

Attachment 1

Assets Used for Business Operations and Details of Assets Appraisal

Assets Used for Business Operations

As of 31 December 2022, the Company and its subsidiaries' core assets used for business operations consist of inventories and cost of property development, commercial properties and plant, property and equipment, including right-of-use-assets with a total value of THB 56,573 million (pursuant to the consolidated financial statements).

Details are as follows:

Asset Type	Value (THB Million)
Inventories and Cost of Property Development	8,033
Commercial Properties (or Investment Properties) *	19,720
Plant, Property, and Equipment	28,820
Total	56,573

Note: * Market price based on the consolidated financial statements.

Inventories and Cost of Property Development

Residential Business

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)
The ESSE Sukhumvit 36	Condominium	Around the corner of Soi Sukhumvit 36, Sukhumvit Road, Phrakhanong Subdistrict, Klongtoey District, Bangkok	4-1-0	Owner	BAY ¹
The EXTRO Phayathai - Rangnam	Condominium	Phayathai Subdistrict, Ratchathewi District, Bangkok	2-0-71	Owner	BAY ¹
Santiburi The Residences	Low-rise Residential Project	Pradit Manutham Road, Nuanchan Subdistrict, Bueng Kum District, Bangkok	23-0-79	Owner	Nil
Land at Sukhumvit 43	Low-rise Residential Project	Khlong Tan Nuea Subdistrict, Watthana District, Bangkok	1-3-69	Owner	ICBC ²
Siraninn Residences	Low-rise Residential Project	Suan Luang Subdistrict, Suan Luang District, Bangkok	20-0-91	Owner	UOB ³
SENTRE Pattanakarn	Home Office Project	Suan Luang Subdistrict, Suan Luang District, Bangkok	0-1-37	Owner	UOB ³
Ramintra Land	Low-rise Residential Project	Anusawari Subdistrict, Bang Khen District, Bangkok	4-2-34	Owner	Nil
Future project (Panya Indra)	Low-rise Residential Project	Sam Wa Tawan Tok Subdistrict, Khlong Sam Wa District, Bangkok	33-0-50	Owner	KKP ⁴
Future project (Ratchaphruek - Phutthamonthon Sai 1)	Low-rise Residential Project	Bang Chueak Nang Subdistrict, Taling Chan District, Bangkok	45-3-78	Owner	KKP ⁴
Future project (Ramintra - Wongwaen)	Low-rise Residential Project	Tha Raeng Subdistrict, Bang Khen District, Bangkok	46-3-33	Owner	KTB ⁵

Inventories and Cost of Property Development (Continued)

Industrial Estate and Infrastructure Business

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)
S Industrial Estate Angthong	Industrial Estate and Infrastructure	Lak Fa Subdistrict, Chaiyaphum Subdistrict, Chaiyo District, Angthong	1,239-0-96	Owner	UOB ³

Commercial Properties (Commercial Business)

Lands and Buildings

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)
The Light House	Retail Space for Rent	Charoen Nakhon Road, Klong Ton Sai Subdistrict, Khlong San District, Bangkok	3-2-65	Owner	Nil
Suntowers	Office Building and Retail Space for Rent	Vibhavadi - Rangsit Road, Chomphon Subdistrict, Chatuchak District, Bangkok	5-2-3	SCB Asset Management Co., Ltd.	Nil
			0-2-37	Owner	Nil
Singha Complex	Office Building and Retail Space for Rent	Around the corner of Asoke Road and Petchaburi Road, Bangkapi Subdistrict, Huai Khwang District, Bangkok	7-1-4	Owner	BAY ¹
S Industrial Estate Angthong	Retail Space for Rent	Lak Fa Subdistrict and Chaiyaphum Subdistrict, Chaiyo District, Angthong	34-1-54	Owner	UOB ³
The Marina @ CROSSROADS, Maldives	Retail Space for Rent	Emboodhoo Lagoon in Kaafu Atoll, Republic of Maldives	74-1-68	Owner	EXIM BANK ⁶

Commercial Properties (Commercial business) (Continued)

Right-of-Use-Assets

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Ownership	Term of Agreement	Encumbrances (Entire / Partial Mortgage with)
2-Storey Commercial Building at Sun Plaza 2	Retail Space for Rent	Vibhavadi - Rangsit Road, Chom Phon Subdistrict, Chatuchak District, Bangkok	0-1-0	Owner	Penrath Co., Ltd.	Starting from 1 June 2018, 15-year lease agreement	Nil
Sun Plaza 2	Retail Space for Rent	Vibhavadi - Rangsit Road, Chom Phon Subdistrict, Chatuchak District, Bangkok	1-2-40	Owner	Penrath Co., Ltd.	Starting from 15 February 2016, 15-year lease agreement	Nil
Parking Building at Soi Choei Phuang	Parking Building	Vibhavadi - Rangsit Road, Chom Phon Subdistrict, Chatuchak District, Bangkok	3-0-3	Owner	Choeiphuang 999 Co., Ltd.	Starting from 1 January 2017, 30-year lease agreement	Nil
S-OASIS	Office Building and Retail Space for Rent	Chom Phon Subdistrict, Chatuchak District, Bangkok	6-3-24	Owner	Ms. Woranong Choeiphuang and Ms. Thipsuda Choeiphuang	Starting from 1 January 2019, 33-year lease agreement	KT ^B ⁵
S-Metro	Office Building and Retail Space for Rent	Khlong Tan Subdistrict, Watthana District, Bangkok	2-0-19	Owner	Mr.Somchai Na Pombejra and Ms.Sasisom Na Pombejra	Starting from 28 July 2008, 37-year lease agreement	KT ^B ⁵

Plant, Property and Equipment

Lands and Buildings of Hospitality Business

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)
SAii Phi Phi Island Village	Hotel	Phi Phi Don Island, Ao Nang Subdistrict, Mueang District, Krabi Province	167-1-42	Owner	KBANK ⁷
SAii Lagoon Maldives, Curio Collection by Hilton	Hotel	Emboodhoo Lagoon in Kaafu Atoll, Republic of Maldives	37-0-94	Owner	EXIM BANK ⁶
Hard Rock Hotel Maldives	Hotel	Emboodhoo Lagoon in Kaafu Atoll, Republic of Maldives	46-3-3	Owner	EXIM BANK ⁶
SAii Laguna Phuket	Hotel	Choeng Thale Subdistrict, Thalang District, Phuket Province	52-3-87	Owner	KBANK ⁷
Outrigger Fiji Beach Resort	Hotel	Conua District, Viti Levu Island, Republic of Fiji	967-1-25	Owner	ANZ ⁸
Mercure Ayr Hotel	Hotel	Dalblair Road, Ayr KA7 1UG, Scotland, United Kingdom	2-2-0	Owner	Santander UOB Bank of Ireland ⁹
Mercure Bolton Georgian House Hotel	Hotel	Manchester Road, Blackrod, Bolton BL6 5RU, England, United Kingdom	9-2-52	Owner	Santander UOB Bank of Ireland ⁹
Mercure Bradford Bankfield Hotel	Hotel	Bradford Road, Bingley BD16 1TU, England, United Kingdom	21-1-33	Owner	Santander UOB Bank of Ireland ⁹
Mercure Brighton Seafront Hotel	Hotel	149 Kings Road, Brighton, BN12PP, England, United Kingdom	1-2-64	Owner	Santander UOB Bank of Ireland ¹⁰
Mercure Bristol North The Grange Hotel	Hotel	Old Gloucester Road, Winterbourne, Bristol BS36 1RP, England, United Kingdom	38-3-98	Owner	Santander UOB Bank of Ireland ⁹
Mercure Chester Abbots Well Hotel	Hotel	Whitchurch Road, Chester CH3 5QL, England, United Kingdom	9-3-8	Owner	Santander UOB Bank of Ireland ⁹

Plant, Property and Equipment (Continued)

Lands and Buildings of Hospitality Business (Continued)

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)
Mercure Gloucester Bowden Hall Hotel	Hotel	Bondend Road, Gloucester GL4 8ED, England, United Kingdom	48-1-45	Owner	Santander UOB Bank of Ireland ⁹
Mercure Hull Grange Park Hotel	Hotel	Grange Park Lane, Hull, HU10 6EA, England, United Kingdom	39-1-66	Owner	Santander UOB Bank of Ireland ⁹
Mercure Inverness Hotel	Hotel	Church Street, Inverness, IV1 1DX, Scotland, United Kingdom	2-0-76	Owner	Santander UOB Bank of Ireland ⁹
Mercure Leeds Parkway Hotel	Hotel	Otley Road, Leeds LS16 8AG, England, United Kingdom	19-3-89	Owner	Santander UOB Bank of Ireland ⁹
Mercure Leicester The Grand Hotel	Hotel	Granby Street, Leicester LE1 6ES, England, United Kingdom	3-2-93	Owner	Santander UOB Bank of Ireland ⁹
Mercure Maidstone Great Danes Hotel	Hotel	Ashford Road, Hollingbourne, Maidstone, ME17 1RE, England, United Kingdom	59-3-49	Owner	Santander UOB Bank of Ireland ⁹
Mercure Norwich Hotel	Hotel	Boundary Road, Norwich, NR3 2BA, England, United Kingdom	7-1-28	Owner	Santander UOB Bank of Ireland ⁹
Mercure Tunbridge Wells Hotel	Hotel	8 Tonbridge Rd, Pembury, Tunbridge Wells TN2 4QL, England, United Kingdom	15-0-85	Owner	Santander UOB Bank of Ireland ⁹
Mercure Wetherby Hotel	Hotel	Leeds Road, Wetherby, LS22 5HE, England, United Kingdom	12-2-85	Owner	Santander UOB Bank of Ireland ⁹
Mercure York Fairfield Manor Hotel	Hotel	Shipton Road, York YO30 1XW, England, United Kingdom	20-3-11	Owner	Santander UOB Bank of Ireland ⁹

Plant, Property and Equipment (Continued)

Lands and Buildings of Industrial Estate and Infrastructure Business

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)
Water reservoir	Water Supply	Lak Fa Subdistrict, Chaiyo District, Angthong	384-1-92	Owner	Nil
S Industrial Estate Angthong	Industrial Water Supply and Distribution	Lak Fa Subdistrict, Chaiyaphum Subdistrict, Chaiyo District, Angthong	15-2-34	Owner	UOB ³
	Waste Water Treatment Service	Lak Fa Subdistrict, Chaiyaphum Subdistrict, Chaiyo District, Angthong	39-0-51	Owner	UOB ³

Plant, Property and Equipment (Continued)

Right-of-Use-Assets of Hospitality Business

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Ownership	Term of Agreement	Encumbrances (Entire / Partial Mortgage with)
Castaway Island, Fiji	Hotel	Castaway (Qalito) Island, Republic of Fiji	183-2-39	Owner	Tokatoka Nalotulevu Mataqali Ketenamasi of the Solevu village	Starting from 1 July 1993, 89-year lease agreement	ANZ ⁸
SAii Koh Samui Choengmon	Hotel	Bophut Subdistrict, Koh Samui District, Surat Thani Province	12-3-33	Owner	Mr. Somkid Plomchan	Starting from 1 May 2004, 30-year lease agreement	UOB ³
Outrigger Mauritius Beach Resort	Hotel	Allee des, Bel Ombre, the Republic of Mauritius	55-1-87	Owner	Government of Mauritius	Starting from 2 February 2004, 59-year and 4-month lease agreement	Afrasia ¹⁰
Santiburi Koh Samui	Hotel	Koh Samui, Maenam Subdistrict, Koh Samui District, Surat Thani Province	57-0-23	Owner	Singha Estate Public Company Limited	Starting from 1 December 2018, 90-year lease agreement	UOB ³
CROSSROADS	Hotel and Retail Space for Rent	Emboodhoo Lagoon in Kaafu Atoll, Republic of Maldives	206-0-18	Owner	The Government of Maldives represented by the Ministry of Tourism	Starting from 9 February 2016, 50-year lease agreement	EXIM BANK ⁶
Mercure Edinburgh City Princes Street Hotel	Hotel	54-58 Princes Street, Edinburgh EH2 2DG, Scotland, United Kingdom	3-0-78	Owner	Mount Royal Property Group Limited	Starting from 1 December 2005, 33-year lease agreement	Santander UOB Bank of Ireland ⁹

Plant, Property and Equipment (Continued)

Right-of-Use-Assets of Hospitality Business (Continued)

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Ownership	Term of Agreement	Encumbrances (Entire / Partial Mortgage with)
Mercure Glasgow City Hotel	Hotel	201 Ingram Street, Glasgow, G1 1DQ, Scotland, United Kingdom	1-2-57	Owner	Alternative Income Limited	Starting from 24 August 1999, 34-year lease agreement	Santander UOB Bank of Ireland ⁹
Mercure Livingston Hotel	Hotel	Almondview, Livingston, EH54 6QB, Scotland, United Kingdom	12-2-0	Owner	Welling Properties Limited	Starting from 24 August 1999, 34-year lease agreement	Santander UOB Bank of Ireland ⁹
Mercure Manchester Piccadilly Hotel	Hotel	Portland Street, Manchester, M1 4PH, England, United Kingdom	2-1-35	Owner	BNP Paribas Securities Services Trust Company Limited	Starting from 11 March 2009, 51-year lease agreement	Santander UOB Bank of Ireland ⁹
Mercure Perth Hotel	Hotel	West Mill Street, Perth PH1 5QP, Scotland, United Kingdom	2-3-35	Owner	Aviva Life & Pensions UK Limited	Starting from 24 August 1999, 34-year lease agreement	Santander UOB Bank of Ireland ⁹
Mercure Swansea Hotel	Hotel	Phoenix Way, Swansea SA7 9EG, Wales, United Kingdom	9-1-99	Owner	Comfort Lodge (UK) Limited	Starting from 24 June 1997, 112-year lease agreement	Santander UOB Bank of Ireland ⁹

Details of Assets Appraisal

The Company and its subsidiaries have conducted the assets appraisal on commercial properties since there were additional assets that have been completed the construction and already commenced its business operations, including evaluating other assets for financial statements purpose. Significant details of which are as follows:

Commercial Business

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)	Appraisal Purpose	Appraisal Value (THB Million)	Appraiser	Date of Appraisal
The Light House	Retail Space for Rent	Charoen Nakhon Road, Klong Ton Sai Subdistrict, Khlong San District, Bangkok	3-2-65	Owner	Nil	Financial Statements Purpose	83	Sims Property Consultant Co., Ltd.	13.01.2021
Suntowers	Office Building and Retail Space for Rent	Vibhavadi - Rangsit Road, Chom Phon Subdistrict, Chatuchak District, Bangkok	5-2-3	SCB Asset Management Co., Ltd.	Nil	Financial Statements Purpose	6,246	Sims Property Consultant Co., Ltd.	31.12.2021
			0-2-37	Owner	Nil				
2-Storey Commercial Building at Sun Plaza 2	Retail Space for Rent	Vibhavadi - Rangsit Road, Chom Phon Subdistrict, Chatuchak District, Bangkok	0-1-0	Owner	Nil	Financial Statements Purpose	13	Sims Property Consultant Co., Ltd.	01.01.2023

Commercial Business (Continued)

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)	Appraisal Purpose	Value (THB Million)	Appraisal	Date of Appraisal
Sun Plaza 2	Retail Space for Rent	Vibhavadi - Rangsit Road, Chom Phon Subdistrict, Chatuchak District, Bangkok	1-2-40	Owner	Nil	Financial Statements Purpose	33	Sims Property Consultant Co., Ltd.	01.01.2023
Singha Complex	Office Building and Retail Space for Rent	Corner of Asoke Montri and Petchaburi Road (Formerly known as the Embassy of Japan), Bangkapi Subdistrict, Huai Khwang District, Bangkok	7-1-4	Owner	BAY ¹	Financial Statements Purpose	6,925	Quality Appraisal Co., Ltd.	31.12.2022
Parking Building at Soi Choei Phuang	Parking Area	Vibhavadi-Rangsit Road, Chomphon Subdistrict, Chatuchak District, Bangkok	3-0-3	Owner	Nil	Financial Statements Purpose	121	Quality Appraisal Co., Ltd.	01.01.2023
S-OASIS	Office Building and Retail Space for Rent	Chom Phon Subdistrict, Chatuchak District, Bangkok	6-3-24	Owner	KTB ⁵	Financial Statements Purpose	3,571	Quality Appraisal Co., Ltd.	01.01.2023
S-Metro	Office Building and Retail Space for Rent	Klongtoey Nuea Subdistrict, Watthana District, Bangkok	2-0-19	Owner	KTB ⁵	Financial Statements Purpose	1,083	15 Business Advisory Limited	31.12.2022

Commercial Business (Continued)

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)	Appraisal Purpose	Value (THB Million)	Appraisal	Date of Appraisal
The Marina @ CROSSROADS Maldives	Retail Space for Rent	Emboodhoo Lagoon in Kaafu Atoll, the Republic of Maldives	74-1-68	Owner	EXIM BANK ⁶	Financial Statements Purpose	757	American Appraisal (Thailand) Ltd.	10.02.2021

Plant, Property and Equipment

Project	Project Type	Location	Size of Land for Entire Project (Rai-Ngan-Sq. Wah.)	Characterized Ownership	Encumbrances (Entire / Partial Mortgage with)	Appraisal Purpose	Value (THB Million)	Appraisal	Date of Appraisal
SAii Koh Samui Choeng Mon	Hotel	Borpud Subdistrict, Koh Samui District, Suratthani Province	12-3-33	Owner	UOB ³	Financial Statements Purpose	261	American Appraisal (Thailand) Ltd.	04.02.2021

¹ Bank of Ayudhya Public Company Limited

² Industrial and Commercial Bank of China (Thai) Public Company Limited

³ United Overseas Bank (Thai) Public Company Limited

⁴ Kiatnakin Phatra Bank Public Company Limited

⁵ Krungthai Bank Public Company Limited

⁶ Export – Import Bank of Thailand

⁷ Kasikornbank Public Company Limited

⁸ Australia and New Zealand Banking Group Limited (Fiji Branch)

⁹ Santander UK Public Limited Company, United Overseas Bank Limited (London branch) and Bank of Ireland Group Public

Limited Company

¹⁰ AfrAsia Bank Limited