5,000	-	100.00 ²⁰	-	-
	37. Lam Luk Ka Golf and Country Club Company Limited	Pathum Thani	Golf course	1,308,600	1,308,600	47.13	-	315,004	286,907
Real Estate	38. MBK Real Estate Company Limited	Bangkok	Property management service	1,573,000	1,573,000	100.00	-	1,573,000	1,406,881
	39. Plan Estate Company Limited	Bangkok	Real estate and property management service	200,000	200,000	-	72.99 ¹²	-	-
	40. Crystal Lake Properties Company Limited	Bangkok	Real estate	8,000	8,000	-	72.99 ¹²	-	-
	41. Plan Appraisal Company Limited	Bangkok	Survey and appraisal services	15,000	15,000	-	72.99 ¹⁴	-	-
	42. Lan Bangna Company Limited	Bangkok	Dormant	5,000	5,000	-	72.99 ¹⁴	-	-
	43. Kathu Land Company Limited	Bangkok	Dormant	4,000	4,000	-	70.36 ⁹	-	-

Type of business	Name of company	Headquarters	Main business	Registered capital (Thousand Baht)	Paid-up capital (Thousand Baht)	Direct shareholding %	Indirect shareholding %	Cost method (Thousand Baht)	Equity method (Thousand Baht)
	44. MBK Residence Company Limited	Bangkok	Real estate	105,000	105,000	-	100.00 ^{/4}	-	-
	45. MBK Sukhumvit Company Limited	Bangkok	Real estate	800,000	800,000	-	100.00 ^{/18}	-	-
	46. MBK Realty Company Limited	Bangkok	Real estate	71,200	71,200	-	82.00 ^{/3}	-	-
	47. MBK Charan Company Limited	Bangkok	Real estate	550,000	550,000	-	100.00 ^{/18}	-	-
	48. M G 6 Company Limited	Bangkok	Real estate	400,000	400,000	-	99.97 ^{/18}	-	-
	49. MBK Asset Solution Company Limited (Formerly known as "Tantara Gallery Company Limited")	Bangkok	Space rental	5,000	5,000	-	99.99 ^{/18}	-	-
	50. MBK East One Company Limited (Formerly known as "MBK Leisure Company Limited")	Bangkok	Dormant	37,500	37,500	-	100.00 ^{/6}	-	-
	51. Green Element Company Limited	Bangkok	Design, decorate architectural services for property development projects, and manage businesses related to trees and economic crops	5,000	5,000	-	99.99 ^{/18}	-	-
	52. MBK Development Company Limited	Bangkok	Property management service	5,000	5,000	-	99.99 ^{/18}	-	-
	53. MBK Unity Company Limited	Bangkok	Investment	5,000	5,000	-	82.00 ^{/18}	-	-
Food Solution	54. PRG Corporation Public Company Limited	Pathum Thani	Investment in companies engaged in processing and packaging rice and related companies (2021: Processing and packaging rice)	874,970	658,699	74.85	-	651,390	1,053,245
	55. PRG Properties Company Limited	Pathum Thani	Warehouse, marina and space rental	250,000	250,000	-	74.85 ^{/15}	-	-
	56. Ratchsima Rice Company Limited	Pathum Thani	Distributor and improving the quality of rice (2021: Distribution and improving the quality of rice, plant and factory building rental)	75,000	75,000	-	74.85 ^{/15}	-	-
	57. PRG Logistic Company Limited	Pathum Thani	Warehouse rental and transportation	10,000	10,000	-	74.85 ^{/15}	-	-
	58. PRG Global Company Limited (Formerly known as "Innofood (Thailand) Company Limited")	Pathum Thani	Sales of goods in oversea(2021: Dormant)	5,000	5,000	-	74.85 ^{/11}	-	-

Type of business	Name of company	Headquarters	Main business	Registered capital (Thousand Baht)	Paid-up capital (Thousand Baht)	Direct shareholding %	Indirect shareholding %	Cost method (Thousand Baht)	Equity method (Thousand Baht)
	59. Khao Mahboonkrong Company Limited (Formerly known as "MBK Food and Entertainment Company Limited")	Pathum Thani	Sales of goods in domestic(2021: Dormant)	21,875	21,875	-	74.85 ^{/11}	-	-
	60. PRG Food Island Company Limited (Formerly known as "MBK Food Island Company Limited")	Bangkok	Food center	300,000	300,000	-	74.85 ^{/19}	-	-
	61. PRG Food Product Company Limited (Formerly known as "MBK Restaurant Group Company Limited")	Bangkok	Dormant (2022: holding investment in a group of subsidiary)	5,000	5,000	-	74.85 ^{/15}	-	-
	62. PRG Food Service Company Limited (Formerly known as "MBK Food Service Company Limited")	Bangkok	Dormant (2022: holding investment in a group of subsidiary)	105,000	105,000	-	74.85 ^{/15}	-	-
	63. Riverdale Marina Company Limited	Pathum Thani	Marina service	5,000	5,000	-	74.85 ^{/16}	-	-
	64. Sima Asset Company Limited	Pathum Thani	Real estate trading	18,000	18,000	-	74.85 ^{/15}	-	-
Financial	65. MBK Guarantee Company Limited	Bangkok	Lending	2,400,000	2,400,000	100.00	-	2,504,800	2,664,679
	66. Primacy Elegance Investments Limited	British Virgin Island Contact center: Bangkok	Investment	2,218	111	100.00	-	110.9	291,018
	67. MBK Premium Company Limited	Bangkok	Leasing and hire purchase	132,080	132,080	100.00	-	132,080	158,890
	68. T Leasing Company Limited	Bangkok	Motorcycle hire purchase	2,400,000	2,400,000	100.00	-	2,433,000	3,126,059
	69. Paradise Retail Company Limited	Bangkok	Property for lease (cease operation from April 2020)	1,027,500	1,027,500	-	100.00 ^{/5}	-	-
	70. M G 3 Company Limited	Bangkok	Held property foreclosed	40,000	40,000	-	99.97 ^{/5}	-	-
	71. M G 4 Company Limited	Bangkok	Held property foreclosed	200,000	200,000	-	99.97 ^{/5}	-	-
	72. M G 7 Company Limited	Bangkok	Dormant	1,000	1,000	-	99.99 ^{/5}	-	-
	73. M G 8 Company Limited	Bangkok	Dormant	1,000	1,000	-	99.99 ^{/5}	-	-
	74. MBK Broker Company Limited	Bangkok	Insurance broker	221,875	221,875	-	99.99 ^{/10}	-	-
	75. Q Broker Company Limited (Formerly known as "Q Mall Company Limited")	Bangkok	Dormant	12,000	12,000	-	99.99 ^{/10}	-	-
	76. Max Asset Management Company Limited	Bangkok	Asset management	40,000	40,000	16.56	-	6,624	54,364

Type of business	Name of company	Headquarters	Main business	Registered capital (Thousand Baht)	Paid-up capital (Thousand Baht)	Direct shareholding %	Indirect shareholding %	Cost method (Thousand Baht)	Equity method (Thousand Baht)
Auction	77. Apple Auto Auction (Thailand) Company Limited	Bangkok	Vehicle and motorcycle broker	90,000	90,000	53.56	-	52,718	349,598
Corporate	78. MBK Advanced Company Limited	Bangkok	Dormant	1,000	1,000	-	99.99 ^{/17}	-	-
Supporting Center	79. MBK Wealth Management Company Limited (Formerly known as "MBK Insurance Broker Company Limited")	Bangkok	Dormant	2,000	2,000	99.99	-	2,000	1,891
	80. MBK Training Center Company Limited	Bangkok	Training service to affiliates	3,000	3,000	99.99	-	3,000	2,488
	81. Technology Gateway Company Limited	Bangkok	IT service to affiliates (2021: Dormant)	37,500	37,500	100.00	-	37,500	35,066
	82. MBK CSC Holding Company Limited (Formerly known as "MBK Innovation Company Limited")	Bangkok	Dormant	4,000	4,000	99.99	-	4,000	4,404
	83. MBK Contact Center Company Limited	Bangkok	Call Center	100,000	100,000	99.99	-	100,000	53,371
	84. MBK Trading Company Limited	Bangkok	Inventory trading	5,000	5,000	-	90.00 ^{/2}	-	-
	85. Puen Pob Patt Company Limited	Bangkok	Dormant	1,000	1,000	36.29	-	480	-
	86. TM Communication and Brand Management Company Limited	Bangkok	Provision services for publication, design, produce and install advertising media	5,000	5,000	50.00	-	2,500	2,103

Note /1 Held by MBK Shopping Center Company Limited

/2 Held by Technology Gateway Company Limited

/3 Held by MBK Unity Company Limited

/4 Held by Riverdale Golf and Country Club Company Limited

/5 Held by MBK Guarantee Company Limited

/6 Held by MBK Business Company Limited

/7 Held by The Nine Center Company Limited

/8 Held by MBK Hotels and Tourism Company Limited

/9 Held by MBK Hotels and Resorts Company Limited

/10 Held by T Leasing Company Limited

/11 Held by PRG Food Product Company Limited

(Formerly known as "MBK Restaurant Group Company Limited")

/12 Held by MBK Resort Public Company Limited

/13 Held by Crystal Lake Properties Company Limited

/14 Held by Plan Estate Company Limited

/15 Held by PRG Corporation Company Limited

/16 Held by PRG Properties Company Limited

/17 Held by MBK Wealth Management Company Limited (Formerly known as "MBK Insurance Broker Company Limited")

/18 Held by MBK Real Estate Company Limited

/19 Held by PRG Food Service Company Limited (Formerly known as "MBK Food Service Company Limited")

/20 Held by MBK Enterprise Company Limited

/21 Held by MBK HTB Company Limited (Formerly known as "MBK Food System Company Limited")

Details about a list of the property valuation

The Company valued the property used in conducting business (pieces of land, buildings and equipment, and real estate for investment) 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	17-Dec.-20	7,400,077,975
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.SHOOKIAT PAYABVIPAPONG	Following accounting standards	10-Oct.-22	621,740,000
4	Ratchasrima Rice Company Limited	Undeveloped Land	Na Rueng, Nong Khae, Saraburi	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	11-Feb.-20	22,430,000
5	Paradise Park Company Limited	Buildings*	Nong Bon, Prawet, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	30-Dec.-20	650,100,000
6	The Nine Center Company Limited	Land and Buildings	Suan Luang, Suan Luang, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.KITTISAK BOONRUEN	Following accounting standards	18-Dec.-20	1,489,600,000

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.SHOOKIAT PAYABVIPAPONG	Following accounting standards	30-Dec.-20	823,400,000
8	Glas Haus Ratchada Company Limited	Buildings *	Huai Khwang , Huai Khwang, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.KITTISAK BOONRUEN	Following accounting standards	22-Dec.-20	127,500,000
9	Glas Haus Ratchada Company Limited	Land and Buildings	Din Daeng, Din Daeng, Bangkok	KTAC Appraisal And Services Co.,Ltd.	Mr.KITTISAK BOONRUEN	Following accounting standards	23-Dec.-20	110,540,000
10	MBK Enterprise Company Limited	Land and Buildings	Bang Kradi , Mueang Pathum Thani, Pathum Thani.	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	9-Dec.-20	483,531,900
11	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	9-Dec.-20	170,488,000
12	MBK Public Company Limited	Undeveloped Land	Yang Kram, Doi Lo, Chiang Mai Province	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	4-Jan.-21	1,450,000
13	Kathu Land Company Limited	Undeveloped Land	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	17-Dec.-20	5,106,000

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	MBK Resort Public Company Limited	Land and land improvement	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.KITTISAK BOONRUEN	Following accounting standards	18-Dec.-20	776,100,000
15	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-Dec.-20	1,888,000
16	Plan Estate Company Limited	Land and Buildings	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	18-Dec.-20	19,600,000
17	Plan Estate Company Limited	Land and Buildings	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	18-Dec.-20	17,500,000
18	Crystal Lake Properties Company Limited	Land and Buildings	Kathu, Kathu, Phuket	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	18-Dec.-20	30,000,000
19	Supsinthanee Company Limited	Land and Buildings	Khao Niwet, Mueang Ranong, Ranong	KTAC Appraisal And Services Co.,Ltd.	Mr.SHOOKIAT PAYABVIPAPONG	Following accounting standards	8-Feb.-21	13,200,000

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