

Appendix 4

Assets Used in Business Operations and Details about Property Appraisal Items

1. Assets used in business operations
Details of Assets Used in Business Operations

As of 31 December 2025, the Company's property, plant and equipment used in its business operations had a net book value, after deducting accumulated depreciation, of Baht 388,179 thousand. The details of such fixed assets are as follows

Type of assets	Net book value after deducting accumulated depreciation (Baht thousand)
1. Land	24,220
2. Buildings and truck parking and container yard facilities	34,146
-Fixtures and fittings	33,236
-Office equipment	24,530
-Computer equipment	7,568
-Vehicles	178,890
-Containers and container equipment	80,248
-Construction in progress	5,341
Total	388,179

As of 31 December 2025, the Company entered into lease agreements for assets used in the Group's operations, with lease terms ranging from 3 to 20 years. The right-of-use assets can be summarized as follows

Type of assets	Net book value (Baht thousand)
1.Right-of-use assets – Land	2,461
2.Right-of-use assets – Buildings	130,250
3.Right-of-use assets – Equipment	42,501
4.Right-of-use assets – Vehicles	121,015
Total	296,227

As of 31 December 2025, the intangible assets used in the Company's business operations consist of

Type of assets	Net book value (Baht thousand)
1. Customer relationships	174,703
2. Computer software	8,414
3. Transportation licenses	57
Total	183,174

2. Details about the property valuation

as of December 31, 2025

Asset types	5-storey office building named “WICE Place,” together with land area of 170.2 square wah
Location	No. 88/8 Nonsi Road, Chong Nonsi Sub-district, Yannawa District, Bangkok
Descriptions of Assets	one 5-storey office building with a total area of 1,881.80 square meters.
Net Book Value	12,564,279.84 baht
Appraisal Price	79,120,000 baht
Appraisal date	November 21, 2021
Appraisal Company	Agency for Real Estate Affairs Company Limited
Right/Ownership	Ownership
Encumbrance	The encumbrance registered at the land office is leasing for a period of 20 years.

Asset types	3-storey commercial building, 2 buildings with total land area of 42 square meters
Location	Building No. 999/30-31, next to the Bangkok-Pattaya City Highway (Motorway 7), Surasak Sub-district, Sriracha District, Chonburi Province
Descriptions of Assets	3-storey commercial building with 2 booths with a total area of 428 square meters.
Net Book Value	7,257,906.83 baht
Appraisal Price	8,100,000 baht
Appraisal date	November 24, 2021
Appraisal Company	Agency for Real Estate Affairs Company Limited
Right/Ownership	Ownership
Encumbrance	None