

Attachment 4 - Appraisal Report Summary

It is the Group policy to reappraise the value of the Group's land and buildings once in every three (3) years. The last reappraise exercise was conducted in October 2021, where the Group engaged an Independent Property Valuer to reappraise the value of the land and buildings to revise the appraisal value as previously appraised in August 2018. The basis of the revaluation are as follows:

- Land was revalued using the market approach; and
- Buildings were revalued using the depreciated replacement cost approach.

The details of the Independent Property Valuers are as follows:

No.	Company	Independent Property Valuer	Remarks
1.	IAV and FCT	Kawin Appraisal Co., Ltd. 27/1 Soi Soonvijai, Bangkapi Huay Kwang, Bangkok 10310, Thailand	Period of approval by SEC: 1 August 2020 to 31 July 2022
2.	ITSB and IPSB	JB Jurunilai Bersekutu Sdn. Bhd. Lot 15.1, 15th Floor, Bangunan Uda, Jalan Tuanku Abdul Rahman 50100 Kuala Lumpur, Malaysia	Registration Number issued by The Board of Valuers, Appraisers, Estate Agents and Property Managers under the Ministry of Finance of Malaysia: VE (1) 0161
3.	PTIMV	KJPP Nirboyo Adiputro, Dewi Apriyanti & Rekan Kompleks Ruko Rose Garden Blok RRG 8 No. 2, Grand Galaxy City, Bekasi 17147, Indonesia	Registration number with Department of Finance of the Republic of Indonesia : 2.09.0018 and Registration number in the Indonesian Capital Market and Financial Institutions Supervisory Agency (Bapepam-LK) : S-8492/BL/2009

The summary of results on the last appraisal conducted are as follows:

Unit: Million Baht

No.	Company	Land			Building		
		Revaluation in 2021	Revaluation in 2018	Increase/ (decrease)	Revaluation in 2021	Revaluation in 2018	Increase/ (decrease)
1.	IAV	132.9	127.8	5.1 [4.0%]	231.9	250.0	(18.1) [-7.2%]
2(a).	FCT	48.0	40.3	7.7 [19.1%]	47.9	52.4	(4.5) [-8.6%]
2(b).	FCT	-	94.0*	(94.0) [-100.0%]	-	-	-
3.	ITSB	150.2	126.0	24.2 [19.2%]	258.5	251.9	6.6 [2.6%]
4.	IPSB	162.8	145.9	16.9 [11.6%]	153.3	164.4	(11.1) [-6.8%]
5.	PTIMV	107.4	93.3	14.1 [15.2%]	23.7	22.8	0.9 [3.9%]
TOTAL		601.3	627.3	(26.0) [-4.1%]	715.3	741.5	(26.2) [-3.5%]

*This piece of industrial land was disposed off at THB 94.0 million on 19 April 2021.

The next appraisal will be conducted in 2024 in line with the Group policy.