



Assets under Management and Information of Asset Appraisal

Assets under Management

As of 31 December 2023, the Company, its subsidiaries, owned the assets under management as follows:

1. The cost of real estate development for sale

As of 31 December 2023, 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	488	1,070
2	Nirati Donmuang	Donmuang	53-2-66.3	Belle Assets	438	-
			Total		926	

2. Investment properties (for rental)

As of 31 December 2023, 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	5,050	-
2	Land of The Super Tower and Podium Super Tower 1	Rama 9	13-2-68.41	GLAND	4,347	1,300
3	Land in Grand Canal Don Muang Project, Phase 7	Don Muang	31-3-0.5	GLAND	417	-
4	Land in Grand Canal Don Muang Project, Phase 8	Don Muang	3-0-08	GLAND	21	-
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	122	-
7	Land of Unilever House and retail spaces	Rama 9	4-0-58.1	Sterling	1,882	-
8	G Tower	Rama 9	5-0-98.3	Rama 9 Square (lease land till year 2050)	6,773	3,140

No.	Project	Location	Land Area rai-ngan- sq.w.	Land Ownership Status	Book Value (Bt. Million)	Obligation (Mortgage Limit) (Bt. Million)
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	402	-
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	2,937	-
13	Vacant Land	Kampangpetch 6 Bangkhen	9-2-84.7	GLAND	407	(land for lease till Year 2044)
			Total		22,412	

3. Property, Plant and Equipment

As of 31 December 2023, the Company, owned the property, plant, fixtures and equipment as follows:

No.	Assets	Book Value (Bt. Million)	Obligation (Bt. Million)
1	Property	339	800
2	Plant	7	-
3	Fixtures and Equipment	51	-
4	Vehicles	3	-
5	Assets under construction	68	-
	Total	468	

4. Contracts related to the operation

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")

Rama 9 entered into the Land Lease Agreement for Development and Land

Nature of contract: 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.

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 July 2018	10 July 2028	Bor 41567
	Service	Construction, Building Construction Control Service	11 July 2018	10 July 2028	Bor 41568
	Service	Construction, Building Construction Control Service	11 July 2018	10 July 2028	Bor 44842
	Service	Property Management Service	11 July 2018	10 July 2028	Bor 44843
	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	Space Rental Service	18 September 2013	17 September 2033	Bor 64116
	Service	Exhibition Management and Sale of food & beverage	18 September 2013	17 September 2033	Bor 64117
	Service	Hotel Service	10 July 2014	9 July 2024	Bor 72304

Information of Asset Appraisal

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