



Assets under Management and Information of Asset Appraisal

Assets under Management

As of 31 December 2022, the Company, its subsidiaries, owned the assets under management as follows:

1. The cost of real estate development for sale

As of 31 December 2022, the Company, owned land and construction thereon for sale as follows:

No.	Project	Location	Land Area rai-ngan- sq.w.	Land Ownership Status	Book Value (Bt. Million)	Obligation (Mortgage Limit) (Bt. Million)
1	Belle Sky Condominium	Kampangpetch 6 Bangkhen	25-1-28.20	GLAND	487	1,070
2	Nirati Donmuang	Donmuang	53-2-66.3	Belle Assets	435	-
			Total		922	

2. Investment properties (for rental)

As of 31 December 2022, the Company, owned the property, plant and retail spaces as follows:

No.	Project	Location	Land Area rai-ngan- sq.w.	Land Ownership Status	Book Value (Bt. Million)	Obligation (Mortgage Limit) (Bt. Million)
1	Land of The Ninth Towers and retail spaces	Rama 9	7-2-61	GLAND	5,015	-
2	Land of The Super Tower and Podium Super Tower 1	Rama 9	13-2-68.41	GLAND	4,278	1,300
3	Land in Grand Canal Don Muang Project, Phase 7	Don Muang	31-3-0.5	GLAND	412	-
4	Land in Grand Canal Don Muang Project, Phase 8	Don Muang	3-0-08	GLAND	20	-
5	Land in Grand Canal Don Muang Project, Phase 9	Don Muang	1-0-61.6	GLAND	18	-
6	Vacant Land	Rama 9	0-2-80	GLAND	121	-
7	Land of Unilever House and retail spaces	Rama 9	4-0-58.1	Sterling	1,950	-

No.	Project	Location	Land Area rai-ngan- sq.w.	Land Ownership Status	Book Value (Bt. Million)	Obligation (Mortgage Limit) (Bt. Million)
8	G Tower	Rama 9	5-0-98.3	Rama 9 Square (lease land till year 2050)	6,987	3,140
9	Land awaiting development	Research Center Soi	63.17 sq.w.	Rama 9 Square	18	-
10	Retail spaces of The Shoppes @ Belle	Rama 9	31,471 sq.m.	Belle Development	397	-
11	Land awaiting development	Research Center Soi	63.17 sq.w.	Belle Development	18	-
12	Land of Podium Super Tower 1 and 2	Rama 9	5-3-45.5	GPROP	2,837	-
13	Vacant Land	Kampangpetch 6 Bangkhen	9-2-84.7	GLAND	436	(land for lease till Year 2044)
			รวม		22,507	

3. Property, Plant and Equipment

As of 31 December 2022, the Company, owned the property, plant, fixtures and equipment as follows:

No.	Assets	Book Value (Bt. Million)	Obligation (Bt. Million)
1	Property	339	-
2	Plant	8	-
3	Fixtures and Equipment	57	-
4	Vehicles	3	-
5	Assets under construction	68	-
	Total	475	

4. Contracts related to the operation

(1) Office Building Project “G Tower”: Land Lease Agreement for Development and Land Lease Agreement

Contract parties : Rama 9 Square Company Limited (“Rama 9”), Super Assets Company Limited (“Super”) and CKS Holding Company Limited (“CKS”)

Nature of contract : Rama 9 entered into the Land Lease Agreement for Development and Land Lease Agreement with Super Assets and CKS on 29th June, 2007. The

contract is divided into the medium-term lease agreement during the construction period of 3 years and the long-term lease agreement of 30 years. The lessor pledged to Rama 9 to extend the lease for another 10 years to be expired in 2050.

(2) G Tower Project: Sub-Structure works

Contract parties : Rama 9 and Seafco Construction Company Limited (“Seafco”)

Nature of contract Rama 9 entered into the hire contract with Seafco for the structural : construction at the total contract value of 231.26 million baht (price excludes VAT).

5. Service Mark

Service Mark	Type	Detail	Registration Date	Expiration Date	Registration Number
	Service	Construction, Building Construction Control Service	20 April 2005	19 April 2025	Bor 28780
	Service	Property Management, Management / Property Development	20 April 2005	19 April 2025	Bor 28779
	Service	Property Management Service	11 April 2008	10 April 2028	Bor 41567
	Service	Construction, Building Construction Control Service	21 May 2008	20 May 2028	Bor 41568
	Service	Construction, Building Construction Control Service	5 September 2008	4 September 2028	Bor 44842
	Service	Property Management Service	5 September 2008	4 September 2028	Bor 44843
	Service	Construction, Building Construction Control Service	3 December 2008	2 December 2028	Bor 44845
	Service	Property Management Service	3 December 2008	2 December 2028	Bor 44844
	Service	Property Management, Management / Property Development	26 November 2009	25 November 2029	Bor 49238
	Service	Construction, Building Construction Control Service	26 November 2009	25 November 2029	Bor 49239

Service Mark	Type	Detail	Registration Date	Expiration Date	Registration Number
	Service	Space Rental Service	18 September 2013	17 September 2023	Bor 64116
	Service	Exhibition Management and Sale of food & beverage	18 September 2013	17 September 2023	Bor 64117
	Service	Hotel Service	10 July 2014	9 July 2024	Bor 72304
	Service	Sale of Property Service	4 February 2019	3 February 2029	191101899

Information of Asset Appraisal

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