

MILLENNIUM GROUP CORPORATION (ASIA) PUBLIC COMPANY LIMITED

---

**Appendix 4**

**Assets used in business operations of the Company and its subsidiaries  
and Details of appraisal property price**

**Assets used in business operations of the Company and its subsidiaries**

**1. Fixed assets**

The fixed assets of the Company and its subsidiaries have a net book value as of December 31, 2023 and December 31, 2024 in the consolidated financial statements of 7,109.8 million baht and 6,911.5 million baht, respectively. The details are as follows:

Type of assets	Net book value (million baht)		Nature of ownership	Obligation
	Dec 31, 2023	Dec 31, 2024		
Land	135.0	135.0	Ownership	Owned by mortgage on some title deeds
Buildings and building improvement	923.0	950.7	Ownership	Some items are part of collateral for loans with commercial banks.
Assets under construction and installation	92.2	3.7	Ownership	Some items are part of collateral for loans with commercial banks.
Machinery and equipment	108.9	92.6	Ownership	None
Furniture, fixtures and office equipment	87.0	85.6	Ownership	None
Vehicles	38.3	93.2	Ownership	None
Right-of-use assets	5,725.4	5,550.7	Lease agreement	Some items are part of collateral for loans with commercial banks.
<b>Total</b>	<b>7,109.8</b>	<b>6,911.5</b>		

The list of fixed assets of the Company and its subsidiaries above can show details sorted by type of assets and sorted by company as follows.

**1.1 Land**

The net book value of land as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 135.0 million baht, with details as follows:

The owner company	Location	Land area (Rai)	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
MCR	Title deed no. 1258  9/27 Village No. 4, Map Yang Phon Subdistrict, Pluak Daeng District, Rayong	0-0-81.7	the location of the Rayong branch building	0.4	0.4	Ownership	None
SHA	Title deed no. 16215 - 16218, 33068, 82398 - 82399  530 Soi Sukhumvit 103, Srinagarindra Road, Nong Bon Subdistrict, Prawet District, Bangkok	4-0-44	the location of the Udom Suk branch building	134.6	134.6	Ownership	Mortgage land to secure a loan with a commercial bank
Total				135.0	135.0		

**1.2 Buildings and building improvements**

The net book value of the buildings and building improvements as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 923.0 million baht and 950.7 million baht, respectively, with details as follows:

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
MGC	292 Ratchaphruek Road, Bang Khun Thong Subdistrict, Bang Kruai District, Nonthaburi	Commercial building	HD Showroom (Thonburi branch)	31.3	31.9	Ownership	Part of the collateral for a loan with a commercial bank
	367 Phuttha Bucha Road, Bang Mot Subdistrict, Thung Khru District, Bangkok (Susco Gas Station - Phuttha Bucha)	Building and building improvement	MMS Service Center (Phuttha Bucha branch)	5.8	5.2	Ownership	None

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	95/3 Kanchanaphisek Road, Bang Bon Nuea Subdistrict, Bang Bon District, Bangkok (Bangchak Gas Station - Kanchanaphisek)	Building and building improvement	MMS Service Center (Kanchanaphisek branch)	5.2	4.5	Ownership	None
	870 Srinagarindra Road, Suan Luang Subdistrict, Suan Luang District, Bangkok (Susco Gas Station – Srinagarindra)	Building and building improvement	MMS Service Center (Srinagarindra branch)	5.6	5.1	Ownership	None
	Title deed no. 22694 and 22695 Ratchaphruek Road, Bang Khun Thong Subdistrict, Bang Kruai District, Nonthaburi	Building and building improvement	MMS Service Center (Thonburi - Rama 5 branch)	14.5	13.8	Ownership	None
	THE EMSPHERE Shopping Center Room no. 2C02-04 628, 630 Sukhumvit Road, Khlong Tan Subdistrict, Khlong Toei District, Bangkok	Building improvement	Showroom MGC Auto Galleria	5.6	5.1	Ownership	None
	Siam Paragon Shopping Center 991 2 <sup>nd</sup> Floor Unit 2-45, Pathum Wan Subdistrict, Pathum Wan District, Bangkok	Building improvement	Showroom MGC Auto Galleria	-	2.9	Ownership	None
MAG	2222/9 Lat Phrao Road, Wang Thonglang Subdistrict Wang Thonglang District, Bangkok	3 storey commercial building - office, 2 storey parking building	Office building and showroom, (Lat Phrao branch)	22.2	19.5	Ownership	Part of the collateral for a loan with a commercial bank
	888, 888/8, 888/9 Lat Phrao Road, Wang Thonglang Subdistrict Wang Thonglang District, Bangkok	4 storey commercial buildings - training center - canteen	Training center building - office, canteen and parking area	53.7	47.8	Ownership	Part of the collateral for a loan with a commercial bank

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	888/18 Lat Phrao Road, Wang Thonglang Subdistrict Wang Thonglang District, Bangkok	6 storey commercial building - office	Office building and showroom, (Lat Phrao branch)	108.1	102.3	Ownership	Part of the collateral for a loan with a commercial bank
	186 Soi Lad Phrao 112 (Aumsomboon) Lat Phrao Road, Wang Thonglang Subdistrict Wang Thonglang District, Bangkok	4 storey building and building improvement	Body and paint shop (Lat Phrao branch)	50.1	44.4	Ownership	Part of the collateral for a loan with a commercial bank
	2089 Phatthanakan Road, Suan Luang Subdistrict, Suan Luang District, Bangkok	Commercial building	Showroom (Phatthanakan - Srinagarindra branch)	184.3	173.3	Ownership	Part of the collateral for a loan with a commercial bank
	Room 319, 330, Iconsiam Shopping Center, 299 Charoen Nakhon Road, Khlong Ton Sai Subdistrict, Khlong San District, Bangkok	Showroom building improvement	Showroom (Iconsiam branch)	8.4	7.5	Ownership	Part of the collateral for a loan with a commercial bank
	Room 2-53, 2-54 Siam Paragon Shopping Center, 991 Rama 1 Road, Pathum Wan Subdistrict, Pathum Wan District, Bangkok	Showroom building improvement	Showroom (Siam Paragon branch)	6.7	5.8	Ownership	Part of the collateral for a loan with a commercial bank
	29, 29/9 Soi Prasertmanukit 27, Prasertmanukit Road, Chorakhe Bua Subdistrict, Lat Phrao District, Bangkok	Commercial building - office	Showroom and service center (Kaset Nawamin branch)	19.1	8.7	Ownership	Part of the collateral for a loan with a commercial bank
	2929/9 Rama IV Road, Khlong Toei Subdistrict, Khlong Toei District, Bangkok	Building improvement	Showroom (Rama 4 branch)	9.1	8.6	Ownership	Part of the collateral for a loan with a commercial bank
	9, Village No. 8, Chaeramae Subdistrict, Mueang Ubon	Single-storey steel structure building and leased	Showroom and body and paint shop (Ubon	9.8	76.6	Ownership	Part of the collateral for a loan with a

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	Ratchathani District, Ubon Ratchathani	building improvement	Ratchathani branch)				commercial bank
	9/99 Village No. 5, Ratsada Subdistrict, Mueang Phuket District, Phuket	Building improvement	Showroom (Phuket branch)	0.9	0.8	Ownership	Part of the collateral for a loan with a commercial bank
	99/99 Soi Sukhumvit 63 (Ekkamai), Khlong Toei Nuea Subdistrict, Watthana District, Bangkok	Building improvement	Showroom (Ekkamai branch)	0.6	-	Ownership	None
	161 Village No. 1 Wat Pradu Subdistrict, Mueang Surat Thani District, Surat Thani	Commercial building	Showroom (Surat Thani branch)	90.0	102.9	Ownership	None
SHA	929 Debaratana Road, Bangna Nuea Subdistrict, Bangna District, Bangkok	3 storey commercial building - office - parking	Showroom (Bangna KM 4.5 branch)	134.8	130.0	Ownership	Part of the collateral for a loan with a commercial bank
	825 Ramkhamhaeng Road, Hua Mak Subdistrict, Bang Kapi District, Bangkok	Commercial building	Showroom (Hua Mak branch)	38.1	34.5	Ownership	Part of the collateral for a loan with a commercial bank
	886 Supasarnrangsang Road, Hat Yai Subdistrict, Hat Yai District, Songkhla	1.5-storey office building improvement	Showroom (Hat Yai branch)	-	-	Ownership	None
	530 Srinagarindra Road, Nong Bon Subdistrict, Prawet District, Bangkok	2 storey commercial building - office	Showroom (Udom Suk branch)	45.2	41.6	Ownership	Part of the collateral for a loan with a commercial bank
	2754, 2756 Soi Sukhumvit 66/1, Sukhumvit Road, Bangna Subdistrict, Bangna District, Bangkok	Showroom building improvement	Showroom Sukhumvit Branch (Old Bangna branch)	2.2	-	Ownership	None
USM	313 Village No. 7, Chaeramae Subdistrict, Mueang Ubon Ratchathani	Buildings and building improvement	Showroom (Ubon Ratchathani branch)	3.2	3.4	Ownership	None

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	District, Ubon Ratchathani						
	882 Supasarnrangsang Road, Hat Yai Subdistrict, Hat Yai District, Songkhla	Building improvement	Showroom (Hat Yai branch)	0.2	0.2	Ownership	None
	292 Bang Khun Thong Subdistrict, Bang Kruai District, Nonthaburi	Building improvement	Showroom (Thonburi Branch)	0.4	0.4	Ownership	None
GW	999 Rama III Road, Bang Kloi Subdistrict, Bang Kho Laem District, Bangkok	Building improvement	Showroom (Rama 3 branch)	0.1	-	Ownership	None
	Room 2-53, 2-54, 2-55, 2-14A, 2-01A Siam Paragon Shopping Center, 991 2 <sup>nd</sup> Floor, Pathum Wan Subdistrict, Pathum Wan District, Bangkok	Showroom building improvement	Showroom (Siam Paragon branch)	-	11.9	Ownership	None
MGC Marine	Ocean Marina Yacht Club 274/1 Village No. 4, Sukhumvit Road, Na Jomtien Subdistrict, Sattahip District, Chonburi	Building improvement	Showroom (Pattaya Branch)	2.2	2.0	Ownership	None
	Riverdale Marina 88 Moo 2, Tiwanon Road, Bang Kadi Subdistrict, Muang Pathum Thani District, Pathum Thani Province	Building and building improvement	Showroom and Service Center Riverdale Marina (Pathum Thani)	-	32.0	Ownership	None
MMS	29, 29/9 Soi Prasertmanukit 27, Prasertmanukit Road, Chorakhe Bua Subdistrict, Lat Phrao District, Bangkok	Building improvement	Head Office and Service Center (Kaset Nawamin)	-	0.1	Ownership	Part of the collateral for a loan with a commercial bank

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	68 Ram Intra Road, Anusawari Subdistrict, Bang Khen District, Bangkok	Buildings and building improvement	Service Center (Ram Intra branch)	0.2	0.1	Ownership	None
	390/9 Ramkhamhaeng Road, Saphan Sung Subdistrict, Saphan Sung District, Bangkok	Buildings and building improvement	Service Center (Sukhaphiban 3 branch)	0.4	0.3	Ownership	None
	1688/4 Sukhumvit Road, Theparak Subdistrict, Mueang District, Samut Prakan	Buildings and building improvement	Service Center (Samrong branch)	0.1	0.1	Ownership	None
	9/7 Village No. 3 Huai Kapi, Samet Subdistrict, Mueang District, Chonburi	Buildings and building improvement	Service Center (Bangsaen branch)	1.0	0.6	Ownership	None
	141/191 Village No. 6, Na Kluea Subdistrict, Bang Lamung District Chonburi	Buildings and building improvement	Service Center (Pattaya Branch)	1.6	1.0	Ownership	None
	9, Village No. 8 Chaeramae Subdistrict, Mueang Ubon Ratchathani District, Ubon Ratchathani	Buildings and building improvement	Service Center (Ubon Ratchathani branch)	1.4	1.4	Ownership	None
	54/5 Village No. 6, Bueng Kham Proi Subdistrict, Lam Luk Ka District, Pathum Thani	Buildings and building improvement	Service Center (Lam Luk Ka branch)	1.8	1.4	Ownership	None
	291/8, 291/9 Praditmanutham Road, Wang Thonglang Subdistrict, Wang Thonglang District, Bangkok	Buildings and building improvement	Service Center (Pradit Manutham branch)	0.4	0.4	Ownership	None
	32/15 Village No. 13, Bang Ramat Subdistrict, Taling Chan District, Bangkok	Buildings and building improvement	Service Center (Ratchaphruek branch)	2.1	1.7	Ownership	None



The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	293/7 Village No. 13, Khu Khot Subdistrict, Lam Luk Ka District, Pathum Thani	Buildings and building improvement	Service Center (Rangsit - Mueang Ake branch)	2.8	2.3	Ownership	None
	532/1 Phetkasem Road, Nong Khang Phlu Subdistrict, Nong Khaem District, Bangkok	Buildings and building improvement	Service Center (Phetkasem 108 branch)	3.1	2.7	Ownership	None
	9/99 Village No. 5, Ratsada Subdistrict, Mueang Phuket District, Phuket	Buildings and building improvement	Service Center (Phuket branch)	0.1	0.1	Ownership	None
	A-Square Shopping Center 120/9 Soi Sukhumvit 26, Sukhumvit Road, Khlong Tan Subdistrict, Khlong Toei District, Bangkok	Buildings and building improvement	Service Center Rama 4 branch (A-Square)	-	-	Ownership	None
	149/4 Khubon Road, Ram Intra Subdistrict, Khan Na Yao District, Bangkok	Buildings and building improvement	Service Center Khubon branch)	6.0	5.7	Ownership	None
	158/2 Ram Kham Haeng Road, Hua Mak Subdistrict, Bang Kapi District, Bangkok	Buildings and building improvement	Service Center (Ram Kham Haeng branch)	7.0	6.6	Ownership	None
	71 Ngamwongwan Road, Thung Song Hong, Lak Si, Bangkok	Buildings and building improvement	Service Center (Ngamwongwan)	-	0.1	Ownership	None
	7 Ram Kham Haeng Road, Saphan Sung Subdistrict, Saphan Sung District, Bangkok	Building improvement	Tesla Approved Body Shop Body and Paint Center	3.0	2.3	Ownership	None
	Title deeds no. 22694 and 22695 Ratchaphruek Road Bang Khun Klong Subdistrict, Bang	Building improvement	Service Center (Rama 5 - Thonburi branch)	0.1	0.1	Ownership	None

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	Kruai District, Nonthaburi						
MCR	9/27 Village No. 4, Mapyangphon Subdistrict, Pluak Daeng District, Rayong	2.5 storey shophouse	Office building (Rayong branch)	0.1	-	Ownership	None
	Chiang Mai Airport, 60 Village No. 3, Suthep Road, Suthep Subdistrict, Mueang Chiang Mai District, Chiang Mai	Counter area	Service area (Chiang Mai Airport branch)	-	-	Ownership	None
	2089 Phatthanakan Road, Phatthanakan Subdistrict, Suan Luang District, Bangkok	Building improvement	Service area (Phatthanakan - Srinagarindra branch)	0.3	0.3	Ownership	None
	888 Soi Lat Phrao 112 (Aumsomboon), Phlapphla Subdistrict, Wang Thonglang District, Bangkok	Counter area	Service area (Lat Phrao branch)	0.2	0.1	Ownership	None
	133 Phetkasem Road Nuea Khlong Subdistrict, Nuea Khlong District, Krabi	Counter area	Service area (Krabi branch)	0.2	0.2	Ownership	None
	1, Village No. 2 Nan-Thung Chang Road, Pha Sing Subdistrict, Mueang Nan District, Nan	Counter area	Service area (Nan Nakhon Airport branch)	0.1	0.1	Ownership	None
	Suvarnabhumi Airport 999 Village No. 1, Nong Prue Subdistrict, Bang Phli District Samut Prakan	Counter area	Service area (Suvarnabhumi Airport branch)	0.1	-	Ownership	None
	The Civil Aviation Authority of Thailand, Ubon Ratchathani Airport 297 Thepyothi Road	Counter area	Service area (Ubon Ratchathani Airport branch)	-	0.1	Ownership	None

The owner company	Location	Assets details	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
				Dec 31, 2023	Dec 31, 2024		
	Nai Muang Subdistrict, Mueang Ubon Ratchathani District, Ubon Ratchathani Province						
I24	888/8 Lat Phrao Road, Wang Thonglang Subdistrict, Wang Thonglang District, Bangkok	Building improvement	Building area MAT	0.8	0.2	Ownership	None
	2222/9 Lat Phrao Road, Wang Thonglang Subdistrict Wang Thonglang District, Bangkok	Building improvement	Building area I24	-	0.4	Ownership	None
Total				923.0	950.7		

### 1.3 Assets under construction and installation

The net book value of assets under construction and installation as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 92.2 million baht and 3.8 million baht, respectively, with details as follows:

The owner company	Branch	Net book value (million baht)		Nature of ownership	Obligation
		Dec 31, 2023	Dec 31, 2024		
MGC	Thonburi - Rama 5	-	-	Ownership	None
	Surat Thani (MAG)	-	-	Ownership	None
	Kanchanaphisek	-	-	Ownership	None
	Phuttha Bucha	-	-	Ownership	None
	Srinagarindra	-	-	Ownership	None
	Thonburi (Test Drive)	1.9	-	Ownership	None
	Siam Paragon	2.4	-	Ownership	None
	Surat Thani (MMS)	0.2	0.2	Ownership	None
MAG	Phatthanakan-Srinagarindra	0.6	0.4	Ownership	Part of the collateral for a loan

The owner company	Branch	Net book value (million baht)		Nature of ownership	Obligation
		Dec 31, 2023	Dec 31, 2024		
					with a commercial bank
	Lat Phrao	-	0.4	Ownership	Part of the collateral for a loan with a commercial bank
	Ekkamai	0.8	0.8	Ownership	None
	Rama 4	-	0.4	Ownership	None
	Phuket	0.3	0.8	Ownership	None
	Siam Paragon	-	-	Ownership	None
	Surat Thani	-	-	Ownership	None
	Ubon Ratchathani (RETAIL NEXT)	18.2	-	Ownership	Part of the collateral for a loan with a commercial bank
	Ubon Ratchathani (MGC-ASIA AUTOPLEX)	12.9	0.2	Ownership	Part of the collateral for a loan with a commercial bank
USM	Ubon Ratchathani	-	1.3	Ownership	None
MGC Marine	Pathum Thani	1.9	-	Ownership	None
	Pattaya	-	0.1	Ownership	None
MCR	Phatthanakan-Srinagarindra	-	-	Ownership	None
	Nan Nakhon Airport	-	-	Ownership	None
MMS	Head Office (Kaset Nawamin)	-	-	Ownership	None
	Ngamwongwan	0.1	-	Ownership	None
	Phuttha Bucha	-	-	Ownership	None
	Srinagarindra	-	-	Ownership	None
	Thonburi - Rama 5	-	-	Ownership	None
	Kanchanaphisek	-	-	Ownership	None
GW	Siam Paragon	14.9	-	Ownership	None
<b>Total</b>		<b>92.2</b>	<b>3.8</b>		

#### 1.4 Machinery and equipment

The net book value of machinery and equipment as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 108.9 million baht and 92.6 million baht, respectively, with details as follows:

The owner company	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
		Dec 31, 2023	Dec 31, 2024		
MAG	Business operation	75.2	66.4	Ownership	None
SHA	Business operation	4.2	3.3	Ownership	None
USM	Business operation	4.2	3.2	Ownership	None
GW	Business operation	1.4	1.5	Ownership	None
MMS	Business operation	21.9	16.6	Ownership	None
I24	Business operation	0.2	0.2	Ownership	None
MGC Marine	Business operation	1.8	1.4	Ownership	None
<b>Total</b>		<b>108.9</b>	<b>92.6</b>		

#### 1.5 Furniture, fixtures and office equipment

The net book value of furniture, fixtures and office equipment as of December 31, 2023 and December 31, 2024 in the consolidated financial statement is 87.0 million baht and 85.6 million baht, respectively, with details as follows:

The owner company	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
		Dec 31, 2022	Dec 31, 2023		
MGC	Business operation	5.4	11.1	Ownership	None
MAG	Business operation	49.4	56.4	Ownership	None
SHA	Business operation	4.3	3.8	Ownership	None
USM	Business operation	3.2	2.9	Ownership	None
GW	Business operation	0.8	0.8	Ownership	None
MGC Marine	Business operation	0.8	4.2	Ownership	None
MMS	Business operation	1.7	3.3	Ownership	None
MCR	Business operation	1.5	1.9	Ownership	None
MDS	Business operation	0.5	0.5	Ownership	None
I24	Business operation	1.3	1.9	Ownership	None
MGC Aviation	Business operation	0.0	0.2	Ownership	None
<b>Total</b>		<b>68.9</b>	<b>87.0</b>		

#### 1.6 Vehicles

The net book value of vehicles as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 38.2 million baht and 93.2 million baht, respectively, with details as follows:

The owner company	Purpose of holding	Net book value (million baht)		Nature of ownership	Obligation
		Dec 31, 2023	Dec 31, 2024		
SHA	Business operation	36.7	38.0	Ownership	None
MCR	Business operation	1.4	2.6	Ownership	None
USM	Business operation	0.1	0.1	Ownership	None
MGC Marine	Business operation	-	52.4	Ownership	None
<b>Total</b>		<b>38.2</b>	<b>93.1</b>		

## 1.7 Right-of-use assets

Since January 1, 2020, the Company has adopted the financial reporting standard related to lease agreements, TFRS 16, which mandates the recognition of assets under leases previously classified as operating leases. The Company and its subsidiaries can access the assets under these leases, which are now recognized as right-of-use assets. The Company and its subsidiaries have lease agreements for land, buildings, and vehicles with fixed lease periods ranging from 1 to 30 years, with details as follows:

Types of right-of-use assets	Net book value (million baht)	
	Dec 31, 2023	Dec 31, 2024
Land, buildings and building improvements	2,509.3	2,331.3
Equipment	-	-
Assets held for operating leases	3,214.1	3,219.0
Intangible assets	2.0	0.3
<b>Total</b>	<b>5,725.4</b>	<b>5,550.6</b>

### 1.7.1 Right-of-use of land, buildings and building improvements

The net book value of the right-of-use of land, buildings and building improvement as of December 31, 2023 and December 31, 2024 is 2,509.3 million baht and 2,331.3 million baht, respectively, with details as follows:

Company	Types of leases	Branch	Net book value (million baht)		Lease Period
			Dec 31, 2023	Dec 31, 2024	
MGC	Land lease agreement <sup>(1)</sup>	Thonburi	33.3	32.1	Lease agreement for 30 years The agreement expires in 2051.
	Land lease agreement	Surat Thani	40.0	38.6	Lease agreement for 30 years The agreement expires in 2052,
	Space lease agreement	THE EMSPHERE Shopping Center	97.5	88.6	Lease agreement for 11 years The agreement expires in 2034,
MAG	Land lease agreement <sup>(1)</sup>	Lat Phrao	22.3	61.0	Lease agreements ranging from 20 years and 6 months to 28 years and 11 months expire in the year 2031.
	Land lease agreement <sup>(1)</sup>	Lat Phrao (Parking lot and body and paint shop)	21.5	11.5	Lease agreement for 20 years and 6 months The agreement expires 2033.
	Building lease agreement and space services <sup>(1)</sup>	Rama 4 (Services Center)	226.7	202.5	A 3-year service contract is due to expire in 2024, with an option for automatic renewal for two additional 3-year terms. Additionally, in July 2022, a new

Company	Types of leases	Branch	Net book value (million baht)		Lease Period
			Dec 31, 2023	Dec 31, 2024	
					8-year and 7-month lease agreement was made, set to expire in 2031.
	Building Lease Agreement and Space Services <sup>(1)</sup>	Rama 4 (Service Center)	23.2	10.1	A 3-year service contract is due to expire in 2024, with an option for automatic renewal for two additional 3-year terms.
	Space service agreement <sup>(1)</sup>	Rama 3	476.1	459.4	A 3-year service contract is due to expire in 2024, with the option for automatic renewal for two additional 3-year terms. Additionally, in July 2022, a new 30-year lease agreement was entered into, which expires in 2055.
	Space service agreement <sup>(1)</sup>	Siam Paragon	128.2	109.9	A 3-year service contract is due to expire in 2024, with the option for automatic renewal for two additional 3-year terms. Additionally, in July 2022, a new lease agreement with a term of 8 years and 6 months was entered into, which expires in 2030.
	Space service agreement <sup>(1)</sup>	Icon Siam	71.6	30.2	Service contracts with terms ranging from 3 to 15 years are set to expire between 2023 and 2033.
	Space service agreement <sup>(1)</sup>	Ubon Ratchathani	122.2	117.9	A 3-year service contract is due to expire in 2024, with an option for automatic renewal for two additional 3-year terms. In July 2022, a new 30-year lease agreement was entered into, set to expire in 2052.
	Space service agreement <sup>(1)</sup>	Hat Yai	215.9	206.4	A 3-year service contract is due to expire in 2024, with an option for automatic renewal for two additional 3-year terms. Additionally, in July 2022, a new lease agreement with a duration of 24 years and 2 months was entered into, set to expire in 2046.
	Space service agreement <sup>(1)</sup>	Phuket	137.2	132.4	A 3-year service contract is due to expire in 2024, with an option for automatic renewal for two additional 3-year terms. Additionally, in July 2022, a new 30-year lease agreement was entered into, set to expire in 2052.
	Space service agreement <sup>(1)</sup>	Ekkamai	108.7	95.7	A 3-year service contract is due to expire in 2024, with an option for automatic renewal for two additional 3-year terms. Additionally, in July 2022, a new lease agreement with a term of 9 years and 11 months was entered into, set to expire in 2032.

Company	Types of leases	Branch	Net book value (million baht)		Lease Period
			Dec 31, 2023	Dec 31, 2024	
	Land lease agreement <sup>(1)</sup>	Phatthanakan - Srinagarindra	74.7	71.6	Lease agreement for 26 years. The agreement expires in 2047.
	Space lease agreement	Kaset Nawamin	17.2	16.0	Lease agreement for 28 years. The agreement expires in 2038.
	Building lease Space service agreement	Pradit Manutham	3.5	1.0	Lease and service agreement for 3 years. The agreement expires in 2025.
SHA	Land lease agreement <sup>(1)</sup>	Hua Mak	130.4	124.5	The original lease agreement, with a term of 7 years and 6 months, expired in February 2022. In March 2022, a new 24-year lease agreement was entered into, set to expire in 2046.
	Land lease agreement <sup>(1)</sup>	Bangna KM 4.5 (New Bangna)	164.9	158.9	Lease agreement for 30 years. The agreement expires in 2051.
	Space service agreement and land and building lease agreement <sup>(1)</sup>	Phatthanakan	301.1	289.2	The original service contract with a term of 1 year, expired in 2022. In March 2022, a new lease agreement for land and buildings with a term of 30 years was entered into, set to expire in 2052.
MGC Marine	Space lease agreement	Phuket	-	4.5	Lease agreement for 3 years, expiring in January 2022, with the lessor committing to the possibility of renewing the contract for an additional one-year term. This is currently in the process of renewing the new contract.
	Building lease agreement	Pattaya	3.2	2.8	Lease agreement for 3 years. The agreement expires in December 2023.
	Space and building lease agreement	Pathum Thani	11.0	5.4	Space and building lease agreement for 3 years, expiring in 2025, with the lessor committing to the possibility of renewing the contract for three additional 3-year terms.
MMS	Land lease agreement	Ram Intra	5.9	4.9	Lease agreement for 9 years. The agreement expires in 2029.
	Land and building lease agreement	Ngamwongwan	6.4	5.7	Lease agreement for 3 years, expired in 2023, with an option for automatic renewal for three additional 3-year terms.
	Land lease agreement	Sukhaphiban 3	4.4	3.2	Lease agreement for 3 years, expiring in 2024, with a renewal option for another 3 years ending in 2027.
	Space lease agreement	Samrong	3.1	2.1	Lease agreement for 5 years and 7 months. The agreement expires in 2027.
	Space service agreement	A-Square	-	3.0	Lease agreement for 3 years, expiring in 2024, with an option for automatic renewal for two additional 3-year terms.
	Space lease agreement	Bang San	0.4	0.2	Lease agreement for 3 years, expiring in 2025, with the renewal option for another 3 years.



Company	Types of leases	Branch	Net book value (million baht)		Lease Period
			Dec 31, 2023	Dec 31, 2024	
	Space lease agreement	Pattaya	0.9	0.4	Lease agreement for 3 years, expiring in 2025, with the renewal option for another 3 years.
	Space lease agreement	Lam Luk Ka	1.2	0.7	Lease agreement for 10 years. The agreement expires in 2026.
	Space lease agreement	Pradit Manutham	1.9	0.6	Lease agreement for 2 years and 6 months, expired in January 2022, with a renewal option for another 3 years, ending in 2025.
	Space lease agreement	Ratchaphruek	0.9	0.5	Lease agreement for 3 years. The agreement expires in 2023.
	Space lease agreement	Rangsit - Muang Ake	0.9	0.5	Lease agreement for 3 years, expired in 2023, with an option for automatic renewal for one additional 3-year term.
	Space lease agreement	Phetkasem 108	0.1	1.6	Lease agreement for 3 years, expiring in 2024, with an option for automatic renewal for two additional 3-year terms.
	Space lease agreement	Phuttha Bucha	5.4	4.9	Space lease agreement for 3 years. The agreement expires in 2025.
	Space lease agreement	Kanchanaphisek	7.8	7.0	Sublease agreement for land and a 3-year service contract, expiring in 2025, with the lessor committing to the possibility of renewing the contract for three additional 3-year terms.
	Space lease agreement	Srinagarindra	5.4	4.9	Space lease agreement for 3 years. The agreement expires in 2025.
	Space lease agreement	Tesla Approved Body Shop	18.8	6.9	Space lease agreement for 2 years. The agreement expires in 2025.
MCR	Land lease agreement	Lat Phrao	2.5	1.8	Lease agreement for 3 years, expiring in 2026, with an option for automatic renewal for one additional 3-year term.
	Space service agreement	A-Square	2.9	2.4	Lease agreement for 3 years, expired in 2023, with an option for automatic renewal for two additional 3-year terms.
	Parking space lease agreement	Chiang Mai Airport	0.2	0.2	Lease agreement for 6 months, expired in January 2024, and has been renewed, with the current contract expiring in April 2024.
	Land lease agreement	Krabi Airport	0.4	0.2	Lease agreement for 3 years, expiring in 2025, with an option for automatic renewal for an additional 3-year term.
	Space service and building lease agreement	Samui Airport	2.8	2.2	Lease agreements with terms ranging from 1 to 3 years, expiring in March 2025 and May 2026, respectively.
	Parking space lease agreement	Phuket Airport	1.9	1.8	- Lease agreement for 1 year, expired in August 2023, with a

Company	Types of leases	Branch	Net book value (million baht)		Lease Period
			Dec 31, 2023	Dec 31, 2024	
					1-year extension, expired in July 2024. - Two lease agreements for 3 years, one expiring in November 2024 and the other in September 2026, both with an option for automatic renewal for an additional 3-year term.
	Parking space lease agreement	Khon Kaen	-	-	Lease agreement for 1 year. The agreement expired in September 2024.
	Land lease agreement	Hat Yai	0.1	1.2	A 3-year lease agreement expires in 2024, with an option for automatic renewal once for an additional 3-year period.
	Parking space lease agreement	Suvarnabhumi Airport	1.8	2.5	A 3-year lease agreement expires in Sep 2026.
	Parking space lease agreement	Royal Suite	1.8	1.4	A 5-year lease agreement expires in Sep 2028.
	Space service agreement	Ubon Ratchathani Airport	-	0.3	- A 3-year lease agreement will expire in 2026. - A 2.5-year lease agreement will expire in 2027.
I24	Space service agreement	Ubon Ratchathani	15.6	-	A 3-year service contract expired in 2023, with an option for automatic renewal for two additional 3-year terms. Since July 1, 2022, it has been converted to a sublease agreement with MAG.
<b>Total</b>			<b>2,509.3</b>	<b>2,331.3</b>	

Note <sup>(1)</sup> Part of the Collateral for a Loan with a Commercial Bank

#### 1.7.2 Right-of-use of Equipment

As of December 31, 2023 and December 31, 2024, there is no net book value for the right-of-use of equipment.

#### 1.7.3 Right-of-use of Asset held for operating leases

The net book value of the right-of-use of assets held for operating leases as of December 31, 2023, and December 31, 2024 in the consolidated financial statements is 3,214.1 million baht and 3,219.0 million baht, respectively. This primarily includes the right-of-use for vehicles under the finance leases of MCR and MDS.

#### 1.7.4 Right-of-use of intangible assets

The net book value of the right-of-use for intangible assets as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 2.0 million baht and 21.0 million baht, respectively, which primarily includes the right-of-use for I24's online data storage system.

### 2. Intangible Assets

The net book value of intangible assets as of December 31, 2023 and December 31, 2024 in the consolidated financial statements is 15.4 million baht and 21.5 million baht, respectively. Intangible assets consist of software licenses, deferred franchise fees, and software under installation.

### 3. Insurance on Assets Used in Business Operations

The Company and its subsidiaries have ensured the insurance of assets used in the business operations of the Group. The Company believes that the total coverage under the insurance policies for the Company and its subsidiaries is at an appropriate level. The Company and its subsidiaries have procured Accidental Damage (Property) Insurance, with the details as follows:

Assured:	MILLENNIUM GROUP CORPORATION (ASIA) PUBLIC COMPANY LIMITED MILLENNIUM AUTO GROUP COMPANY LIMITED MGC MARINE & CHARTER (ASIA) COMPANY LIMITED GOODWOOD AUTOWORK COMPANY LIMITED MASTER MOTOR SERVICES (THAILAND) COMPANY LIMITED SUMMIT HONDA AUTOMOBILE COMPANY LIMITED US MOTORBIKE COMPANY LIMITED I 24 COMPANY LIMITED MASTER CAR RENTAL COMPANY LIMITED MASTER DRIVER AND SERVICES (THAILAND) COMPANY LIMITED
Beneficiary:	1. Bangkok Bank Public Company Limited, in accordance with the obligations that the insured has towards the beneficiary 2. Siam Commercial Bank Public Company Limited, in accordance with the obligations that the insured has towards the beneficiary 3. Kasikornbank Public Company Limited, in accordance with the obligations that the insured has towards the beneficiary
Insured Period:	June 30, 2024 – June 30, 202 <sup>n</sup>
Total sum insured:	6,897,967,870.26 Baht
Insured property:	<ol style="list-style-type: none"> <li>1. The building structure (excluding foundations) includes any additions or renovations to the building, permanently installed fixtures, roads, walkways, fences, walls, gates, guardhouses, satellite dishes, spirit houses, recreational areas, parking lots, and various systems. Furniture, permanently installed decorative items, equipment, machinery, tools, parts, various convenience devices, communication systems, public utilities, fire suppression systems, elevators, elevator systems, car elevators, cooling systems, and other systems such as electrical (including transformers), lightning rods, office equipment, LCD screens, computers, computer systems with peripherals, advertising signs, and other properties, including all types of assets under the care and responsibility of the insured.</li> <li>2. New car stock, pre-owned cars and motorcycles, awaiting repair, in the process of repair, and for sale. Stock of cars used for test drives, spare parts, accessories, and modifications. The coverage extends to properties in the custody of the insured acting as a custodian, including cars being repaired, parked in parking lots, and car stock located at various places.</li> </ol>

Including properties in the custody of the insured in the capacity of a custodian.

Additionally, the Company and its subsidiaries have procured additional insurance coverage. The key details of the insurance policies can be summarized in the following table:

Assured	Type	Liability Limit / Insured Amount According to the Policy	Insured Period
MILLENNIUM GROUP CORPORATION (ASIA) PUBLIC COMPANY LIMITED  MILLENNIUM AUTO GROUP CO., LTD.	Third-Party Insurance	50,000,000 Baht per occurrence per insured location and throughout the insurance period, with a cumulative limit across all locations not exceeding 100,000,000 Baht throughout the insurance period	June 30, 2024 - June 30, 2025
MGC MARINE & CHARTER (ASIA) CO., LTD.  GOODWOOD AUTOWORK CO., LTD.  MASTER MOTOR SERVICES (THAILAND) CO., LTD.	Third-Party Insurance (Test Drive)	For bodily injuries and damage to the property of third parties, the liability for the insurance coverage area includes damage to the vehicles of the insured's clients, within a limit of 5,000,000 Baht per occurrence per insured location and throughout the insurance period, with a cumulative limit across all locations not exceeding 30,000,000 Baht throughout the insurance period	June 30, 2024 - June 30, 2025
SUMMIT HONDA AUTOMOBILE CO., LTD.  US MOTORBIKE CO., LTD.	Fidelity Guarantee Insurance	Amount insured according to the policy: 19,800,000 baht / 200,000 baht per the insurance coverage area and throughout the insured period	June 30, 2024 - June 30, 2025
I 24 CO., LTD.  MASTER CAR RENTAL CO., LTD.  MASTER DRIVER AND SERVICES (THAILAND) CO., LTD.	Terrorism Insurance	Insured Amount According to the Policy: 50,000,000 Baht	June 30, 2024 - June 30, 2025

---

**4. Policy for Investment in Subsidiaries and Associated Companies**

---

Millennium Group Corporation (Asia) Public Company Limited ("the Company") operates by adhering to the principles of good corporate governance. Therefore, the Company's investment decisions in various businesses, in addition to considering the returns to all stakeholders from such investments, also prioritize compliance with the principles of good corporate governance as outlined by the Stock Exchange and the Office of the Securities and Exchange Commission. As such, the Company has established this investment policy for subsidiaries and joint ventures to align with the criteria set forth in the Securities and Exchange Commission Announcement No. TorJor. 39/2559 regarding the application and approval for offering newly issued shares, including the guidelines for good corporate governance of the Stock Exchange. The details are as follows.

The Company has a policy to invest in subsidiaries or joint ventures that support the Company's business operations, as well as invest in companies that align with the Company's goals, vision, and strategic growth plans. This will lead to increased performance or profits for the Company or invest in businesses that provide synergy benefits to the Company to enhance its competitive capabilities and achieve the goal of becoming a leading operator in the Company's core business. Subsidiaries and/or joint ventures may consider investing in additional businesses if they are potential growth sectors or can extend business opportunities or benefit the group's business, generating favorable investment returns. The Company will have governance mechanisms to control and oversee the management and operations of subsidiaries as if they were one unit of the Company, including measures for monitoring management and establishing appropriate and stringent internal control systems of subsidiaries to protect the investment interests according to the set criteria. This is seen as generating mutual benefits to increase revenue channels and the Company's profit-making capabilities. The Company will consider the investment proportion, expected profits, potential risks, and the financial status of the Company, with proper investment analysis procedures before making decisions on various projects. Investment decisions must be approved by the Company's board meeting or shareholders' meeting, as applicable, and the investment approval must comply with the relevant announcements of the Securities and Exchange Commission and the Stock Exchange of Thailand. Additionally, the Company will appoint representatives with the necessary qualifications and experience to join the boards of those companies, at least in proportion to the shareholding, to set significant policies and oversee the operations of the subsidiaries and joint ventures.

Additionally, the Company has a policy to monitor the management of subsidiaries and joint ventures to protect the Company's investment interests. This includes requiring subsidiaries and joint ventures to submit monthly performance reports and quarterly financial statements reviewed by licensed auditors, along with the information used to prepare such financial statements, to the Company. They also consent to the Company using this information for the preparation of consolidated financial statements or performance reports on a quarterly or annual basis, as applicable. Furthermore, subsidiaries and joint ventures are obligated to report significant financial issues to the Company upon detection or upon request from the Company for investigation and reporting. This also includes transactions between said companies and related parties, the acquisition or disposal of assets, or any other transactions, ensuring accuracy and completeness.

**Details on the appraised present value of market rental rates of the areas where the Group has entered into long-term lease agreements**

	<b>Appraised property</b>	<b>Present value of market rental rates (Million baht)</b>	<b>Property Appraiser / Principal Appraiser</b>	<b>Appraisal Methods</b>	<b>Appraised Date</b>	<b>Appraisal Purpose</b>
1	Land and Showroom Building, Phuket Province Land area 4-1-41.9 Rai Showroom building with a total area of 11,231 sq.m.	175.50	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 18, 2025	To determine the current market rental value of the property for public purposes.
2	Land and Showroom Building on Rama 3 Road, Bangkok Land area 2-3-57 Rai Showroom building with a total area of 15,250 sq.m.	474.46	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 7, 2025	To determine the current market rental value of the property for public purposes.
3	Land and Showroom Building, Ubon Ratchathani Province Land area 6-1-9.5 Rai Showroom building with a total area of 8,723 sq.m.	131.74	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 5, 2025	To determine the current market rental value of the property for public purposes.
4	Land and Showroom Building, Songkhla Province Land area 10-2-38.5 Rai Showroom building with a total area of 16,464 sq.m.	293.26	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 5, 2025	To determine the current market rental value of the property for public purposes.
5	Land and Showroom Building, Ekkamai, Bangkok Land area 1-0-26 Rai Showroom building with a total area of 5,963 sq.m.	156.32	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 7, 2025	To determine the current market rental value of the property for public purposes.
6	Land and Showroom Building on Rama 4 Road, Bangkok Land area 2-2-78 Rai Showroom building with a total area of 10,003 sq.m.	222.47	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 7, 2025	To determine the current market rental value of the property for public purposes.
7	Commercial Area, Siam Paragon Shopping Center Rama 1 Road, Bangkok Total area of 500 sq.m.	164.04	Agency For Real Estate Affairs Company Limited / Mr. Surapong Treesukol	Income Approach	June 29, 2022	To determine the current market rental value of the property for public purposes.
8	Land and Showroom Building on Phatthanakan Road, Bangkok Land area 6-0-85 Rai Showroom building with a total area of 17,194 sq.m.	365.60	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	January 18, 2023	To determine the current market rental value of the property for public purposes.
9	Land and building on Ladprao Road, Bangkok Land area 99 sq.wah Building with a total area of 25 sq.m.	8.70	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 14, 2025	To determine the current market rental value of the property for public purposes.

Appraised property		Present value of market rental rates (Million baht)	Property Appraiser / Principal Appraiser	Appraisal Methods	Appraised Date	Appraisal Purpose
10	Commercial Area, Icon Siam Shopping Center, Charoen Krung Road, Bangkok Total area of 171 sq.m.	2.40	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 5, 2025	To determine the current market rental value of the property for public purposes.
11	Land and Showroom Building on Ratchaphruek Road, Nonthaburi Province Land area 2-3-72 Rai Showroom building with a total area of 2,058 sq.m.	68.01	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 10, 2025	To determine the current market rental value of the property for public purposes.
12	Commercial Area, THE EMSPHERE Shopping Center, Sukhumvit Road, Bangkok Total area of 213 sq.m.	16.68	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 5, 2025	To determine the current market rental value of the property for public purposes.
13	Land and Showroom Building on Ramkhamhaeng Road, Bangkok Land area 10-2-13 Rai Showroom building with a total area of 7,274 sq.m.	535.79	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 5, 2025	To determine the current market rental value of the property for public purposes.
14	Land and Showroom Building on Ramkhamhaeng Road, Bangkok Land area 6-3-15 Rai Showroom building with a total area of 15,448 sq.m.	225.94	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	January 18, 2023	To determine the current market rental value of the property for public purposes.
15	Land and Showroom Building on Debaratana Road, Bangkok Land area 5-0-92 Rai Showroom building with a total area of 17,600.74 sq.m.	187.64	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	January 18, 2023	To determine the current market rental value of the property for public purposes.
16	Land and Showroom Building on Phatthanakan Road, Bangkok Land area 2-2-81.35 Rai Showroom building with a total area of 12,196 sq.m.	88.59	Agency For Real Estate Affairs Company Limited / Mrs. Wanna Phunpan	Cost Approach / Market Approach	February 12, 2025	To determine the current market rental value of the property for public purposes.

**Details regarding the appraised market rental rates for short-term lease areas**

	Appraised property	Market rental rate of the property (Baht/sq m.)	Market rental rate of the property (Baht/month)	Property Appraiser / Principal Appraiser	Appraisal Methods	Appraised Date	Appraisal Purpose
1	Leased Area, Showroom Building, Phuket Province Total leased area of 313 sq.m.	250	78,250	Agency For Real Estate Affairs Company Limited / Mr. Ekachai Plianpoe	Market Approach	June 21, 2022	To find an appropriate rental rate for public purposes.
2	Leased Area, Showroom Building, Kaset-Nawamin Branch, Bangkok Total leased area of 520 sq.m.	280	145,600	Agency For Real Estate Affairs Company Limited / Mr. Surapong Treesukol	Market Approach	June 21, 2022	To find an appropriate rental rate for public purposes.
3	Leased Area, Service Center, Kaset-Nawamin Branch, Bangkok Total leased area of 218 sq.m.	280	61,040	Agency For Real Estate Affairs Company Limited / Mr. Surapong Treesukol	Market Approach	June 21, 2022	To find an appropriate rental rate for public purposes.
4	Leased Area, Showroom Building, Rama 5 Branch Ratchaphruek Road, Nonthaburi Province Total leased area of 596 sq.m.	260	154,960	Agency For Real Estate Affairs Company Limited / Mr. Surapong Treesukol	Market Approach	June 23, 2022	To find an appropriate rental rate for public purposes.
5	Leased Area, Covered Open Area, Hat Yai District, Songkhla Province Total leased area of 150 sq.m.	90	13,500	Agency For Real Estate Affairs Company Limited / Mr. Ekachai Plianpoe	Market Approach	June 21, 2022	To find an appropriate rental rate for public purposes.
6	Leased Area, Office, Ladprao Road, Bangkok Total leased area of 142 sq.m.	275	39,050	Agency For Real Estate Affairs Company Limited / Mr. Surapong Treesukol	Market Approach	June 17, 2022	To find an appropriate rental rate for public purposes.
7	Leased Area, Showroom Building, Rama 3 Road, Bangkok Total leased area of 671 sq.m.	250	167,750	Agency For Real Estate Affairs Company Limited / Mr. Ekachai Plianpoe	Market Approach	June 20, 2022	To find an appropriate rental rate for public purposes.



**Details regarding the appraised market rental rates for short-term lease areas (continued)**

Appraised property		Market rental rate of the property (Baht/sqm.)	Market rental rate of the property (Baht/month)	Property Appraiser / Principal Appraiser	Appraisal Methods	Appraised Date	Appraisal Purpose
8	Leased Area, A Square Rama 4 Road, Bangkok Total leased area of 562 sq.m. (divided into an office area of 84 sq.m. and a maintenance area of 478 sq.m.)	107 <sup>(1)</sup>	60,148	Agency For Real Estate Affairs Company Limited / Mr. Ekachai Plianpoe	Market Approach	June 21, 2022	To find an appropriate rental rate for public purposes.
9	Leased Area, Parking Lot, A Square Rama 4 Road, Bangkok Total leased area of 2,220 sq.m.	23	51,060	Agency For Real Estate Affairs Company Limited / Mr. Ekachai Plianpoe	Market Approach	June 21, 2022	To find an appropriate rental rate for public purposes.
10	Leased Area, Office, Ladprao Branch, Bangkok Total leased area of 8.4 sq.m.	400	3,360	Siam Imperial Appraisal Company Limited / Mr. Chamnong Buakai	Market Approach	September 22, 2022	To find an appropriate rental rate for public purposes.
11	Leased Area, Office, Ladprao Branch, Bangkok Total leased area of 8.4 sq.m.	400	3,360	Siam Imperial Appraisal Company Limited / Mr. Chamnong Buakai	Market Approach	September 22, 2022	To find an appropriate rental rate for public purposes.

Note: 1. Average rental rate per square meter, divided into office space rental rate of 147 Baht per square meter and maintenance area rental rate of 100 Baht per square meter.