Invitation Letter to the Extraordinary General Meeting of Shareholders No.1/2024

Gift Infinite Public Company Limited (GIFT)

Thursday 15 August 2024

Time14.00 hrs.

The shareholders meeting will be conducted through Electronic meeting only (e-EGM)

Gift Infinite Public Company Limited
27 RS Group Building, Tower A, Floor 9, Prasert-Manukitch Road,
Sena Nikhom, Chatuchak, Bangkok 10900, Thailand

www.giftinfinite.co.th

-Translation-

No. GIFT 2024/014

26 July 2024

Subject: Invitation to the Extraordinary General Meeting of Shareholders No.1/2024

To: Shareholders
Gift Infinite Public Company Limited

Supplemental docs:
1. Information Memorandum on the Acquisition of Assets of Gift Infinite Public Company Limited (List 1)
2. Information Memorandum on the Acquisition of Assets of Gift Infinite Public Company Limited (List 2)
3. Report of Independent Financial Advisor

Enclosures
1. Summary of changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP)
2. The Articles of Association in regards to the part related to the shareholders' meeting
3. The Procedures for using the meeting system through electronic meeting (Inventech Connect: Live Streaming)
4. The explanation on proxy appointment, registration to attend the meeting, list of Independent directors that the Company proposed as a proxy for shareholders
5. Proxy form B / form C

The Board of Directors of Gift Infinite Public Company Limited ("Company") has resolved to organize the Extraordinary General Meeting of Shareholders No.1/2024 **on Thursday 15 August 2024 at 14.00 hrs.** at Rose Hall, RS Group Building, Tower C, 5th floor, Prasert-Manukitch Road., Sena Nikhom sub-district, Chatuchak district, Bangkok 10900 **through Electronic meeting only (e-EGM)** regarding to Emergency Decree on Electronic Meetings, B.E. 2563 (2020) included the other relevant laws and regulations that related to the electronic meeting to consider the matters under the agenda as follows:

The Board of Directors has determined to consider the matters according to the following agendas:

Agenda 1 To consider approval the acquisition of assets, Gift Hospitality Company Limited ("The Subsidiary") enters into purchasing Beam X Co., Ltd. ("BEAMX") and Moms Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") which is connected person.

Objective and Reason Currently under the management of a new executives has sought new business directions and deemed appropriate that Gift Hospitality Company Limited ("The Subsidiary") enters into purchasing of assets from connected person to operate Food and Beverage business. The company expects it to be an investment that will increase the opportunity to create returns of investment, growth rate of assets, profits and cash flow for the Company and shareholders of the Company in long term.

The Board of Directors' Meeting of Gift Infinite Public Company Limited ("The Company" or "GIFT") No.6/2024 on 4 July 2024 approved to propose to the Extraordinary General Meeting of Shareholders No.1/2024 which will be held on 15 August 2024 to consider and approve Gift Hospitality Company Limited ("The Subsidiary" or "GH") which is the Subsidiary of the Company holding shares 99 percent of paid up capital will enter into the acquisition of assets for Food and Beverage business from 2 sellers comprising Beam X Co., Ltd. ("BEAMX") and Moms Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") both of which are connected persons of the Company at a total value of not exceeding 255,713,861.36 baht. ("The Asset Purchase Transaction").

The Board of Directors' Meeting approved to appoint Pi Advisory Co., Ltd as an Independent Financial Advisory to provide opinions on the aforementioned transaction as following enclosures;

1. Information Memorandum on the Acquisition of Assets of Gift Infinite Public Company Limited (List 1)
2. Information Memorandum on the Acquisition of Assets of Gift Infinite Public Company Limited (List 2)
3. Report of Independent Financial Advisor (IFA).

The Asset Purchase Transaction is regarded as an acquisition of assets of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 20/ 2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposition of Assets B.E. 2547 (as amended) (collectively called " Notifications on Acquisition or Disposal") . The transaction has a maximum size of 11. 84, calculated under the total value of consideration basis (total value of consideration is 255.71 million baht) according to the Company's consolidated financial statements, audited by a certified public accountant, for 3-month period ended at 31 March 2024. And when counting the size of the other asset acquisition transactions totaling 1 transaction[1] that occurred in the past 6 months, the total transaction size is equal to 13.49 percent according to the total value of consideration criteria. This is the criterion by which the maximum transaction size is calculated. Therefore, the size of the transaction is less than 15. 00 percent then the Company has no duty to disclose information regarding the aforementioned transaction to the Stock Exchange of Thailand (SET).

Furthermore, the Asset Purchase Transaction is regarded as an acquisition of assets of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorJor. 21/ 2551 Re: Rules on Connected Transactions issued date 31 August 2008 (as amended) and Notification Of The Board Of Governors Of The Stock Exchange Of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, B. E. 2003 (as amended) (collectively called "Notifications on the Connected Transactions").

According to the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2 0 0 3 . Notified on 19 November 2003 (as amended)

(which hereinafter will be called the Notification "Bor. Jor. /Por. 22-01") No. 14 The Exchange may combine several connected transactions as the same transaction as following details:

[1] The Board of Directors' Meeting No. 5/2024 on 26 June 2024 resolved to approve Gift Hospitality Co., Ltd. ("The Subsidiary" or "GH") to purchase assets to operate food & beverage business; OKONOMI which is a Japanese Eatery & Café serving traditional Japanese dish to beverage and bakery total 3 branches which are 1) Sukhumvit 38 2) Central Embassy and 3) Emsphere from Okonomi (Thailand) Co., Ltd. ("OKONOMI"), a connected person of the Company, due to OKONOMI and the Company shares the major shareholder Mr. Chet Chetchotisak which Mr. Chet Chetchotisak holds shares in OKONOMI amounting of 799,998 shares at ratio 20.00 percent of paid up capital and holds the Company's shares amounting 641,275,532 shares at ratio 48.53 percent of paid up capital at a value 35.66 million baht The source of funds for this comes from the company's working capital, with the maximum transaction size being 1.65 percent based on the total value of the consideration and over the past 6 months, the Company has not engaged in any other asset acquisition transactions, and the size of this asset acquisition transaction is less than 1 5 . 0 0 percent of the total value of the consideration. Therefore, the Company is not obligated to disclose this transaction information to the Stock Exchange. Please refer to further details in the document "Notification of the Board of Directors' Resolutions on the Company's Asset Acquisition, Gift Hospitality Co., Ltd. ("The Subsidiary") entering into assets acquisition from Okonomi (Thailand) Co., Ltd. ("OKONOMI"), a connected person of the Company, on 26 June 2024, and the amended information dated 28 June 2024," which is published on the Stock Exchange's website. (www.set.or.th)

"14. The Exchange may combine several connected transactions as the same transaction if it appears that such transaction is intentionally segregated from each other in order to avoid any duty under this Notification regarding this notification.

The combination of connected transactions under the first paragraph shall include connected transactions taking place during 6 months prior to the day a decision to enter into transaction that is made by the same person or a related person or close relatives of such person, unless such connected transaction has already been approved by the Shareholders' Meeting."

In addition, in the notifications regarding related persons transactions, the definitions of "close relatives" and "related persons" are as follows:

" close relatives" means persons related by blood or registration under law such as father, mother, spouses, sibling, children including spouses of the children."

"related persons" mean persons under Section 258 (1) through (7) of the Securities and Exchange Act, B.E. 2535 before amendment."

Definitions of individuals under Sections 258 (1) to (7) of the Securities and Exchange Act, B.E. 2535 (1992), prior to amendments, can be summarized as follows:

(1) The Spouse of such person.

(2) A minor child of such person.

(3) An ordinary partnership in which such person or the person under (1) or (2) is a partner;

(4) A limited partnership in which such person or the person under (1) or (2) is an unlimited liability partner or a limited liability partner who collectively holds contribution in an amount exceeding thirty percent of the total contribution of the limited partnership;

(5) A limited partnership in which such person or the person under (1) or (2) is an unlimited liability partner or a limited liability partner who collectively holds contribution in an amount exceeding thirty percent of the total contribution of the limited partnership;

(6) A limited company or a public limited companies in which such person or the person under (1) or (2) or the partnership under (3) or (4) or the company under (5) collectively holds shares in an amount exceeding thirty percent of the total shares sold of that company;

(7) A juristic person over which the persons under Section 246 and Section 247 have the power of management as representatives.

For the general practice of the Company consideration of combining the size of transactions according to multiple connected transactions into one transaction will be based on compliance with Section 14, paragraph 2 of the Notification "Bor. Jor. / Por. 22-01" significantly and for the Company's connected transactions this time; BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH are not considered as close relatives and/ or the related persons according to such a definition. Therefore, the consideration to proceed in accordance with the Company's announcement of connected transactions and when consider the size of each transaction separately, it is found that the connected transactions to the Company between BEAMX, MEMBERSHIP , TORO and MOM'S TOUCH have a size equal to 12.66 percent, 9.73 percent, 1.51 percent and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as at 31 March 2024 amount of 675.60 million baht) respectively. According to the consolidated financial statements audited by a certified public accountant, for 3-month period ended at 31 March 2024 and in the past 6 month, the Company has non-related transactions with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH or their 4 respective related persons.

Since the size of the connected transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH of 12.66 percent, 9.73 percent and 4.37 percent respectively is greater than 3.00 percent of the Company's NTA and their value also exceeds Baht 20,000,000, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to the Stock Exchange of Thailand ("SET") according to the Notifications on Connected Transactions, as well as to seek approval for such transaction from the shareholders' meeting, with affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest. The Company must also appoint an independent financial advisor)IFA), who is on the approved list of financial advisors of the Office of the Securities and Exchange Commission ("SEC").

However, when considers the size of the connected transaction with TORO of 1.51 percent according to the Notifications on Connected Transactions is greater in value than 1,000,000 Baht but less than 20,000,000 Baht, or higher than 0.03 percent but not exceeding 3.00 percent of the Company's NTA, whichever is higher resulting the Company is required to obtain approval from the Board of Directors as well as to prepare and disclose information on such transaction to the SET according to the Notifications on Connected Transactions, but is not required to seek approval from the shareholders' meeting. Although the Board of Directors' meeting of the Company viewed that such transaction is similar in nature to the connected transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH and, thus, deemed it appropriate to seek approval for all such connected transactions from the shareholders' meeting on the same occasion, with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest.

In the event that SET or SEC may have other considerations to combine the size of the connected transactions between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH into a single transaction under Clause 14, Paragraph 1. in such a case, when combining the sizes of all 4 connected transactions, the total size of the transactions will be 28.27 percent of the Company's NTA (the Company's NTA as of 31 March 2024, is 675.60 million baht), based on the reviewed consolidated financial statements of the Company for the 3-month period ended 31 March 2024, as reviewed by the certified public accountant. Additionally, when including another connected transaction that occurred in the past 6 months (in the Board of Directors' Meeting No. 5/2024 on 26 June 2024, a resolution was passed to approve the subsidiary to acquire assets for utilizing in the food and beverage business from OKONOMI, which operates Japanese Eatery & Café focusing on traditional Japanese food, drinks, and bakery items, with 3 branches: 1) Sukhumvit 38, 2) Central Embassy, and 3) EmSphere, from Okonomi (Thailand) Co., Ltd. ("OKONOMI"), the total size of the transactions will be 31.23 percent of the Company's NTA. These transactions exceed 3.00 percent of the Company's NTA and have a value greater than 20,000,000 baht, which will require the Company to obtain an independent financial advisor's opinion on all four transactions and seek approval from the shareholders' meeting with a resolution of no less than three-fourths of the votes of the shareholders present and eligible to vote before proceeding with the 4 transactions.

Regardless of the outcome of the consideration to combine the sizes of the transactions, the Company has complied with the criteria for connected transactions as if the 4 transactions were combined. The Company has disclosed information on the connected transactions between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH to the Stock Exchange of Thailand and will hold an Extraordinary General Meeting of Shareholders No. 1/2024 on 15 August 2024. The approval must be no less than three-fourths of the votes of the shareholders present and eligible to vote, excluding the votes of interested shareholders. Additionally, an independent financial advisor's opinion will be provided for the

shareholders' consideration. This approach ensures that the Company is not intentionally separating the transactions to avoid any duties according to the connected transaction announcement.

Additionally, regardless of the outcome of the consideration to combine the sizes of the transactions, the Company will not combine the size of the related transactions between the company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH with any connected transactions that may occur in the future. This is because these transactions have already been approved by the shareholders' meeting and are exempt from being combined in size according to Clause 14, Paragraph 2 of Announcement Bor.Jor./Por. 22-01.

The source of funds used to pay for the acquisition of assets for the food and beverage business from BEAMX and MOM'S TOUCH, amounting to not greater than 115,000,000.00 baht, came from the proceeds received from the issuance and offering of newly issued shares to private placement (PP) as approved by the Company's Board of Directors in meeting No. 6/2024 on 4 July 2024, a resolution was passed to amend the objectives, budget amount, and duration for using the capital increased from PP ("Amendment of PP's Objectives")[2]. And This amendment will also be presented for approval at the upcoming an Extraordinary General Meeting of Shareholders. Currently, there is a remaining budget of 244,500,000.00 baht, allocated 115,000,000. 00 baht for investment in the food and beverage business, 100,000,000. 00 baht for investment in the cosmetic surgery business, and 29,500,000. 00 baht for working capital within the company, which is sufficient to proceed with the transactions.

The source of funds used to pay the rent under the lease agreements for the locations of BEAMX and MOM'S TOUCH restaurants, amounting to not greater than 140,713,861.36 baht, is divided into rent and service fees of no more than 127,282,911.15 baht and deposits of no greater than 13,430,950.21 baht. These funds come from the Company's working capital and/or from the working capital generated from the food and beverage business, which the subsidiary has acquired assets for in this transaction. The payment for rent and service fees will be made monthly over the remaining lease terms, which range from 1 to 3 years. This is considered a normal operating expense, and BEAMX and MOM'S TOUCH have been able to pay the rent on time as evidenced by the financial statements of BEAMX and MOM'S TOUCH, which show no outstanding rent payments in their past business operations.

However, if changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) is not approved by the Extraordinary General Meeting of the shareholders no.1/2024 on 15 August 2024, the Company still has sufficient reserve funds to support this transaction. The details are as follows:

(a) The company has a reserve fund amounting to 193,900,000.00 baht, which is sufficient to cover the compensation for acquiring assets for the food and beverage business from BEAMX and MOM'S TOUCH totaling 115,000,000.00 baht. Additionally, it will cover the compensation for the rent according to the lease agreement for the locations of BEAMX and MOM'S TOUCH, specifically the deposit for the lease to be paid on the lease transfer date, amounting to 13,430,950.21 baht. The total value of the compensation amounting to 128,430,950.21 baht. Details are as follows:

[2] Refer to the details of the initial usage of funds as approved by the Extraordinary General Meeting No. 4/2023 on 21 November 2023, under item 10: The Board of Directors' opinion on the changes in the objectives and budget for using the capital raised from the private placement of newly issued shares.

(a.1) Working capital from the repayment of short-term loans given by the Company to non-related person, which is expected to be received by July 2024, amounting to 270,000,000.00 baht. However, the source of loan 244,500,000.00 baht was received from offering of newly issued ordinary shares to private placement (PP), this amount must be returned to the Company's capital increase account.[3] It is remaining working capital available for this transaction of 25,500,000.00 baht.

(a.2) The amount of 244,500,000.00 baht received from the repayment of short-term loans to non-related person, which was allocated to the Company's capital increase account as detailed in (a.1), has already been allocated for investment in the food and beverage business according to the current capital increase purpose, amounting to 85,000,000.00 baht. This amount can be used to cover the compensation for this transaction.

(a.3) Cash on the Company's financial statement as of March 31, 2024, amounting to 83,404,097.00 baht, which can be used to cover the compensation for this transaction.

(b) In the event that the working capital from the Company's existing reserves and/or the working capital expected to be generated from the food and beverage business acquired by the Subsidiary is insufficient to cover the rental expenses under the lease agreement for the BEAMX and MOM'S TOUCH restaurant locations, specifically for the rent and service fees payable monthly according to the agreement, amounting to 127,282,911.15 baht. The Company also has a source of funding from the capital increase expected from the exercise of rights to purchase New Ordinary Shares ("GIFT-W2"), totaling 440,540,581 units, with an exercise price of 1.60 baht per share. The warrants have a validity period of 1 year from the issuance date on 2 January 2024. The first exercise date is on 31 July 2024, and the last exercise date is on 30 December 2024. If all rights are exercised, the Company will receive a total capital increase of 704,864,929.60 baht (the market price (closing price) of the Company's shares on 3 July 3 2024, is 3.70 baht per share).

Therefore, for the asset acquisition transaction to be proposed for approval at the Extraordinary General Meeting of Shareholders No. 1/2024 on 15 August 2024, Agenda Item 1: To consider approval the acquisition of assets, Gift Hospitality Company Limited ("The Subsidiary") enters into purchasing Beam X Co., Ltd. ("BEAMX") and Moms Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") which is connected person and Agenda Item 2 : To consider approval changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP), and approve to proceed in matters which are materially different from those specified in the tender offer for securities. (Form 247-4). This agenda item is unrelated to the first one.

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[3] In August 2023, the Company implemented a policy to manage its liquidity and seek returns from cash holdings that are not planned for short-term investment. Accordingly, the Company lent a total of 270,000,000.00 baht to a non-related party for a period of one year, from August 2023 to August 2024, at an interest rate of 7.00 percent per year, without any collateral for the loan. The source of funds for this loan came from the capital raised through a private placement (PP). However, using PP funds for liquidity management and seeking returns from unutilized cash in the short term may be considered as a deviation from the intended purpose. The Company's Board of Directors has acknowledged this issue and has negotiated with the borrower for prompt repayment. The borrower has agreed to repay the entire loan amount by July 2024, and the Company is currently awaiting a confirmation letter from the borrower to confirm this new repayment schedule. The Company will update the shareholders on the status of the loan repayment at the Extraordinary General Meeting of Shareholders No. 1/2024 on 15 August 2024. For further details, please refer to the documents: " Clarification on the inquiries from SET regarding the Company providing short-term loans," dated 1 July 2024 (including amendments), and " Notification of the Board of Directors' Resolutions No. 6/2024 on Asset Acquisition from connected persons, Amendment of objectives, limit, and timeframe for utilizing capital increase from the Private Placement, Ratification on the provision of the Financial Assistance to non-related party, and scheduled the Date for the Extraordinary General Meeting of Shareholders No. 1/2024," dated 4 July 2024, which are published on the Stock Exchange of Thailand's website (www.set.or.th).

Once the Company's shareholders have approved the transaction, it is expected that the transaction will be completed by September 2024.

Board's opinion Board of Directors carefully considers all details related to the transaction of acquiring assets with utmost honesty, integrity, caution, and preserving the interests of all stakeholders. The Company has engaged Financial Advisors (FA) and Independent Financial Advisors (IFA) to provide opinions and comprehensive information to the Board of Directors and Shareholders. This transaction is in line with the business plan previously disclosed by the Company, which is expected to generate immediate revenue upon completion of the transaction. Furthermore, the diversified business activities are anticipated to establish a stable income base in the long term. All considerations aim to maximize the benefits for the Company and its shareholders as a priority. Upon considering the rationale behind the aforementioned transaction, comparing it to transactions with unrelated parties, the Board of Directors viewed that the conditions for this transaction are similar to transactions with non-related parties (Arm' s Length Basis), without any transfer of benefits between the Company and the persons who may have a conflict of interest, Therefore, it is deemed appropriate to propose to the shareholders' meeting for approval Gift Hospitality Limited ("The Subsidiary"), to acquire assets from related parties of the company, as proposed.

Audit Committee's opinion: Not different from opinion of the Board of Directors.

Resolution This agenda must be approved by a vote of not less than three-fourths of the total number of votes of shareholders.

Agenda 2 **To consider approval changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP), and approve to proceed in matters which are materially different from those specified in the tender offer for securities. (Form 247-4).**

Objective and Reason Currently the Company reviewed the investment plan and business opportunity, deemed appropriate to change objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) to be in accordance with the business plan and flexibility in future business operations. Such the matters which are materially different from those specified in the tender offer for securities. (Form 247-4).

The changing of objectives and limit for the utilizing of the capital increase received from private placement (PP) outstanding balance 244.50 million baht from the original plan to utilize the capital increase received from private placement to expand in Food and Beverage Business amount 85 million baht, Cosmetic Surgery Business 100.00 million bath and utilize as Working capital 59.50 million baht changed to utilize all outstanding amount to invest in Food and Beverage Business which IRR at 13 – 18 percent as per above table. Due to investment opportunities in Food and Beverage business and negotiating business terms, the Company was able to be completed the deal before other investment plans, partly as a result of transactions with connected persons which is a good result for the company to be able to recognize income and profits from new business operations meanwhile the investment plan for Cosmetic Surgery Business amount 100.00 million baht which IRR at 15 – 20 percent is still in the negotiation phase of business terms and conditions., which expected the investment within 2025 and utilize as Working capital 29.50 million baht.

In this regards, the Company has planned to acquire a food and beverage business amounting to 115.00 million baht, to be completed within the year 2024. The remaining funds will be utilized to complete by the year 2025. This adjustment of objectives, budget allocations, and capital increase timeline from offering of newly issued ordinary shares to private placement (PP) is to refine the business plan to better suit

investment considerations in various businesses. Investment selection in these businesses will align with the Company's objectives, without affecting the overall approved budget. This is also intended to increase the Company's opportunities for new business investments that are expected to yield good returns, considering the Company and shareholders' interests as priority. the details are as follows;

Objectives of utilizing capital increase	Original Plan Approved by EGM no.4/2023 on 21 November 2023				*Proposed to change (proposed this time)	
	Limit (MB.)	Utilizing (MB.)	Balance (MB.)	Timeframe (Expect within year)	Limit (MB.)	Timeframe (Expect within year)
Restaurant Franchise Business	-	-	-	2023	-	-
Food & Beverage Business	85.00	-	85.00	2025	115.00	2024
Travel Business or leisure place	-	-	-	2024	-	-
Working capital	59.50	-	59.50	2025	29.50	2025
Communication technology Business	300.00	300.00	-	2023	-	-
Cosmetic Surgery Business	100.00	-	100.00	2025	100.00	2025
Total	**544.50**	**300.00**	**244.50**	-	**244.50**	

However, the change in Objectives of utilizing capital increase is not expected to significantly impact the working capital and investment plans in the cosmetic surgery business according to the original objective, which the company planned to fund using proceeds from the private placement (PP). This is because the Company still has additional funding sources from the expected proceeds of exercising the warrants to purchase ordinary shares of the Company, series 2 (“GIFT-W2”), totaling 440,540,581 units at an exercise price of 1.60 baht per share. The warrants have a term of 1 year from 2 January 2024, which is the issuance and offering date of the warrants. The first exercise date is on 31 July 2024, and the last exercise date is on 30 December 2024. If all warrants are fully exercised, the Company will receive a total of 704,864,929.60 baht in additional capital (the market price (closing price) of the Company's shares as of 3 July 2024, was 3.70 baht per share), which is expected to be sufficient to be used as working capital and for investment to expand the Company's business as planned.

The Company will proceed in accordance with the Notification of the Thai Capital Market Supervisory Board No. TorJor. 12/2554 Re: Rules, Conditions and Procedures for the Acquisition of Securities for Business Takeovers, Part 5 Post-Tender Offer Regulations (2) To undertake materially different matters from those specified in the tender offer for a period of one year from the end of the offer period unless the shareholders' meeting have the other resolution with a vote of not less than three-fourths of the total number of votes of shareholders attending the meeting and having the right to vote and have notified the office.

In order to the shareholders to be informed of the changing sequence to have more complete information to consider the aforesaid agenda which is specified the objective the changing of objectives, limit and timeframe for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) (Details are as enclosure 1).

Additionally, in August 2023, the Company adopted a policy to manage its liquidity and seek returns from the cash held that has no immediate investment plans. The Company provided a loan to a non-related party totaling 270,000,000.00 baht for a term of 1 year from August 2023 to August 2024 at an interest rate of 7.00 percent per year, with no collateral for the loan. The funding for this loan came from the capital raised through the private placement (PP) as detailed above. However, the use of the funds raised from the private placement (PP) for liquidity management and seeking returns from cash was not in accordance with the original purpose of the funds. The Company's Board of Directors has been aware of this issue and has not been negligent. They have negotiated with the borrower to repay the loan as soon as possible, and the borrower has agreed to repay the entire loan by July 2024. During the period of the loan, the Company still has sufficient working capital for its operations (Details of the loan can be found in

the document " " Clarification on the inquiries from SET regarding the Company providing short-term loans," dated 1 July 2024 (including amendments), and "Notification of the Board of Directors' Resolutions No. 6/2024 on Asset Acquisition from connected persons, Amendment of objectives, limit, and timeframe for utilizing capital increase from the Private Placement, Ratification on the provision of the Financial Assistance to non-related party, and scheduled the Date for the Extraordinary General Meeting of Shareholders No. 1/2024," dated 4 July 2024, which are published on the Stock Exchange of Thailand's website (www.set.or.th).

Board's opinion The Board of Directors considered and deemed it appropriate to propose to the Shareholders' meeting for approval changing objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) and to approve the matters which are materially different from those specified in the tender offer for securities. (Form 247-4) for the benefit and maximum financial management and flexibility in future business operations.

Resolution This agenda must be approved by a vote of not less than three-fourths of the total number of votes of shareholders.

To consider other matters (if any)

The Company determined the name of shareholders who are entitled to attend the Extraordinary General Meeting of Shareholders No. 1/2024 (Record Date) on 19 July 2024, including granting authority to the Chief Executive Officer to have authority to take any action This includes issuing meeting invitation letter, changing the date, time, venue and format of the meeting and other details related to the Extraordinary General Meeting of Shareholders No. 1/2024. Also amending the agenda as necessary within the legal framework and the Company's Article of Association (as enclosure 2 herewith).

For any shareholders who wish to attend or appoint another person who is not independent directors as his/ her proxy to attend and vote at this meeting on his/ her behalf. The system will be opened for registration from 8 August 2024 at 08.30 hrs. onwards until the Shareholders' meeting on 15 August 2024 has finished. The Shareholders should consider to register according to the procedures of the electronics meeting through Inventech Connect (Live Streaming) (as enclosure 3 herewith).

To protect the shareholder's rights and benefit in case any shareholder would like to appoint independent directors as their proxies to attend and vote at the meeting on his/ her behalf is able to study the explanation of proxy registration and name of independent directors who the Company proposes as the proxy (as enclosure 4 herewith).

The Company provides Shareholders' convenience by requesting the proxy form B and C (Custodian) in hard copy form on the Company's website. The Shareholders to fill and sign the proxy form B and C (Custodian) with duty stamp and submit proxy form and deliver it, together with the required documents to:

Ms. Thitiphan Reuangpabhasap / Company Secretary Department
Gift Infinite Public Company Limited,
No. 27 RS Group, Building 9th floor,
Prasert-Manukitch Road, Sena Nikhom Chatuchak, Bangkok 10900
within 14 August 2024 at 17.00 hrs.
(as enclosure 5 herewith)

Any shareholders would like to ask for more information or has any question related with the agendas may submit questions in advance of the meeting date via cs@giftinfinite.co.th.

Please be inform accordingly

Yours sincerely,

-Signed-
(Mr. Surachai Chetchotisak)
Chief Executive Officer
Gift Infinite Public Company Limited

Contact person: Ms.Thitiphan Reuangpabhasap / Tel. 02-037-8122 / email: cs@giftinfinite.co.th

(Translation)

Information Memorandum on the Asset Acquisition and Connected Transaction of

Gift Infinite Public Company Limited

The Board of Directors' Meeting of Gift Infinite Plc. ("**the Company**" or "**GIFT**") No. 6/2024, on July 4, 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024 ("**EGM No. 1/2024**"), to be held on August 15, 2024, to consider granting approval for Gift Hospitality Co., Ltd. ("**Subsidiary**" or "**GH**"), a subsidiary in which the Company holds 99.99% of its issued and paid-up capital,[1] to purchase assets for operation of food & beverage business from two sellers, comprising (1) Beam X Co., Ltd. ("**BEAMX**") and (2) Mom's Touch (Thailand) Co., Ltd. ("**MOM'S TOUCH**"), both of which are connected persons of the Company, at a total value of not exceeding Baht 255,713,861.36 ("**Asset Purchase Transaction**"), the details of which are as follows:

(1) Purchase of assets from Beam X Co., Ltd. ("**BEAMX**"), a connected person of the Company, at a total value of not exceeding Baht 195,082,547.42, divided into:

(a) Purchase of assets used for business operation of BEAM CUBE, an entertainment venue in Sathon area, for one branch located in Mahanakhon CUBE building; BEAM CLUB, an entertainment spot in Thong Lo area, for one branch located in 72 Courtyard complex; and BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, for one branch located in 72 Courtyard complex, consisting of equipment, tools, utensils, decorations, furniture, etc. , at a value of not exceeding Baht 85,500,000.00;

(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding

[1] This is based on Gift Hospitality Co., Ltd.'s list of shareholders (BorOrChor.5) as at April 29, 2024. The Subsidiary registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on February 8, 2024. The Subsidiary, originally engaging in production service for cosmetic products, has been hit by the impacts from cosmetics industry which is facing a sharp and ongoing fall in consumption caused by a dramatic decline in popularity of local cosmetic brands compared with international brands. For the Subsidiary, which mainly provides production service for local customers, its revenues have been significantly affected, thereby leading the Company to continuously suffer a net loss in 2021-2022. The Subsidiary has discontinued its operation since Q2/2022 and is currently seeking new businesses to invest in under the strategy and plan for investment expansion established by the Company. Please refer to general information and nature of business of the Subsidiary in the Information Memorandum on the Asset Acquisition and Connected Transaction of Gift Infinite Public Company Limited (Schedule 2) as per the supporting documents for the 2024 Annual General Meeting of Shareholders (Document No. 2).

Baht 3,588,556.45, divided into rent of not exceeding Baht 1,569,278.23, service fee of not exceeding Baht 1,569,278.23, and deposit of not exceeding Baht 450,000.00;

(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the three original lessors,[2] with which BEAMX entered into the lease agreement, amounts to not exceeding Baht 105,993,990.97, the details of which are as follows:

(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company, in the amount of not exceeding Baht 30,075,983.23, divided into rent of not exceeding Baht 17,139,901.94, service fee of not exceeding Baht 11,426,601.29, and deposit of not exceeding Baht 1,509,480.00;

(c.2) Remaining rent under the lease agreement payable by the Subsidiary to Membership Co., Ltd. ("**MEMBERSHIP**"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 65,725,312.26, divided into rent of not exceeding Baht 37,455,979.35, service fee of not exceeding Baht 24,970,652.90, and deposit of not exceeding Baht 3,298,680.00; and

(c.3) Remaining rent under the lease agreement payable by the Subsidiary to Bar Toro (Thailand) Co., Ltd. ("**TORO**"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 10,192,695.48, divided into rent of not exceeding Baht 5,808,681.29, service fee of not exceeding Baht 3,872,454.19, and deposit of not exceeding Baht 511,560.00; and

(2) Purchase of assets from Mom's Touch (Thailand) Co., Ltd. ("**MOM'S TOUCH**"), a connected person of the Company, at a total value of not exceeding Baht 60,631,313.94, divided into:

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[2] In the acceptance of a transfer of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.
The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

(a) Purchase of assets used for business operation of MOM'S TOUCH, the original Korean fried chicken and burger franchise from South Korea, for six branches at Central Rama 9, S-Oasis, ICS, Silom Complex, The Mall Lifestore Bangkapi, and The Mall Lifestore Bangkae, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 29,500,000.00; and

(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 31,131,313.94, divided into rent of not exceeding Baht 8,088,637.26, service and common facility fee of not exceeding Baht 15,381,446.47, and deposit of not exceeding Baht 7,661,230.21.

The Asset Purchase Transaction is regarded as an acquisition of assets of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposition of Assets B.E. 2547 (as amended) (collectively called "**Notifications on Acquisition or Disposal**"). The transaction has a maximum size of 11.84%, calculated under the total value of consideration basis (total value of consideration is Baht 255.71 million) according to the Company's consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. When combined with an asset acquisition transaction[3] occurring during the past six-month period, the total transaction size becomes 13.49% under the total value of consideration basis

[3] The Board of Directors' Meeting No. 5/2024 on June 26, 2024 resolved to grant approval for Gift Hospitality Co., Ltd. ("**Subsidiary**" or "**GH**") to purchase assets for operation of food & beverage business under OKONOMI brand, a Japanese eatery & café serving authentic Japanese food, including beverage and bakery, with three branches at (1) Sukhumvit 38, (2) Central Embassy, and (3) Emsphere, from Okonomi (Thailand) Co., Ltd. ("**OKONOMI**"), which is a connected person of the Company because OKONOMI and the Company have a mutual major shareholder, Mr. Chet Chetchotisak, who holds 799,998 shares or 20.00% of OKONOMI's issued and paid-up capital, and holds 641,275,532 shares or 48.53% of the Company's issued and paid-up capital. The purchase value is Baht 35.66 million, which will be funded by the Company's working capital. The maximum size of such transaction is equal to 1.65% under the total value of consideration basis. In the past six-month period, the Company did not enter into any other asset acquisition transactions. As the transaction size is lower than 15.00% of the total value of consideration, the Company is not required to disclose information on such transaction to the SET. Please see more details in "Notification of the resolutions of the Board of Directors on the acquisition of assets by subsidiary, Gift Hospitality Co., Ltd. ("**The Subsidiary**"), from Okonomi (Thailand) Co., Ltd. ("OKONOMI"), a connected person of the Company" on June 26, 2024 and the revised version thereof on June 28, 2024, disclosed on the SET's website (www.set.or.th).

from which the maximum transaction size is obtained. Since the transaction size is less than 15.00% , the Company is not required to disclose information on such transaction to the Stock Exchange of Thailand (SET).

In addition, Transactions (1)(a) and (1)(c.2) – (1)(c.3) and Transaction (2)(a) are considered as connected transactions of the Company according to the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Entering into Connected Transactions, dated August 31, 2008, (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated November 19, 2003, (as amended) (collectively called "**Notifications on Connected Transactions**"), as follows:

- Transaction (1) (a) will be entered into with BEAMX, whereas BEAMX and the Company have a mutual major shareholder.
- Transaction (1) (c.2) will be entered into with MEMBERSHIP, whereas MEMBERSHIP and the Company have mutual major shareholders.
- Transaction (1)(c.3) will be entered into with TORO, whereas TORO and the Company have mutual major shareholders.
- Transaction (2) (a) will be entered into with MOM'S TOUCH, whereas MOM'S TOUCH and the Company have a mutual major shareholder.

(Please see the details of the said relationship in Item 2. 'Relevant parties and their relationship.')

The Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated November 19, 2003, (as amended) (hereinafter called "**Notification Bor.Jor./Por. 22-01**"), Section 14, outlines the criteria for combination of several connected transactions into the same transaction, as follows:

"Section 14 The Exchange may combine several connected transactions as the same transaction if it appears that such transaction is intentionally segregated from each other in order to avoid any duty under this Notification.

The combination of connected transactions under the first paragraph shall include connected transactions taking place during six months prior to the day a decision is made to enter into transaction that is made by the same person or a related person or close relatives of such person, unless such connected transaction has already been approved by the shareholders' meeting."

Notification Bor.Jor./Por. 22-01 also defines "close relatives" and "related persons" as follows:

"Close relatives" mean persons related by blood or registration under the law such as father, mother, spouses, siblings, and children, including spouses of the children."

"Related persons" mean persons under Section 258 (1) through (7) of the Securities and Exchange Act B.E. 2535, prior to its amendment."

The definition of the persons under Section 258 (1) through (7) of the Securities and Exchange Act B.E. 2535, prior to its amendment, is as follows:

(1) Spouse of such person;

(2) Underage children of such person;

(3) Ordinary partnership in which such person or the persons in (1) or (2) are partners;

(4) Limited partnership in which such person or the persons in (1) or (2) are partners with unlimited liability or with limited liability provided that their combined holdings are over 30% of all shares of the limited partnership;

(5) Limited company or public company in which such person or the persons in (1) or (2) or the partnerships in (3) or (4) collectively hold more than 30% of all issued shares of that company;

(6) Limited company or public company in which such person or the persons in (1) or (2) or the partnerships in (3) or (4) or the company in (5) collectively hold more than 30% of all issued shares of that company; and

(7) Juristic person over which such person has the power of management in the capacity as representative of the juristic person.

Under its general practices, the Company will decide on the combination of several connected transactions into the same transaction in conformity with Section 14, second paragraph, of Notification Bor.Jor./Por. 22-01. For the connected transactions to be executed by the Company this time, BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH are not deemed the close relatives and/or the related persons of each other, as defined above. Therefore, to comply with the Notifications on Connected Transactions, the Company has considered the size of these transactions separately. In this regard, it is found that the connected transactions by the Company with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH have a size equal to 12.66%, 9.73%, 1.51% and 4.37% respectively of net tangible assets ("NTA") of the Company (its NTA as at March 31, 2024 amounted to Baht 675.60 million) according to the consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. In the past six-month period, the Company did not enter into any other connected transactions with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH or their respective related persons.

Since the size of the connected transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH of 12.66%, 9.73% and 4.37% respectively is greater than 3.00% of the Company's NTA and their value also exceeds Baht 20,000,000, the Company is required to obtain approval from the Board of Directors and to

prepare and disclose information on such transaction to the Stock Exchange of Thailand ("**SET**") according to the Notifications on Connected Transactions, as well as to seek approval for such transaction from the shareholders' meeting, with affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest. The Company must also appoint an independent financial advisor (IFA), who is on the approved list of financial advisors of the Office of the Securities and Exchange Commission ("**SEC**").

At the same time, according to the Notifications on Connected Transactions, the size of the connected transaction with TORO of 1.51% is greater in value than Baht 1,000,000 but less than Baht 20,000,000, or higher than 03.0% but not exceeding 3.00% of the Company's NTA, whichever is higher. Therefore, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to the SET according to the Notifications on Connected Transactions, but is not required to seek approval from the shareholders' meeting. However, although the shareholders' approval is not required for the connected transaction with TORO, the Company views that such transaction is related to the other asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH. The Company's Board of Directors accordingly resolved that the transaction with TORO be proposed to the shareholders' meeting for consideration together with the asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH, with the conditions for approval being the same as those of the asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH in all respects, including the requirement to provide an IFA opinion on the transactions and to seek approval from the shareholders' meeting, with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest.

Nonetheless, the SET or the SEC may otherwise consider that all the connected transactions of the Company with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH be combined into the same transaction pursuant to Section 14, first paragraph, which will result in all the four transactions having an aggregate value equal to 28.27% of the Company's NTA (its NTA as at March 31, 2024 amounted to Baht 675.60 million) according to the consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. When combined with a connected transaction taking place in the past six-month period (the Board of Directors' Meeting No. 5/2024 on June 26, 2024 resolved to grant approval for the Subsidiary to purchase assets for operation of food & beverage business under OKONOMI brand, a Japanese eatery & café serving authentic Japanese food, including beverage and bakery, with three branches at (1) Sukhumvit 38, (2) Central Embassy, and (3) Emsphere, from Okonomi (Thailand) Co., Ltd. ("**OKONOMI**")), the total transaction size will become 31.23% of the Company's NTA, which is more than 3.00% of the Company's NTA and is greater in value than Baht 20,000,000. As a result, the Company will be required to provide an IFA opinion on all the four transactions and to seek approval from the shareholders'

meeting, with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, before entering into those transactions.

Regardless of the outcome of the consideration whether to combine the transactions, the Company has performed all acts in line with the connected transaction regulations as though all the four transactions were combined together. That is, the Company already disclosed information on the connected transactions between the Company and BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH to the SET, and will convene the EGM No. 1/2024 on August 15, 2024 to seek approval from the shareholders with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest, as well as provide an IFA opinion to the shareholders as a basis for their consideration. Apparently, the Company has not performed any act to intentionally segregate the transactions from each other in order to avoid any duty under the Notifications on Connected Transactions.

Moreover, regardless of the outcome of the consideration whether to combine the transactions, the Company will not combine the four connected transactions between the Company and BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH with other connected transactions that will take place in the future because the four transactions will be the transactions approved by the shareholders' meeting with an exemption from combination as per Section 14, second paragraph, of Notification Bor.Jor./Por. 22-01.

Summary of the transactions:

Transaction	Total value of consideration (Baht million)	Asset acquisition transaction	Connected transaction
(1) Purchase of assets from BEAMX	**195.08**		
(a) Purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch	85.50	✓	✓
(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge	3.59[1/]	✓	✗[1/]
(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge[2/]			
(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company	30.08[1/]	✓	✗[1/]
(c.2) Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP as the lessor, which is a connected person of the Company	65.72	✓	✓

Transaction	Total value of consideration (Baht million)	Asset acquisition transaction	Connected transaction
(c.3) Remaining rent under the lease agreement payable by the Subsidiary to TORO as the lessor, which is a connected person of the Company	10.19	✓	✓
(2) Purchase of assets from MOM'S TOUCH	**60.63**		
(a) Purchase of assets for business operation of six MOM'S TOUCH branches	29.50	✓	✓
(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge	31.13[1/]	✓	✘[1/]
Total	**255.71**		

Remark: 1/ This is the remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company.

2/ In the acceptance of a transfer of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.

The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

Therefore, the Company would like to notify the SET of the information memorandum on the asset acquisition with regard to the Asset Purchase Transaction, which is deemed an asset acquisition of the Company under the Notifications on Acquisition or Disposal, and the connected transaction under the Notifications on Connected Transactions.

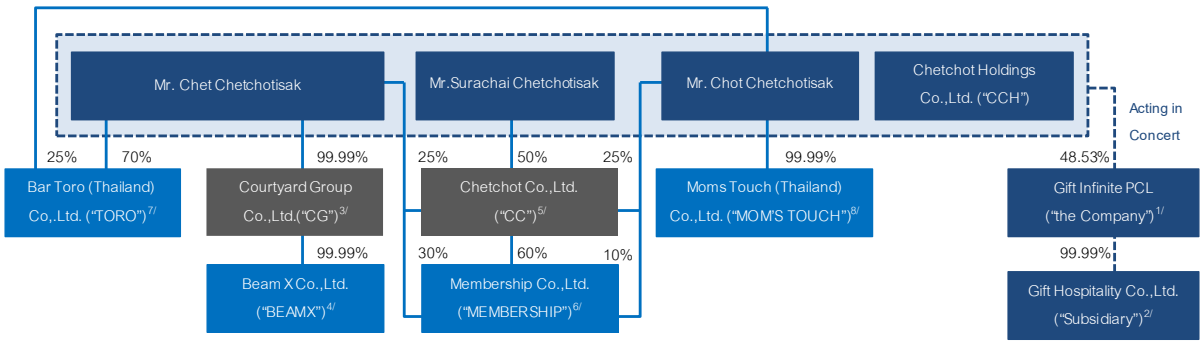
1. Date of the transaction

The Asset Purchase Transaction will take place after approval has been obtained from the EGM No. 1/2024, which will be held on August 15, 2024. The Company expects that the Asset Purchase Transaction will be completed by September 2, 2024 after all conditions specified in the asset sale and purchase agreement have been fulfilled or waived or right renounced by the relevant contract parties, and all acts have been taken to ensure a success in the Asset Purchase Transaction as specified in the asset sale and purchase agreement. Moreover, the Company must receive a confirmation from Mom's Touch & Co., which has granted the sole and exclusive right in Thailand to MOM'S TOUCH, that it agrees to transfer the rights and duties under the Master Franchise Agreement 22 APR 2022 to the Subsidiary. (Please refer to the

conditions in Item 8. 'Conditions for the transaction.') The Subsidiary will sign the asset sale and purchase agreement and the related documents (if any) after the EGM No. 1/2024, which will be held on August 15, 2024.

2. Relevant parties and their relationship

Figure: Relationship among relevant parties



Remark:

1/ On March 9, 2023, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and Chetchot Holdings Co., Ltd. ("CCH") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of Securities (Form 246-2) of the Company. In this regard, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and CCH hold 257,431,932 shares, 30,000,000 shares, 37,343,600 shares and 316,500,000 shares in the Company, representing 19.48%, 2.27%, 2.83% and 23.95% of the Company's issued and paid-up capital respectively, according to the Company's shareholding information as at the latest register book closing date to suspend share transfer on July 9, 2024.

2/ Gift Hospitality Co., Ltd. ("Subsidiary" or "GH") is the Company's subsidiary. As at April 29, 2024, the Company held 499,974 shares in GH, representing 99.99% of GH's issued and paid-up capital, according to the Subsidiary's shareholding information as at April 29, 2024 derived from the list of shareholders (BorOrChor.5). Gift Hospitality Co., Ltd. registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on February 8, 2024.

3/ Mr. Chet Chetchotisak holds 199,998 shares in Courtyard Group Co., Ltd. ("CG"), representing 99.99% of CG's issued and paid-up capital, according to CG's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

4/ Courtyard Group Co., Ltd. ("CG") holds 199,998 shares in Beam X Co., Ltd. ("BEAMX"), representing 99.99% of BEAMX's issued and paid-up capital, according to BEAMX's list of shareholders (BorOrChor.5) dated January 5, 2024. BEAMX has a registered capital of Baht 1.00 million and an issued and paid-up capital of Baht 0.25 million.

5/ Mr. Surachai Chetchotisak holds 750,000 shares in Chetchot Co., Ltd. ("CC"), representing 25.00% of CC's issued and paid-up capital, and Mrs. Sujira Chetchotisak (spouse of Mr. Surachai Chetchotisak) holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, making up a total of 1,500,000 shares or 50.00% of CC's issued and paid-up capital. At the same time, Mr. Chet Chetchotisak holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, and Mr. Chot Chetchotisak holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, according to CC's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

6/ Chetchot Co., Ltd. (“CC”) holds 3,000,000 shares in Membership Co., Ltd. (“MEMBERSHIP”), representing 60.00% of MEMBERSHIP’s issued and paid-up capital; Mr. Chet Chetchotisak holds 1,500,000 shares in MEMBERSHIP, representing 30.00% of MEMBERSHIP’s issued and paid-up capital; and Mr. Chot Chetchotisak holds 500,000 shares in MEMBERSHIP, representing 10.00% of MEMBERSHIP’s issued and paid-up capital, according to MEMBERSHIP’s shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. (“BOL”).

7/ Mr. Chet Chetchotisak holds 7,000 shares in Bar Toro (Thailand) Co., Ltd. (“TORO”), representing 70.00% of TORO’s issued and paid-up capital; and Mr. Chot Chetchotisak holds 2,500 shares in TORO, representing 25.00% of TORO’s issued and paid-up capital, according to TORO’s shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. (“BOL”). Mrs. Sujira Chetchotisak (mother of Mr. Chet Chetchotisak and Mr. Chot Chetchotisak) holds 500 shares in TORO, representing 5.00% of TORO’s issued and paid-up capital.

8/ This is based on the shareholding information of Mom’s Touch (Thailand) Co., Ltd. (“MOM’S TOUCH”) as at April 30, 2024 derived from the juristic entity database of Business Online Plc. (“BOL”).

2.1 Transaction (1)(a)

2.1.1. Contractual parties

Purchaser : Gift Hospitality Co., Ltd. (“Subsidiary” or “GH”)

Seller : Beam X Co., Ltd. (“BEAMX”)

2.1.2. Relationship

BEAMX is deemed a connected person of the Company since BEAMX and the Company have a mutual major shareholder, Mr. Chet Chetchotisak. Courtyard Group Co., Ltd. (“**CG**”), which is a related person of Mr. Chet Chetchotisak, holds 199,998 shares in BEAMX, representing 99.99% of BEAMX’s issued and paid-up capital, and Mr. Chet Chetchotisak holds 641,275,532 shares in the Company, representing 48.53% of the Company’s issued and paid-up capital (Please see Figure: ‘Relationship among relevant parties’ above).

2.2. Transactions (1)(b) – (1)(c.1)

2.2.1. Contractual parties

Transferee : Gift Hospitality Co., Ltd. (“Subsidiary” or “GH”)

Transferor : Beam X Co., Ltd. (“BEAMX”)

Lessor : Beam Club Co., Ltd. (“BC”), a third party which is not deemed a connected person of the Company and in which Mr. Narin Anuchitanukul, Mr. Phuttipong Yensamut, and Mr. Suphan Sueahan are directors and shareholders holding 60.00%, 25.00%, and 10.00% respectively

2.2.2. Relationship

Beam Club Co., Ltd. (“BC”) has Mr. Phuttipong Yensamut serve as its director and major shareholder holding 25.00%. Mr. Phuttipong Yensamut also is director of Gift Hospitality Co., Ltd.

("Subsidiary" or "GH") and is thus considered a connected person of the Subsidiary. However, the transaction between the Subsidiary and BC is not deemed a connected transaction since it falls into the exemption rule in the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions, Clause 4, "This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary."

Besides, Mr. Narin Anuchitanukul and Mr. Phuttipong Yensamut neither are the representatives of nor have any relationship with the Company and the Chetchotisak group. Mr. Narin Anuchitanukul, as a general investor, co-founded BC with Mr. Phuttipong Yensamut and Mr. Suphan Sueahan on September 29, 2015 with the objective to operate restaurant and entertainment venue business in the name BEAM CLUB, located in 72 Courtyard complex in Thong Lo area on a plot of land leased from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust ("AIMCG"). BC's pre-COVID-19 operation had been profitable. Then, the COVID-19 outbreak posed a direct impact on entertainment venue business, thereby causing BC's performance to plunge into a loss. As the COVID-19 situation lingered on longer than expected, Mr. Narin Anuchitanukul intended not to continue with BEAM CLUB business and has offered to sell the business through the Chetchotisak group, an acquaintance in the business circle. The Chetchotisak group established Beam X Co., Ltd. ("BEAMX") in September 2022 and then purchased the business and accepted a transfer of assets of BEAM CLUB from BC in March 2023. However, for this Asset Acquisition Transaction, the Subsidiary, recognizing Mr. Phuttipong Yensamut's experience and expertise in food & beverage business, has invited him to serve as its director and manage the business, which will be under the operation of the Subsidiary.

2.3. Transaction (1)(c.2)

2.3.1. Contractual parties

Transferee	:	Gift Hospitality Co., Ltd. ("Subsidiary" or "GH")
Transferor	:	Beam X Co., Ltd. ("BEAMX")
Lessor	:	Membership Co., Ltd. ("MEMBERSHIP")

2.3.2. Relationship

MEMBERSHIP is deemed a connected person of the Company since MEMBERSHIP and the Company have two mutual major shareholders: (1) Mr. Surachai Chetchotisak whereby Chetchot Co., Ltd. ("CC"), a related person of Mr. Surachai Chetchotisak, holds 3,000,000 shares in MEMBERSHIP or 60.00% of MEMBERSHIP's issued and paid-up capital, and Mr. Surachai Chetchotisak holds 641,275,532 shares in the Company or 48.53% of the Company's issued and paid-up capital; and (2) Mr. Chet Chetchotisak who holds 1,500,000 shares in MEMBERSHIP or 30.00% of MEMBERSHIP's issued and paid-up capital, and holds

641,275,532 shares in the Company or 48.53% of the Company's issued and paid-up capital (Please see Figure: 'Relationship among relevant parties' above).

2.4. Transaction (1)(c.3)

2.4.1. Contractual parties

Transferee	:	Gift Hospitality Co., Ltd. ("Subsidiary" or "GH")
Transferor	:	Beam X Co., Ltd. ("BEAMX")
Lessor	:	Bar Toro (Thailand) Co., Ltd. ("TORO")

2.4.2. Relationship

TORO is deemed a connected person of the Company since TORO and the Company have two mutual major shareholders: (1) Mr. Chet Chetchotisak who holds 7,000 shares in TORO or 70.00% of TORO's issued and paid-up capital and holds 641,275,532 shares in the Company or 48.53% of the Company's issued and paid-up capital; and (2) Mr. Chot Chetchotisak who holds 2,500 shares in TORO or 25.00% of TORO's issued and paid-up capital, and holds 641,275,532 shares in the Company or 48.53% of the Company's issued and paid-up capital (Please see Figure: 'Relationship among relevant parties' above).

2.5. Transaction (2)(a)

2.5.1. Contractual parties

Purchaser	:	Gift Hospitality Co., Ltd. ("Subsidiary" or "GH")
Seller	:	Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH")

2.5.2. Relationship

MOM'S TOUCH is deemed a connected person of the Company because MOM'S TOUCH and the Company have a mutual major shareholder, Mr. Chot Chetchotisak, who holds 449,998 shares in MOM'S TOUCH or 99.99% of MOM'S TOUCH's issued and paid-up capital, and holds 641,275,532 shares in the Company or 48.53% of the Company's issued and paid-up capital (Please see Figure: 'Relationship among relevant parties' above).

2.6. Transaction (2)(b)

2.6.1. Contractual parties

Transferee	:	Gift Hospitality Co., Ltd. ("Subsidiary" or "GH")
Transferor	:	Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH")
Lessor	:	A third party, which is not deemed a connected person of the Company

2.6.2. Relationship

The lessor is not deemed a connected person of the Company as they are unrelated to each other.

3. General characteristics, type and size of the transaction

3.1. General characteristics of the transaction

The Board of Directors' Meeting of Gift Infinite Plc. ("**the Company**" or "**GIFT**") No. 6/2024, on July 14, 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024 ("**EGM No. 1/2024**"), to be held on August 15, 2024, to consider granting approval for Gift Hospitality Co., Ltd. ("**Subsidiary**" or "**GH**"), a subsidiary in which the Company holds 99.99% of its issued and paid-up capital,[4] to purchase assets for operation of food & beverage business from two sellers, comprising (1) Beam X Co., Ltd. ("**BEAMX**") and (2) Mom's Touch (Thailand) Co., Ltd. ("**MOM'S TOUCH**"), both of which are connected persons of the Company, at a total value of not exceeding Baht 255,713,861.36 ("**Asset Purchase Transaction**"), the details of which are as follows:

(1) Purchase of assets from Beam X Co., Ltd. ("BEAMX")

(1.1) Purchase of assets from BEAMX, a connected person of the Company, at a total value of not exceeding Baht 195,082,547.42, divided into:

(a) Purchase of assets used for business operation of BEAM CUBE, an entertainment venue in Sathon area, for one branch located in Mahanakhon CUBE building; BEAM CLUB, an entertainment spot in Thong Lo area, for one branch located in 72 Courtyard complex; and BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, for one branch located in 72 Courtyard complex, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 85,500,000.00;

[4] This is based on Gift Hospitality Co., Ltd.'s list of shareholders (BorOrChor.5) as at April 29, 2024. The Subsidiary registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on February 8, 2024. The Subsidiary, originally engaging in production service for cosmetic products, has been hit by the impacts from cosmetics industry which is facing a sharp and ongoing fall in consumption caused by a dramatic decline in popularity of local cosmetic brands compared with international brands. For the Subsidiary, which mainly provides production service for local customers, its revenues have been significantly affected, thereby leading the Company to continuously suffer a net loss in 2021-2022. The Subsidiary has discontinued its operation since Q2/2022 and is currently seeking new businesses to invest in under the strategy and plan for investment expansion established by the Company. Please refer to general information and nature of business of the Subsidiary in the Information Memorandum on the Asset Acquisition and Connected Transaction of Gift Infinite Public Company Limited (Schedule 2) as per the supporting documents for the 2024 Annual General Meeting of Shareholders (Document No. 2).

In addition, for the Asset Purchase Transaction, the Subsidiary will accept a transfer of the ownership right to BEAM and BEER BELLY brands without any extra cost after completion of the transaction;

(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 3,588,556.45, divided into rent of not exceeding Baht 1,569,278.23, service fee of not exceeding Baht 1,569,278.23, and deposit of not exceeding Baht 450,000.00; and

(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the three original lessors,[5] with which BEAMX entered into the lease agreement, amounts to not exceeding Baht 105,993,990.97, the details of which are as follows:

(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company, in the amount of not exceeding Baht 30,075,983.23, divided into rent of not exceeding Baht 17,139,901.94, service fee of not exceeding Baht 11,426,601.29, and deposit of not exceeding Baht 1,509,480.00;

(c.2) Remaining rent under the lease agreement payable by the Subsidiary to Membership Co., Ltd. ("**MEMBERSHIP**"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 65,725,312.26, divided into rent of not exceeding Baht 37,455,979.35, service fee of not exceeding Baht 24,970,652.90, and deposit of not exceeding Baht 3,298,680.00; and

[5] In the acceptance of a transfer of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.
The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

(c.3) Remaining rent under the lease agreement payable by the Subsidiary to Bar Toro (Thailand) Co., Ltd. ("**TORO**"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 10,192,695.48, divided into rent of not exceeding Baht 5,808,681.29, service fee of not exceeding Baht 3,872,454.19, and deposit of not exceeding Baht 511,560.00.

(1.2) Business operation and operational plan of BEAMX

BEAMX has engaged in food & beverage business, which consists of (1) entertainment business comprising BEAM CUBE, an entertainment venue in Sathon area located in Mahanakhon CUBE building, and BEAM CLUB, an entertainment spot in Thong Lo area located in 72 Courtyard complex; and (2) restaurant business in the name BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, located in 72 Courtyard complex. Their target audiences are young generations with preference for recreation and partying at restaurants and hangout places, foreign tourists with high purchasing power, etc.

Shop name	Type	Location	Opening days/hours	Usable area
BEAM CUBE	Entertainment venue	Fl. 6, Mahanakhon Cube, No. 96 Narathiwat Ratchanakharin Road, Silom Sub-district, Bang Rak District, Bangkok	Tuesday-Sunday, 17.00 hrs. – 02.00 hrs.	453.00 sqm.
BEAM CLUB	Entertainment venue	Fl. 1, 72 Courtyard, No. 72 Soi Sukhumvit 55 (Soi Thong Lo), Sukhumvit Road, Khlong Tan Nuea Sub-district, Watthana District, Bangkok	Wednesday-Saturday, 21.00 hrs. – 02.00 hrs.	802.00 sqm.
BEER BELLY	Restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages	Fl. G, 72 Courtyard, No. 72 Soi Sukhumvit 55 (Soi Thong Lo), Sukhumvit Road, Khlong Tan Nuea Sub-district, Watthana District, Bangkok	Monday-Sunday 17.00 hrs. - 02.00 hrs.	1,309.00 sqm.

Since BEAMX has suffered a net loss, the Company plans to boost its sales through digital marketing in order to communicate with the target groups and will employ influencers to help introduce the restaurants among customers and encourage them to use BEAMX's services. Also, various events will be organized with the presence of well-known performers and musicians so as to promote brand recognition among the target groups and encourage them to use the service continuously.

Moreover, the Company is aware that the operation of BEAM CLUB, BEAM CUBE and BEER BELLY restaurant and entertainment venue business has been constrained by factors such as business licensing, age limit imposed on visitors, curbs on operating hours, and compliance with relevant rules or laws. Therefore, after completion of this transaction, the Company will devise a policy to control the Subsidiary's business operation to ensure its compliance with the applicable laws and/or regulations, as follows:

- The Company will put in place the security measures for the restaurant and entertainment venue business as adopted all along by BEAMX to make certain that customers, employees and properties with business value will be promptly protected and stay safe, along with the examination of customers' entry requirements as prescribed by laws such as checking of their ages from their official documents, etc.
- The Company will provide staffs and/or night auditors for operational inspection to ensure that it has fully complied with the laws and/or the rules and regulations.
- The Company will ensure that BEAM CLUB, BEAM CUBE and BEER BELLY stop taking orders 15 minutes before closing as required by laws.

Financial statements of BEAMX

Unit: Baht million

	2022 [1/]	2023
Revenues		
Revenues from sales	-	77.64
Other revenues	-	0.03
Total revenues	-	77.67
Expenses		
Cost of sales	-	39.39
Selling and administrative expenses	0.02	58.51
Total expenses	0.02	97.90
Loss before finance cost	(0.02)	(20.23)
Finance cost	-	0.65
Net loss	(0.02)	(20.88)

Remark: 1/ Financial statements for the period from September 13, 2022 (date of incorporation) to December 31, 2022

After completion of the Asset Purchase Transaction, BEAMX plans to change the company name and business objective to operate non-food & beverage business.

(1.3) Summary of the draft lease agreements to be transferred and executed with the original lessors

After completion of the Asset Purchase Transaction, the Subsidiary will accept a transfer of leasehold rights under the space lease agreements for the location of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch from BEAMX, free of charge. The Subsidiary will enter into the lease agreements with the original lessors with which BEAMX formerly executed the agreements, the details of which are as follows:

(a) Space lease agreement for the location of one BEAM CUBE branch

Contractual parties	:	King Power Mahanakhon Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	March 31, 2026
Leased space	:	453.00 square meters
Agreement value	:	Not exceeding Baht 3,588,556.45, divided into - Rent of not exceeding Baht 1,569,278.23 - Service fee of not exceeding Baht 1,569,278.23 - Deposit of not exceeding Baht 450,000.00 The Lessor will refund the deposit to the Lessee upon expiry or

	termination of the agreement, whereby the Lessee will vacate and surrender the leased premises to the Lessor in good condition within 30 days of the end of the lease, at the expense of the Lessee.
Termination of agreement :	The Lessor has the right to terminate the agreement by so notifying the Lessee in writing upon occurrence of any of the following events: 1) When an event of default takes place, the Lessor will notify the Lessee of such default, but the Lessee fails to remedy the default within the specified period. 2) The leased premises and/or CUBE building are damaged by fire or any other type of disaster. 3) Any portion of CUBE building or of the leased premises is expropriated.

(b) Space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch, divided into three agreements as follows:

(b.1) Space lease agreement for the location of BEAM CLUB from Beam Club Co., Ltd. ("**BC**")

Contractual parties :	Beam Club Co., Ltd. ("Sub-Lessor"), and The Subsidiary ("Sub-Lessee")
Expiry date :	July 4, 2027
Leased space :	599.00 square meters
Agreement value :	Not exceeding Baht 30,075,983.23, divided into - Rent of not exceeding Baht 17,139,901.94 - Service fee of not exceeding Baht 11,426,601.29 - Deposit of not exceeding Baht 1,509,480.00 The Sub-Lessor will refund the deposit to the Sub-Lessee within 30 days of the expiry of the agreement and without any damage caused to the Sub-Lessor, whereby the Sub-Lessee must remove all of its property from the leased premises within 30 days of the expiry of the agreement.
Termination of agreement :	In the case where the Sub-Lessee breaches the agreement and has been notified by the Sub-Lessor to make a remedy or to act according to the agreement within the period of time deemed fit by the Sub-Lessor, but the Sub-Lessee fails to act accordingly within such period, the Sub-Lessor has the right to terminate the agreement.

(b.2) Space lease agreement for the location of BEAM CLUB from TORO

Contractual parties	:	TORO (“Sub-Lessor”), and The Subsidiary (“Sub-Lessee”)
Expiry date	:	July 4, 2027
Leased space	:	203.00 square meters
Agreement value	:	Not exceeding Baht 10,192,695.48, divided into - Rent of not exceeding Baht 5,808,681.29 - Service fee of not exceeding Baht 3,872,454.19 - Deposit of not exceeding Baht 511,560.00 The Sub-Lessor will refund the deposit to the Sub-Lessee within 30 days of the expiry of the agreement and without any damage caused to the Sub-Lessor, whereby the Sub-Lessee must remove all of its property from the leased premises within 30 days of the expiry of the agreement.
Termination of agreement	:	In the case where the Sub-Lessee breaches the agreement and has been notified by the Sub-Lessor to make a remedy or to act according to the agreement within the period of time deemed fit by the Sub-Lessor, but the Sub-Lessee fails to act accordingly within such period, the Sub-Lessor has the right to terminate the agreement.

(b.3) Space lease agreement for the location of BEER BELLY from MEMBERSHIP

Contractual parties	:	MEMBERSHIP (“Sub-Lessor”), and The Subsidiary (“Sub-Lessee”)
Expiry date	:	July 4, 2027
Leased space	:	1,309.00 square meters
Agreement value	:	Not exceeding Baht 65,725,312.26, divided into - Rent of not exceeding Baht 37,455,979.35 - Service fee of not exceeding Baht 24,970,652.90 - Deposit of not exceeding Baht 3,298,680.00 The Sub-Lessor will refund the deposit to the Sub-Lessee within 30 days of the expiry of the agreement and without any damage caused to the Sub-Lessor, whereby the Sub-Lessee must remove all of its property from the leased premises within 30 days of the expiry of the agreement.

Termination of agreement	:	In the case where the Sub-Lessee breaches the agreement and has been notified by the Sub-Lessor to make a remedy or to act according to the agreement within the period of time deemed fit by the Sub-Lessor, but the Sub-Lessee fails to act accordingly within such period, the Sub-Lessor has the right to terminate the agreement.

(2) Purchase of assets from Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH")

(2.1) Purchase of assets from MOM'S TOUCH, a connected person of the Company, at a total value of not exceeding Baht 60,631,313.94, divided into:

(a) Purchase of assets used for business operation of MOM'S TOUCH, the original Korean fried chicken and burger franchise from South Korea, for six branches at Central Rama 9, S-Oasis, ICS, Silom Complex, The Mall Lifestore Bangkapi, and The Mall Lifestore Bangkae, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 29,500,000.00;

In addition, for the Asset Purchase Transaction, the Subsidiary will accept a transfer of the rights and duties under the Master Franchise Agreement 22 APR 2022 and will be the sole franchisee in Thailand to operate a restaurant business under the trademark "MOM'S TOUCH," and no other additional expenses will be borne by the Subsidiary after the transaction; and

(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding 31,131,313.94, divided into rent of not exceeding Baht 8,088,637.26, service and common facility fee of not exceeding Baht 15,381,446.47, and deposit of not exceeding Baht 7,661,230.21.

(2.2) Business operation and operational plan of MOM'S TOUCH

MOM'S TOUCH is Korea's No. 1 fried chicken and burger franchise brand with consumer caring under the concept, "providing food with a caring mind in every step like that prepared by your own mom." Fine meals are freshly prepared with the best ingredients, offering various flavors of fried chicken, big stuffed burgers, and beverages. It aims to become No. 1 brand beyond national borders as the most beloved global company. MOM'S TOUCH made its debut in Thailand in June 2023, currently operating a total of six stores at Central Rama 9, S-Oasis, ICS, Silom Complex, The Mall Lifestore Bangkapi, and The Mall Lifestore Bangkae. Online orders are also available through Lineman, Grab Food, Shopee Food, etc. Its target groups include, young adults, families, and others.

Shop name	Type	Location	Opening days/hours	Usable area
MOM'S TOUCH	The original Korean fried chicken and burger franchise from South Korea	- Fl. B, Central Rama 9 Branch No. 9/9 Rama 9 Road, Huai Khwang Sub-district, Huai Khwang District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	69.94 sqm.
		- Fl. G, S-Oasis Branch No. 199 Wiphawadi-Rangsit Road, Chom Phon Sub-district, Chatuchak District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	184.08 sqm.
		- Fl. G, ICS Branch No. 112 Charoen Nakhon Road, Khlong Ton Sai Sub-district, Khlong San District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	70.00 sqm.
		- Fl. B, Silom Complex Branch No. 191 Silom Road, Silom Sub-district, Bang Rak District, Bangkok	Monday-Sunday, 10.30 hrs. - 22.00 hrs.	230.84 sqm.
		- Fl. G, The Mall Lifestore Bangkapi Branch No. 3522 Lat Phrao Road, Khlong Chan Sub-district, Bang Kapi District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	170.00 sqm.

Shop name	Type	Location	Opening days/hours	Usable area
		- Fl. G, The Mall Lifestore Bangkae Branch No. 518 Phet Kasem Road, Bang Khae Nuea Sub-district, Bang Khae District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	100.00 sqm.

MOM'S TOUCH has operated at a loss as it is still in its infancy. After entering into this transaction, the Company plans to increase sales through branch expansion in cooperation with a gas station operator. Under a memorandum of understanding (MOU), expected to be signed by July 2024, a franchise will be sold to any interested investor (franchisee) to operate a MOM'S TOUCH branch at the gas station.

However, if the signing of the MOU is delayed or does not take place, the Company and a gas station operator have already prepared a branch expansion and location plan for the franchise through a joint consideration between the contractual parties and based on statistical records on number of users of the gas stations in each area. Although there are not any punishment and/or penalty clauses set out in the MOU, the Company also plans to implement the branch expansion and franchising by itself as a means of risk management, as well as to persuade leading local companies to join forces in future branch expansion. Moreover, since MOM's TOUCH previously did not rely much on marketing, the Company plans to adopt new marketing models by employing influencers to review the products, launching advertising campaigns via online platforms such as Facebook, Tiktok, Instagram, etc., and offering promotion programs to increase brand awareness among customers and induce them to buy MOM's TOUCH products.

Financial statements of MOM'S TOUCH

Unit: Baht million

	2022 [1/]	2023
Revenues		
Revenues from sales	1.87	21.20
Other revenues	0.04	0.61
Total revenues	1.91	21.81
Expenses		
Cost of sales	2.41	13.39
Selling and administrative expenses	6.63	38.68
Total expenses	9.04	52.06
Loss before finance cost	(7.14)	(30.25)
Finance cost	0.04	4.32
Net loss	(7.18)	(34.58)

Remark: 1/ Financial statements for the period from April 11, 2022 (date of incorporation) to December 31, 2022

After completion of the Asset Purchase Transaction, MOM'S TOUCH plans to change the company name and business objective to operate non-food & beverage business.

(2.3) Summary of the draft lease agreements to be transferred and executed with the original lessors

After completion of the Asset Purchase Transaction, the Subsidiary will accept a transfer of leasehold rights under the space lease agreements for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge. The Subsidiary will enter into the lease agreements with the original lessors with which MOM'S TOUCH formerly executed the agreements, the details of which are as follows:

(a) Space lease agreement for the location of MOM'S TOUCH Central Rama 9 Branch

Contractual parties	:	Central Pattana Nine Square Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	October 27, 2025
Leased space	:	69.94 square meters
Agreement value	:	Not exceeding Baht 4,278,312.81, divided into - Rent of not exceeding Baht 1,598,853.85 - Service and common facility fee of not exceeding Baht 1,468,508.75 - Deposit of not exceeding Baht 1,210,950.21 The Lessor will refund the deposit to the Lessee within 60 days of the lease expiration and no further lease renewal will be made.
Termination and expiry of agreement	:	1) If the Lessee fails to pay the rent or the deposit or any guarantee fee for three consecutive months or breaches the agreement, the Lessor has the right to terminate the agreement forthwith and to forfeit any deposit under this agreement or all related agreements. 2) In the case where the Lessee defaults on any payment under this agreement, but the Lessor has not yet exercised the right to terminate the agreement, the Lessee must pay a penalty fee at the rate of 15.00% per year of the unpaid amount, from the default date until the date of full payment, and must also pay for the expenses incurred from the collection of such unpaid amount at the rate of 4.00% per year of the unpaid amount, yet without prejudice to the Lessor's right to terminate the

	agreement or to perform other acts under this agreement. 3) In the case where the Lessee defaults on any payment under this agreement, but the Lessor has not yet exercised the right to terminate the agreement, the Lessor has the right to deduct the unpaid amount from the deposit or any deposit under this agreement or all related agreements, but the Lessee is obliged to pay such deposit in full to its original amount.

(b) Space lease agreement for the location of MOM'S TOUCH S-Oasis Branch

Contractual parties	:	Max Future Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	December 18, 2025
Leased space	:	184.41 square meters
Agreement value	:	Not exceeding Baht 689,528.44, divided into - Rent of not exceeding Baht 689,528.44 - Service and common facility fee of not exceeding Baht 1,034,292.66 - Deposit of not exceeding Baht 476,792.00 The Lessor will refund the deposit to the Lessee after this agreement has expired, without any breach of the agreement by the Lessee, and after the Lessee has dismantled and removed its property and accessories from the leased premises and the Lessor has received the leased premises in good condition.
Penalty fee	:	For any late payment of rent, the Lessee must pay interest at the rate of 15.00% per year of the unpaid amount, from the due date until the date of full payment.
Termination of agreement	:	If the Lessee fails to pay the rent and/or any other monies due under this agreement, or breaches the agreement and fails to make a remedy within the specified period from the date of receiving a notice thereof from the Lessor, the Lessor has the right to terminate the agreement and forfeit any monies paid by the Lessee prior to the date of notification of such agreement termination and/or to cease the provision of all services, as well as to claim other damages.

(c) Space lease agreement for the location of MOM'S TOUCH ICS Branch

Contractual parties	:	ICS Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	January 31, 2026
Leased space	:	70.00 square meters
Agreement value	:	Not exceeding Baht 3,273,506.45, divided into - Rent of not exceeding Baht 725,803.35 - Service and common facility fee of not exceeding Baht 1,586,703.10 - Deposit of not exceeding Baht 961,000.00 The Lessor will refund the deposit to the Lessee within 60 days after the Lessee has removed its property and accessories from the leased premises and the Lessor has received the leased premises in good condition.
Penalty fee	:	For any late payment of rent or payment default, the Lessee will be obliged to pay a daily penalty fee at 2.50% of the unpaid principal, together with interest at 15.00% per year.
Termination of agreement	:	The Lessor has the right to terminate the agreement forthwith and forfeit any monies paid by the Lessee prior to the date of notification of such agreement termination and/or to cease the provision of all services, as well as to claim other damages, when any of the following events takes place: 1) The Lessee fails to pay the rent, deposit or other monies payable under this agreement. 2) The Lessee fails to comply with the conditions set out in this agreement or any other additional agreements, or fails to remedy such default within the period specified by the Lessor. 3) The Lessee has faced a bankruptcy action or been placed under business reorganization, or has voluntarily entered the business reorganization process, or has become insolvent.

(d) Space lease agreement for the location of MOM'S TOUCH Silom Complex Branch

Contractual parties	:	Silom Building and Service Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	August 4, 2026
Leased space	:	230.84 square meters
Agreement value	:	Not exceeding Baht 5,941,226.46, divided into - Rent of not exceeding Baht 1,387,741.94 - Service and common facility fee of not exceeding Baht 3,238,064.52 - Deposit of not exceeding Baht 1,315,420.00 The Lessor will refund the deposit to the Lessee within 30 days from the date the Lessor has received the leased premises in good condition.
Penalty fee	:	For any default on rent payment, the Lessee will be obliged to pay a penalty fee on the unpaid amount at the rate of 2.00% per month, from the default date onwards, and to pay for the expenses incurred from the collection of such unpaid amount and as actually paid by the Lessor.
Termination of agreement	:	The Lessor has the right to terminate the agreement forthwith by so notifying the Lessee in writing, and has the right to possess and occupy the leased premises immediately and remove the Lessee's property therefrom, as well as to cease the provision of all services, when any of the following events takes place: 1) The Lessee fails to pay the rent or any other monies payable to the Lessor under this agreement. 2) The Lessee breaches the agreement. 3) The leased premises or the Lessee's property has been seized or attached by a court order, or the Lessee has faced a bankruptcy action or a business reorganization petition. 4) The Lessee has ceased, or been prohibited from, operating the business for more than three consecutive days, or has dissolved or liquidated the business.

(e) Space lease agreement for the location of MOM'S TOUCH The Mall Lifestore Bangkapi Branch

Contractual parties	:	The Mall Bangkapi Complex Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	August 31, 2026
Leased space	:	170.00 square meters
Agreement value	:	Not exceeding Baht 9,056,408.34, divided into - Rent of not exceeding Baht 2,100,870.97 - Service and common facility fee of not exceeding Baht 4,687,119.37 - Deposit of not exceeding Baht 2,268,418.00 The Lessor will refund the deposit to the Lessee after the Lessee has removed its property and accessories from the leased premises and the Lessor has received the leased premises in good condition.
Penalty fee	:	For any default on payment of rent and other service fees that are payable by the Lessee to the Lessor under this agreement, the Lessee will be obliged to pay a penalty fee at the rate of 18.00% per year of the unpaid amount, from the default date until the date of full payment. If the default lasts more than 30 days, the Lessor has the right to cease the provision of all services and to terminate the agreement forthwith.
Termination of agreement	:	1) If the Lessee breaches the agreement and the Lessor has notified the Lessee in writing to make a remedy within at least 30 days, but the Lessee fails to make such remedy within the specified period, the Lessor has the right to terminate the agreement forthwith and may forfeit the deposit and any monies paid by the Lessee to the Lessor, and also has the right to claim other damages. 2) The Lessor has the right to terminate the agreement forthwith upon occurrence of the following events: - The Lessee breaches this agreement in material respect. - The Lessee breaches other space lease agreements made with the Lessor or its affiliated company/ies. - The Lessee defaults on debt payment to any of the financial lenders. - The Lessee starts a negotiation for debt compromise or

	debt restructuring with the financial lender/s. - The Lessee has faced a civil action for debt enforcement or seizure of assets, or attachment of property according to the judgment enforcement. - The Lessee becomes insolvent. - The Lessee has entered the bankruptcy process, whether through a bankruptcy action or a court order for temporary or absolute receivership or a petition for business reorganization or a court order for business reorganization. - The Lessee starts or enters the business dissolution or liquidation process. - The leased premises have been seized or attached by a court order.

(f) Space lease agreement for the location of MOM'S TOUCH The Mall Lifestore Bangkae Branch

Contractual parties	:	Thonburi Real Estate Co., Ltd. ("Lessor"), and The Subsidiary ("Lessee")
Expiry date	:	October 26, 2026
Leased space	:	100.00 square meters
Agreement value	:	Not exceeding Baht 6,381,246.78, divided into - Rent of not exceeding Baht 1,585,838.71 - Service and common facility fee of not exceeding Baht 3,366,758.07 - Deposit of not exceeding Baht 1,428,650.00 The Lessor will refund the deposit to the Lessee after the Lessee has removed its property and accessories from the leased premises and the Lessor has received the leased premises in good condition.
Penalty fee	:	For any default on payment of rent and other service fees that are payable by the Lessee to the Lessor under this agreement, the Lessee will be obliged to pay a penalty fee at the rate of 18.00% per year of the unpaid amount, from the default date until the date of full payment. If the default lasts more than 30 days, the Lessor has the right to cease the provision of all services and to terminate the agreement forthwith.

Termination of agreement :	1) If the Lessee breaches the agreement and the Lessor has notified the Lessee in writing to make a remedy within at least 30 days, but the Lessee fails to make such remedy within the specified period, the Lessor has the right to terminate the agreement forthwith and may forfeit the deposit and any monies paid by the Lessee to the Lessor, and also has the right to claim other damages. 2) The Lessor has the right to terminate the agreement forthwith upon occurrence of the following events: - The Lessee breaches this agreement in material respect. - The Lessee breaches other space lease agreements made with the Lessor or its affiliated company/ies. - The Lessee defaults on debt payment to any of the financial lenders. - The Lessee starts a negotiation for debt compromise or debt restructuring with the financial lender/s. - The Lessee has faced a civil action for debt enforcement or seizure of assets, or attachment of property according to the judgment enforcement. - The Lessee becomes insolvent. - The Lessee has entered the bankruptcy process, whether through a bankruptcy action or a court order for temporary or absolute receivership or a petition for business reorganization or a court order for business reorganization. - The Lessee starts or enters the business dissolution or liquidation process. - The leased premises have been seized or attached by a court order.

(2.4) Summary of the draft memorandum of understanding (MOU) on cooperation in development of restaurant business under MOM'S TOUCH brand in gas stations

After completion of the Asset Purchase Transaction, the Subsidiary will accept a transfer of rights and duties under the memorandum of understanding (MOU) on cooperation in development of restaurant business under MOM'S TOUCH brand in gas stations with a SET-listed company, whether in whole or in part, from MOM'S TOUCH, the details of which are as follows:

<table>
<tr><td>Objective :</td><td>To cooperate in the study and development of MOM' S TOUCH business in gas stations in Thailand in order to promote service rendering to gas station customers in the form of both store-based and standalone outlets</td></tr>
<tr><td>Validity period :</td><td>June 20, 2024 – June 19, 2027</td></tr>
<tr><td>Conditions and scope of responsibility :</td><td>1. The gas station party agrees to acquire franchisees to operate fried chicken business under MOM'S TOUCH brand.
2. MOM' S TOUCH will not open its stores, whether through a franchise or its own investment, in gas stations of any third parties (MOM'S TOUCH may grant the franchise right for any places other than the gas stations of the third parties).
3. MOM'S TOUCH grants the exclusivity right to the gas station party for a period of three years.
4. They will cooperate in expanding the franchise to 45 branches under MOM'S TOUCH brand with the annual target as follows:
<table>
<tr><th>Year</th><th>No. of newly-opened franchised stores</th></tr>
<tr><td>2024</td><td>5</td></tr>
<tr><td>2025</td><td>20</td></tr>
<tr><td>2026</td><td>20</td></tr>
</table>
However, if the gas station party fails to achieve the first target of 25 branches by 2025 or another 20 branches by 2026, for which the gas station party is solely liable, the exclusivity right will be terminated in any such year.
For the following year, the gas station party will be entitled to grant the franchise right to open MOM'S TOUCH stores in the gas stations of other operators, which shall not be deemed as a breach of the agreement unless otherwise agreed by the two parties.</td></tr>
</table>

	5. The gas station party will receive an upfront referral fee of Baht 100,000.00 when a franchisee has signed the franchise contract for any branch. In the case where the three-year exclusivity right has terminated, the upfront referral fee will be revised up to Baht 150,000.00.
Transfer of rights and duties :	The party hereto may not transfer the rights and duties under this MOU to any third party without prior written consent from the other party. As at the date of entering into this MOU, the two parties acknowledge and agree that MOM'S TOUCH is in the process of corporate restructuring within its group. Therefore, the prohibition of the two parties from transferring the rights and duties shall be waived in case MOM'S TOUCH will transfer the rights and duties under the MOU, whether in whole or in part, to GH or any other juristic person that is under supervision of the Company.
Termination of MOU :	This MOU may be terminated upon occurrence of any of the following events: 1) The parties hereto may mutually agree in writing to prematurely terminate the MOU. 2) The gas station party has the right to terminate the MOU by giving a written notice thereof to the other party at least 60 days in advance. 3) If any of the parties hereto fails to abide by this MOU, the other party has the right to notify such party in writing to act according to the MOU within 15 days from the date of receiving the breach notice. If such party still fails to act accordingly within the specified period, the other party has the right to terminate the MOU forthwith. 4) Given the termination of this MOU for whatsoever reason, the gas station party reserves the right to allow the use of trademark, brand, and logo of the gas station.

The Asset Purchase Transaction is regarded as an acquisition of assets of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed

Companies Concerning the Acquisition or Disposition of Assets B.E. 2547 (as amended) (collectively called "**Notifications on Acquisition or Disposal**"). The transaction has a maximum size of 11.84%, calculated under the total value of consideration basis (total value of consideration is Baht 255,713,861.36) according to the Company's consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. When combined with an asset acquisition transaction[6] occurring during the past six-month period, the total transaction size becomes 13.49% under the total value of consideration basis from which the maximum transaction size is obtained. Since the transaction size is less than 15.00%, the Company is not required to disclose information on such transaction to the Stock Exchange of Thailand (SET).

In addition, Transactions (1)(a) and (1)(c.2) – (1)(c.3) and Transaction (2)(a) are considered as connected transactions of the Company according to the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Entering into Connected Transactions, dated August 31, 2008, (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated November 19, 2003, (as amended) (collectively called "**Notifications on Connected Transactions**"), as follows:

- Transaction (1)(a) will be entered into with BEAMX, whereas BEAMX and the Company have a mutual major shareholder.
- Transaction (1)(c.2) will be entered into with MEMBERSHIP, whereas MEMBERSHIP and the Company have mutual major shareholders.
- Transaction (1)(c.3) will be entered into with TORO, whereas TORO and the Company have mutual major shareholders.
- Transaction (2)(a) will be entered into with MOM'S TOUCH, whereas MOM'S TOUCH and the Company have a mutual major shareholder.

(Please see the details of the said relationship in Item 2. 'Relevant parties and their relationship.')

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[6] The Board of Directors' Meeting No. 5/2024 on June 26, 2024 resolved to grant approval for Gift Hospitality Co., Ltd. ("**Subsidiary**" or "**GH**") to purchase assets for operation of food & beverage business under OKONOMI brand, a Japanese eatery & café serving authentic Japanese food, including beverage and bakery, with three branches at (1) Sukhumvit 38, (2) Central Embassy, and (3) Emsphere, from Okonomi (Thailand) Co., Ltd. ("**OKONOMI**"), which is a connected person of the Company because OKONOMI and the Company have a mutual major shareholder, Mr. Chet Chetchotisak, who holds 799,998 shares or 20.00% of OKONOMI's issued and paid-up capital, and holds 641,275,532 shares or 48.53% of the Company's issued and paid-up capital. The purchase value is not exceeding Baht 35,659,400, which will be funded by the Company's working capital. The maximum size of such transaction is equal to 1.65% under the total value of consideration basis. In the past six-month period, the Company did not enter into any other asset acquisition transactions. As the transaction size is lower than 15.00% of the total value of consideration, the Company is not required to disclose information on such transaction to the SET. Please see more details in "Notification of the resolutions of the Board of Directors on the acquisition of assets by subsidiary, Gift Hospitality Co., Ltd. ("The Subsidiary"), from Okonomi (Thailand) Co., Ltd. ("OKONOMI"), a connected person of the Company" on June 26, 2024 and the revised version thereof on June 28, 2024, disclosed on the SET's website (www.set.or.th).

The Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated November 19, 2003, (as amended) (hereinafter called "**Notification Bor.Jor./Por. 22-01**"), Section 14, outlines the criteria for combination of several connected transactions into the same transaction, as follows:

"Section 14 The Exchange may combine several connected transactions as the same transaction if it appears that such transaction is intentionally segregated from each other in order to avoid any duty under this Notification.

The combination of connected transactions under the first paragraph shall include connected transactions taking place during six months prior to the day a decision is made to enter into transaction that is made by the same person or a related person or close relatives of such person, unless such connected transaction has already been approved by the shareholders' meeting."

Notification Bor.Jor./Por. 22-01 also defines "close relatives" and "related persons" as follows:

"Close relatives" mean persons related by blood or registration under the law such as father, mother, spouses, siblings, and children, including spouses of the children."

"Related persons" mean persons under Section 258 (1) through (7) of the Securities and Exchange Act B.E. 2535, prior to its amendment."

The definition of the persons under Section 258 (1) through (7) of the Securities and Exchange Act B.E. 2535, prior to its amendment, is as follows:

(1) Spouse of such person;

(2) Underage children of such person;

(3) Ordinary partnership in which such person or the persons in (1) or (2) are partners;

(4) Limited partnership in which such person or the persons in (1) or (2) are partners with unlimited liability or with limited liability provided that their combined holdings are over 30% of all shares of the limited partnership;

(5) Limited company or public company in which such person or the persons in (1) or (2) or the partnerships in (3) or (4) collectively hold more than 30% of all issued shares of that company;

(6) Limited company or public company in which such person or the persons in (1) or (2) or the partnerships in (3) or (4) or the company in (5) collectively hold more than 30% of all issued shares of that company; and

(7) Juristic person over which such person has the power of management in the capacity as representative of the juristic person.

Under its general practices, the Company will decide on the combination of several connected transactions into the same transaction in conformity with Section 14, second paragraph, of Notification Bor.Jor./Por. 22-01. For the connected transactions to be executed by the Company this time, BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH are not deemed the close relatives and/or the related persons of each other, as defined above. Therefore, to comply with the Notifications on Connected Transactions, the Company has considered the size of these transactions separately. In this regard, it is found that the connected transactions by the Company with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH have a size equal to 12.66%, 9.73%, 1.51% and 4.37% respectively of net tangible assets ("NTA") of the Company (its NTA as at March 31, 2024 amounted to Baht 675.60 million) according to the consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. In the past six-month period, the Company did not enter into any other connected transactions with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH or their respective related persons.

Since the size of the connected transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH of 12.66%, 9.73% and 4.37% respectively is greater than 3.00% of the Company's NTA and their value also exceeds Baht 20,000,000, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to the Stock Exchange of Thailand ("**SET**") according to the Notifications on Connected Transactions, as well as to seek approval for such transaction from the shareholders' meeting, with affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest. The Company must also appoint an independent financial advisor (IFA), who is on the approved list of financial advisors of the Office of the Securities and Exchange Commission ("**SEC**").

At the same time, according to the Notifications on Connected Transactions, the size of the connected transaction with TORO of 1.51% is greater in value than Baht 1,000,000 but less than Baht 20,000,000, or higher than 03.0% but not exceeding 3.00% of the Company's NTA, whichever is higher. Therefore, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to the SET according to the Notifications on Connected Transactions, but is not required to seek approval from the shareholders' meeting. However, although the shareholders' approval is not required for the connected transaction with TORO, the Company views that such transaction is related to the other asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH. The Company's Board of Directors accordingly resolved that the transaction with TORO be proposed to the shareholders' meeting for consideration together with the asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH, with the conditions for approval being the same as those of the asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH in all respects, including the requirement to provide an IFA opinion on the transactions and to seek approval from the shareholders' meeting, with required affirmative

votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest.

Nonetheless, the SET or the SEC may otherwise consider that all the connected transactions of the Company with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH be combined into the same transaction pursuant to Section 14, first paragraph, which will result in all the four transactions having an aggregate value equal to 28.27% of the Company's NTA (its NTA as at March 31, 2024 amounted to Baht 675.60 million) according to the consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. When combined with a connected transaction taking place in the past six-month period (the Board of Directors' Meeting No. 5/2024 on June 26, 2024 resolved to grant approval for the Subsidiary to purchase assets for operation of food & beverage business under OKONOMI brand, a Japanese eatery & café serving authentic Japanese food, including beverage and bakery, with three branches at (1) Sukhumvit 38, (2) Central Embassy, and (3) Emsphere, from Okonomi (Thailand) Co., Ltd. ("**OKONOMI**")), the total transaction size will become 31.23% of the Company's NTA, which is more than 3.00% of the Company's NTA and is greater in value than Baht 20,000,000. As a result, the Company will be required to provide an IFA opinion on all the four transactions and to seek approval from the shareholders' meeting, with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, before entering into those transactions.

Regardless of the outcome of the consideration whether to combine the transactions, the Company has performed all acts in line with the connected transaction regulations as though all the four transactions were combined together. That is, the Company already disclosed information on the connected transactions between the Company and BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH to the SET, and will convene the EGM No. 1/2024 on August 15, 2024 to seek approval from the shareholders with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest, as well as provide an IFA opinion to the shareholders as a basis for their consideration. Apparently, the Company has not performed any act to intentionally segregate the transactions from each other in order to avoid any duty under the Notifications on Connected Transactions.

Moreover, regardless of the outcome of the consideration whether to combine the transactions, the Company will not combine the four connected transactions between the Company and BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH with other connected transactions that will take place in the future because the four transactions will be the transactions approved by the shareholders' meeting with an exemption from combination as per Section 14, second paragraph, of Notification Bor.Jor./Por. 22-01.

Summary of the transactions:

Transaction	Total value of consideration (Baht million)	Asset acquisition transaction	Connected transaction
(1) Purchase of assets from BEAMX	**195.08**		
(a) Purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch	85.50	✓	✓
(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge	3.59[1/]	✓	✗[1/]
(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge[2/]			
(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company	30.08[1/]	✓	✗[1/]
(c.2) Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP as the lessor, which is a connected person of the Company	65.72	✓	✓
(c.3) Remaining rent under the lease agreement payable by the Subsidiary to TORO as the lessor, which is a connected person of the Company	10.19	✓	✓
(2) Purchase of assets from MOM'S TOUCH	**60.63**		
(a) Purchase of assets for business operation of six MOM'S TOUCH branches	29.50	✓	✓
(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge	31.13[1/]	✓	✗[1/]
Total	**255.71**		

Remark: 1/ This is the remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company.

2/ In the acceptance of a transfer of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.

The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the

proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

3.2. Type and size of the transaction

3.2.1. Type and calculation of size of the asset acquisition or disposal transaction

The Company has calculated size of the Asset Purchase Transaction under the Notifications on Acquisition or Disposal based on the Company's consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. Details of the transaction size calculation are shown below:

Basis	Details of calculation	Transaction size
(1) Net tangible assets (NTA)	Not applicable as this is not an acquisition of securities	-
(2) Net profit	Not applicable as this is not an acquisition of securities	-
(3) Total value of consideration	Baht 255.71 million[1/] x 100 / Baht 2,159.84 million[2/]	11.84%
(4) Value of equity shares	Not applicable as there is no issuance of new securities as payment for acquired assets	-

Remark: 1/ Total value of consideration for the Asset Purchase Transaction is calculated from value of consideration for Transaction (1): purchase of assets from BEAMX of Baht 195.08 million and Transaction (2): purchase of assets from MOM'S TOUCH of Baht 60.63 million, making Baht 255.71 million in total (Please refer to total value of consideration in Item 5.1. 'Total value of consideration').

2/ Total assets are based on the Company's consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024.

The Asset Purchase Transaction is regarded as an acquisition of assets of the Company pursuant to the Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition or Disposition of Assets B.E. 2547 (as amended) (collectively called "**Notifications on Acquisition or Disposal**"). The transaction has a maximum size of 11.84%, calculated under the total value of consideration basis (total value of consideration is Baht 255,713,861.36) according to the Company's consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024.

When combined with an asset acquisition transaction occurring during the past six-month period, the total transaction size becomes 13.49% under the total value of consideration basis from which the maximum transaction size is obtained, the details of which are as follows:

Calculation basis	Transaction size		
	Asset Purchase Transaction	Other asset acquisition transaction in the previous six months[1/]	Total
(1) NTA	-[2/]	-[2/]	-[2/]
(2) Net profit	-[3/]	-[3/]	-[3/]
(3) Total value of consideration	11.84%	1.65%	13.49%
(4) Equity share value	-[4/]	-[4/]	-[4/]

Remark: 1/ The Board of Directors' Meeting No. 5/2024 on June 26, 2024 resolved to grant approval for Gift Hospitality Co., Ltd. ("**Subsidiary**" or "**GH**") to purchase assets for operation of food & beverage business under OKONOMI brand, a Japanese eatery & café serving authentic Japanese food, including beverage and bakery, with three branches at (1) Sukhumvit 38, (2) Central Embassy, and (3) Emsphere, from Okonomi (Thailand) Co., Ltd. ("**OKONOMI**"), which is a connected person of the Company because OKONOMI and the Company have a mutual major shareholder, Mr. Chet Chetchotisak, who holds 799,998 shares or 20.00% of OKONOMI's issued and paid-up capital, and holds 641,275,532 shares or 48.53% of the Company's issued and paid-up capital. The purchase value is Baht 35.66 million, which will be funded by the Company's working capital. The maximum size of such transaction is equal to 1.65% under the total value of consideration basis. In the past six-month period, the Company did not enter into any other asset acquisition transactions. As the transaction size is lower than 15.00% of the total value of consideration, the Company is not required to disclose information on such transaction to the SET. Please see more details in "Notification of the resolutions of the Board of Directors on the acquisition of assets by subsidiary, Gift Hospitality Co., Ltd. ("The Subsidiary"), from Okonomi (Thailand) Co., Ltd. ("OKONOMI"), a connected person of the Company" on June 26, 2024 and the revised version thereof on June 28, 2024, disclosed on the SET's website (www.set.or.th).

2/ Not applicable as this is not an acquisition of securities.

3/ Not applicable as this is not an acquisition of securities.

4/ Not applicable as there is no issuance of new securities as payment for acquired assets.

Since the transaction size is less than 15.00%, the Company is not required to disclose information on such transaction to the Stock Exchange of Thailand (SET).

3.2.2. Type and calculation of size of the connected transaction

Transactions (1)(a) and (1)(c.2) – (1)(c.3) and Transaction (2)(a) are considered as connected transactions of the Company according to the Notifications on Connected Transactions, as follows:

- Transaction (1)(a) will be entered into with BEAMX, whereas BEAMX and the Company have a mutual major shareholder, at a value of Baht 85,500,000.00.

- Transaction (1)(c.2) will be entered into with MEMBERSHIP, whereas MEMBERSHIP and the Company have mutual major shareholders, at a value of Baht 65,725,312.26.
- Transaction (1)(c.3) will be entered into with TORO, whereas TORO and the Company have mutual major shareholders, at a value of Baht 10,192,695.48.
- Transaction (2)(a) will be entered into with MOM'S TOUCH, whereas MOM'S TOUCH and the Company have a mutual major shareholder, at a value of Baht 29,500,000.00.

(Please see the details of the said relationship in Item 2. 'Relevant parties and their relationship.')

The Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated November 19, 2003, (as amended) (hereinafter called "**Notification Bor.Jor./Por. 22-01**"), Section 14, outlines the criteria for combination of several connected transactions into the same transaction, as follows:

"Section 14 The Exchange may combine several connected transactions as the same transaction if it appears that such transaction is intentionally segregated from each other in order to avoid any duty under this Notification.

The combination of connected transactions under the first paragraph shall include connected transactions taking place during six months prior to the day a decision is made to enter into transaction that is made by the same person or a related person or close relatives of such person, unless such connected transaction has already been approved by the shareholders' meeting."

Notification Bor.Jor./Por. 22-01 also defines "close relatives" and "related persons" as follows:

"Close relatives" mean persons related by blood or registration under the law such as father, mother, spouses, siblings, and children, including spouses of the children."

"Related persons" mean persons under Section 258 (1) through (7) of the Securities and Exchange Act B.E. 2535, prior to its amendment."

The definition of the persons under Section 258 (1) through (7) of the Securities and Exchange Act B.E. 2535, prior to its amendment, is as follows:

(1) Spouse of such person;

(2) Underage children of such person;

(3) Ordinary partnership in which such person or the persons in (1) or (2) are partners;

(4) Limited partnership in which such person or the persons in (1) or (2) are partners with unlimited liability or with limited liability provided that their combined holdings are over 30% of all shares of the limited partnership;

(5) Limited company or public company in which such person or the persons in (1) or (2) or the partnerships in (3) or (4) collectively hold more than 30% of all issued shares of that company;

(6) Limited company or public company in which such person or the persons in (1) or (2) or the partnerships in (3) or (4) or the company in (5) collectively hold more than 30% of all issued shares of that company; and

(7) Juristic person over which such person has the power of management in the capacity as representative of the juristic person.

Under its general practices, the Company will decide on the combination of several connected transactions into the same transaction in conformity with Section 14, second paragraph, of Notification Bor.Jor./Por. 22-01. For the connected transactions to be executed by the Company this time, BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH are not deemed the close relatives and/or the related persons of each other, as defined above. Therefore, to comply with the Notifications on Connected Transactions, the Company has considered the size of these transactions separately. In this regard, it is found that the connected transactions by the Company with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH have a size equal to 12.66%, 9.73%, 1.51% and 4.37% respectively of net tangible assets ("NTA") of the Company (its NTA as at March 31, 2024 amounted to Baht 675.60 million) according to the consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. In the past six-month period, the Company did not enter into any other connected transactions with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH or their respective related persons. Details of the transaction size calculation are as follows:

Connected persons of the Company	Basis	Details of calculation	Transaction size
BEAMX	Value of Transaction (1)(a)	Baht 85.50 million x 100 Baht 675.60 million[1/]	12.66%
Total size of connected transaction with BEAMX			**12.66%**
MEMBERSHIP	Value of Transaction (1)(c.2)	Baht 65.72 million x 100 Baht 675.60 million[1/]	9.73%
Total size of connected transaction with MEMBERSHIP			**9.73%**
TORO	Value of Transaction (1)(c.3)	Baht 10.19 million x 100 Baht 675.60 million[1/]	1.51%
Total size of connected transaction with TORO			**1.51%**

Connected persons of the Company	Basis	Details of calculation	Transaction size
MOM'S TOUCH	Value of Transaction (2)(a)	Baht 29.50 million x 100 Baht 675.60 million[1/]	4.37%
Total size of connected transaction with MOM'S TOUCH			**4.37%**

Remark: 1/ The Company's NTA is calculated from total assets of Baht 2,159.84 million, less right-of-use assets, net, of Baht (2.47) million, less intangible assets of Baht (2.03) million, less goodwill of Baht (385.08) million, less deferred income tax of Baht (10.10) million, less total liabilities of Baht (632.76) million, less non-controlling interests of Baht (451.80) million, equal to Baht 675.60 million, based on the Company's consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024.

Since the size of the connected transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH of 12.66%, 9.73% and 4.37% respectively is greater than 3.00% of the Company's NTA and their value also exceeds Baht 20,000,000, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to the Stock Exchange of Thailand ("**SET**") according to the Notifications on Connected Transactions, as well as to seek approval for such transaction from the shareholders' meeting, with affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest. The Company must also appoint an independent financial advisor (IFA), who is on the approved list of financial advisors of the Office of the Securities and Exchange Commission ("**SEC**").

At the same time, according to the Notifications on Connected Transactions, the size of the connected transaction with TORO of 1.51% is greater in value than Baht 1,000,000 but less than Baht 20,000,000, or higher than 03.0% but not exceeding 3.00% of the Company's NTA, whichever is higher. Therefore, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to the SET according to the Notifications on Connected Transactions, but is not required to seek approval from the shareholders' meeting. However, although the shareholders' approval is not required for the connected transaction with TORO, the Company views that such transaction is related to the other asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH. The Company's Board of Directors accordingly resolved that the transaction with TORO be proposed to the shareholders' meeting for consideration together with the asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH, with the conditions for approval being the same as those of the asset purchase transactions with BEAMX, MEMBERSHIP and MOM'S TOUCH in all respects, including the requirement to provide an IFA opinion on the transactions and to seek approval from the shareholders' meeting, with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest.

Nonetheless, the SET or the SEC may otherwise consider that all the connected transactions of the Company with BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH be combined into the same transaction pursuant to Section 14, first paragraph, which will result in all the four transactions having an aggregate value equal to 28.27% of the Company's NTA (its NTA as at March 31, 2024 amounted to Baht 675.60 million) according to the consolidated financial statements, reviewed by a certified public accountant, for the three-month period ended March 31, 2024. When combined with a connected transaction taking place in the past six-month period (the Board of Directors' Meeting No. 5/2024 on June 26, 2024 resolved to grant approval for the Subsidiary to purchase assets for operation of food & beverage business under OKONOMI brand, a Japanese eatery & café serving authentic Japanese food, including beverage and bakery, with three branches at (1) Sukhumvit 38, (2) Central Embassy, and (3) Emsphere, from Okonomi (Thailand) Co., Ltd. ("**OKONOMI**")), the total transaction size will become 31.23% of the Company's NTA, which is more than 3.00% of the Company's NTA and is greater in value than Baht 20,000,000. As a result, the Company will be required to provide an IFA opinion on all the four transactions and to seek approval from the shareholders' meeting, with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, before entering into those transactions.

Regardless of the outcome of the consideration whether to combine the transactions, the Company has performed all acts in line with the connected transaction regulations as though all the four transactions were combined together. That is, the Company already disclosed information on the connected transactions between the Company and BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH to the SET, and will convene the EGM No. 1/2024 on August 15, 2024 to seek approval from the shareholders with required affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest, as well as provide an IFA opinion to the shareholders as a basis for their consideration. Apparently, the Company has not performed any act to intentionally segregate the transactions from each other in order to avoid any duty under the Notifications on Connected Transactions.

Moreover, regardless of the outcome of the consideration whether to combine the transactions, the Company will not combine the four connected transactions between the Company and BEAMX, MEMBERSHIP, TORO and MOM'S TOUCH with other connected transactions that will take place in the future because the four transactions will be the transactions approved by the shareholders' meeting with an exemption from combination as per Section 14, second paragraph, of Notification Bor.Jor./Por. 22-01.

4. Details of assets being acquired

The Subsidiary will acquire the assets for use in the operation of food & beverage business at a total value of not exceeding Baht 255,713,861.36, the details of which are as follows:

(1) The Subsidiary will acquire assets from BEAMX at a value of not exceeding Baht 195,082,547.42, divided into:

(a) Acquisition of assets used for business operation of BEAM CUBE, an entertainment venue in Sathon area, for one branch located in Mahanakhon CUBE building; BEAM CLUB, an entertainment spot in Thong Lo area, for one branch located in 72 Courtyard complex; and BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, for one branch located in 72 Courtyard complex, at a value of not exceeding Baht 85,500,000.00. The assets being acquired from BEAM CUBE and BEER BELLY are in usable conditions being ready for use in business operation and no other additional expenses will be borne after the transaction. As for BEAM CLUB, its operation has been suspended for renovation since mid-January 2024 and, as planned by the management, will be reopened around October 2024. However, after completion of the Asset Purchase Transaction, expected by September 2, 2024, no other additional expenses will be borne since the renovation is under a lump sum contract or, if any, the extra cost will be insignificant. The main assets used for operation of BEAM CLUB and BEER BELLY are as follows:

- Essential tools and equipment such as sound system BEAM, sound system Touche, audio set, LED lighting system, air conditioning system and equipment, kitchenware, refrigerators, furniture, office equipment, fire extinguishers, CCTVs, BEAM signs, etc.; and
- Interior decoration works for renovation, including renovation of Little Donkey, building of Touche, building of Bar Savoy, construction works from MBS, installation of glass wall, lifts and installation cost, etc.;

(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 3,588,556.45, divided into rent of not exceeding Baht 1,569,278.23, service fee of not exceeding Baht 1,569,278.23, and deposit of not exceeding Baht 450,000.00; and

(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge, whereby the remaining rent

under such agreement payable by the Subsidiary to the three original lessors,[7] with which BEAMX entered into the lease agreement, amounts to not exceeding Baht 105,993,990.97, the details of which are as follows:

(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company, in the amount of not exceeding Baht 30,075,983.23, divided into rent of not exceeding Baht 17,139,901.94, service fee of not exceeding Baht 11,426,601.29, and deposit of not exceeding Baht 1,509,480.00;

(c.2) Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP, as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 65,725,312.26, divided into rent of not exceeding Baht 37,455,979.35, service fee of not exceeding Baht 24,970,652.90, and deposit of not exceeding Baht 3,298,680.00; and

(c.3) Remaining rent under the lease agreement payable by the Subsidiary to TORO, as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 10,192,695.48, divided into rent of not exceeding Baht 5,808,681.29, service fee of not exceeding Baht 3,872,454.19, and deposit of not exceeding Baht 511,560.00.

(2) The Subsidiary will acquire assets from MOM'S TOUCH at a value of not exceeding Baht 60,631,313.94, divided into:

(a) Acquisition of assets used for business operation of MOM'S TOUCH, the original Korean fried chicken and burger franchise from South Korea, for six branches at Central Rama 9, S-Oasis, ICS, Silom Complex, The Mall Lifestore Bangkapi, and The Mall Lifestore Bangkae, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 29,500,000.00. The assets being acquired are ready for use to instantly continue such business operation and no further expenses are required after completion of this transaction. The major assets used for operation of MOM'S TOUCH are as follows:

[7] In the acceptance of a transfer of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.
The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

- Essential tools and equipment such as kitchenware and hood system, electrical appliances, furniture, computers, office equipment, etc.; and
- Interior decoration and renovation, including floor and tile work, entire interior stainless-steel work, wall work, decoration, air-conditioning system, electricity system, gas system, etc.; and

(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 31,131,313.94, divided into rent of not exceeding Baht 8,088,637.26, service and common facility fee of not exceeding Baht 15,381,446.47, and deposit of not exceeding Baht 7,661,230.21.

5. Total value of consideration, basis for determination of consideration value, and terms of payment

5.1. Total value of consideration

The Subsidiary will enter into the Asset Purchase Transaction for use in the operation of food & beverage business from two sellers, (1) BEAMX and (2) MOM'S TOUCH, which are the connected persons of the Company, at a total value of not exceeding Baht 255,713,861.36, the details of which are as follows:

Transaction	Total value of consideration (Baht million)
(1) Purchase of assets from BEAMX	**195.08**
(a) Purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch	85.50
(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge	3.59[1/]
(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge[2/]	
(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company	30.08[1/]
(c.2) Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP as the lessor, which is a connected person of the Company	65.72
(c.3) Remaining rent under the lease agreement payable by the Subsidiary to TORO as the lessor, which is a connected person of the Company	10.19

Transaction	Total value of consideration (Baht million)
(2) Purchase of assets from MOM'S TOUCH	**60.63**
(a) Purchase of assets for business operation of six MOM'S TOUCH branches	29.50
(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge	31.13[1/]
Total	**255.71**

Remark: 1/ This is the remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company.

2/ In the acceptance of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.

The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

5.2. Basis for determination of consideration value

The Company and the Subsidiary will jointly determine the consideration value on a conservative basis and with due care. Details of the basis used for determining value of consideration for the Asset Purchase Transaction of not exceeding Baht 255,713,861.36 are as follows:

(1) Basis for determining value of consideration for the purchase of assets from BEAMX of not exceeding Baht 195,082,547.42 is divided into:

(a) Value of consideration for the purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch, consisting of equipment, tools, utensils, decorations, furniture, etc., of not exceeding Baht 85,500,000.00 is determined from mutual negotiation and agreement by the Company and the Subsidiary with BEAMX, based on property appraisal by an SEC-approved independent valuer, T.A. Management Corporation (1999) Co., Ltd. ("**Independent Valuer TA**"), the details of which are as follows:

Appraised property	Appraised value (Baht million)	Report No.	Appraisal date	Appraisal approach
● BEAM CUBE shop	18.86			
- Tools and equipment, 72 items	7.89	TA-2-0237/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	10.97			
● BEAM CLUB shop	42.85			
- Tools and equipment, 178 items	4.48	TA-2-0236/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	38.37			
● BEER BELLY shop	23.81			
- Tools and equipment, 155 items	2.98	TA-2-0238/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	20.83			
Total	85.52			

(b) For the acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, the Subsidiary, as the transferee, must pay the remaining rent under such agreement to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, at a value of not exceeding Baht 3,588,556.45, divided into rent of not exceeding Baht 1,569,278.23, service fee of not exceeding Baht 1,569,278.23, and deposit of not exceeding Baht 450,000.00, which are based on the original rent rate, service fee, and deposit paid by BEAMX to the lessor under the lease agreement.

(c) For the acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge, the Subsidiary, as the transferee, must pay the remaining rent under such agreement to the three original lessors,[8] with which BEAMX entered into the lease agreement, at a total value of not exceeding Baht 105,993,990.97, the details of which are as follows:

[8] In the acceptance of a transfer of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.
The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company, amounts to not exceeding Baht 30,075,983.23, divided into rent of not exceeding Baht 17,139,901.94 (Baht 840.00/square meter/month), service fee of not exceeding Baht 11,426,601.29 (Baht 560.00/square meter/month) (making up a total of Baht 1,400.00/square meter/month), and deposit of not exceeding Baht 1,509,480.00;

(c.2) Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP, as the lessor, which is a connected person of the Company, amounts to not exceeding Baht 65,725,312.26, divided into rent of not exceeding Baht 37,455,979.35 (Baht 840.00/square meter/month), service fee of not exceeding Baht 24,970,652.90 (Baht 560.00/square meter/month) (making up a total of Baht 1,400.00/square meter/month), and deposit of not exceeding Baht 3,298,680; and

(c.3) Remaining rent under the lease agreement payable by the Subsidiary to TORO, as the lessor, which is a connected person of the Company, amounts to not exceeding Baht 10,192,695.48, divided into rent of not exceeding Baht 5,808,681.29 (Baht 840.00/square meter/month), service fee of not exceeding Baht 3,872,454.19 (Baht 560.00/square meter/month) (making up a total of Baht 1,400.00/square meter/month), and deposit of not exceeding Baht 511,560.00.

Rent and service fee are the same as the original rent rate and service fee paid by BEAMX to the lessors as specified in the lease agreement at Baht 840.00/square meter/month and Baht 560. 00/ square meter/ month respectively, making up a total of Baht 1,400. 00/ square meter/ month. In this regard, rent and service fee payable to MEMBERSHIP and TORO, which are the connected persons of the Company, are lower than and equal to the property value appraised by Independent Valuer TA, respectively, the details of which are as follows:

Appraised property	Lessor	Rent rate appraised (Baht/sqm.)	Rent value appraised (Baht million/month)	Rent value appraised for 2 years, 10 months and 2 days (Baht million)	Report No.	Appraisal date	Appraisal approach
1. Leased area of 599 sqm., located in 72 Courtyard complex, Sukhumvit 55 Road (Thong Lo), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	A lessor, which is not a connected person of the Company	1,400.00	0.84	28.57	TA-2-0251/67	February 23, 2024	Market Approach

Appraised property	Lessor	Rent rate appraised (Baht/sqm.)	Rent value appraised (Baht million/month)	Rent value appraised for 2 years, 10 months and 2 days (Baht million)	Report No.	Appraisal date	Appraisal approach
2. Leased area of 1,309 sqm., located in 72 Courtyard complex, Sukhumvit 55 Road (Thong Lo), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	MEMBERSHIP	1,500.00	1.96	62.42	TA-2-0250/67	February 23, 2024	Market Approach
3. Leased area of 203 sqm., located in 72 Courtyard complex, Sukhumvit 55 Road (Thong Lo), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	TORO	1,400.00	0.28	9.68	TA-2-0252/67	February 23, 2024	Market Approach
Total			3.09	100.67			

Deposit is the same as the original deposit paid by BEAMX to the lessors as specified in the lease agreement, accounting for 5.00% of rent and service fee, as guarantee for compliance with the agreement and for any damage that may occur to the three lessors. Such deposit is lower than the deposit for the leased space of BEAM CUBE, which similarly is a restaurant and entertainment venue business, payable by the Subsidiary to King Power Mahanakhon Co., Ltd. ("**KM**"), which is not a connected person of the Company, at the rate of 7.79% of rent and service fee. Therefore, such deposit is deemed appropriate as it is lower than the deposit payable by the Subsidiary to a non-connected person.

(2) Basis for determining value of consideration for the purchase of assets from MOM'S TOUCH of not exceeding Baht 60,631,313.94 is divided into:

(a) Value of consideration for the purchase of assets for business operation of six MOM'S TOUCH branches, consisting of equipment, tools, utensils, decorations, furniture, etc., of not exceeding Baht 29,500,000.00 is determined from mutual negotiation and agreement by the Company and the Subsidiary with MOM'S TOUCH, based on property appraisal by Independent Valuer TA, the details of which are as follows:

Appraised property	Appraised value (Baht million)	Report No.	Appraisal date	Appraisal approach
1. Central Rama 9 Branch	**3.10**			
- Tools and equipment, 120 items	0.99	TA-2-0244/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	2.11			
2. S-Oasis Branch	**5.68**			
- Tools and equipment, 226 items	1.28	TA-2-0245/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	4.40			
3. ICS Branch	**3.89**			
- Tools and equipment, 88 items	0.94	TA-2-0246/67	February 20, 2024	Replacement Cost Approach
- Interior decoration and renovation	2.95			
4. Silom Complex Branch	**6.50**			
- Tools and equipment, 242 items	1.27	TA-2-0247/67	February 20, 2024	Replacement Cost Approach
- Interior decoration and renovation	5.23			
5. The Mall Lifestore Bangkapi Branch	**5.52**			
- Tools and equipment, 229 items	1.10	TA-2-0248/67	February 16, 2024	Replacement Cost Approach
- Interior decoration and renovation	4.42			
6. The Mall Lifestore Bangkae Branch	**5.17**			
- Tools and equipment, 95 items	1.27	TA-2-0249/67	February 16, 2024	Replacement Cost Approach
- Interior decoration and renovation	3.90			
Total	**29.86**			

(b) For the acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge, the Subsidiary, as the transferee, must pay the remaining rent under such agreement to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, at a value of not exceeding Baht 31,131,313.94, divided into rent of not exceeding Baht 8,088,637.26, service and common facility fee of not exceeding Baht 15,381,446.47, and deposit of not exceeding Baht 7,661,230.21, which are based on the original rent rate, service and common facility fee, and deposit paid by MOM'S TOUCH to the lessor under the lease agreement.

5.3. Terms of payment

The Subsidiary will pay the consideration for the Asset Purchase Transaction at a total value of not exceeding Baht 255,713,861.36 under the following terms of payment:

(1) The Subsidiary will pay the consideration for Transaction (1)(a) of not exceeding Baht 85,5000,000.00 to BEAMX and Transaction (2)(a) of not exceeding Baht 29,500,000.00 to MOM'S TOUCH, making up a total of not exceeding Baht 115,000,000, in cash after approval has been obtained from the EGM No. 1/2024, which will be held on August 15, 2024, and after all conditions specified in the asset sale and purchase agreement have been fulfilled or a waiver or renunciation of right given by the relevant contract parties, and all acts have been taken to ensure a success in the Asset Purchase Transaction as specified in the asset sale and purchase agreement (Please refer to the key conditions in Item 8. 'Conditions for the transaction'). The Company expects that the Asset Purchase Transaction will be completed by September 2, 2024.

Source of funds for payment of the consideration for the Asset Purchase Transaction will come from proceeds received from the issuance and offering of new ordinary shares of the Company through private placement, as per the resolution of the Board of Directors' Meeting No. 6/2024 on July 4, 2024 approving a change to the objectives and use of proceeds from the offering of newly issued shares via private placement ("**Change to PP Objectives**"),[9] which must be put forward for approval from the EGM on this same occasion. Currently, there is the remaining amount of Baht 244,500,000.00, divided into the use of funds from PP under the amended objectives to be used for investment in food & beverage business of Baht 115,000,000.00, for investment in hospitality, wellness & beauty business of Baht 100,000,000.00, and as working capital of the Company of Baht 29,500,000.00, which is sufficient for this transaction. (Please refer to Item 7 'Sources of funds for the transaction.')

(2) The Subsidiary will pay the consideration for Transactions (1)(b), (1)(c.1) and (2)(b) of not exceeding Baht 64,795,853.62 to the lessors, Transaction (1)(c.2) of not exceeding Baht 65,725,312.26 to MEMBERSHIP, and Transaction (1)(c.3) of not exceeding Baht 10,190,000.00 to TORO, making up a total of not exceeding Baht 140,711,165.88, in cash. Source of funds will come from the Company's working capital and/or working capital from operation of food & beverage business, which the Subsidiary will acquire under this Asset Purchase Transaction. Rent of Baht 140,711,165.88 will be gradually paid on a monthly basis according to the

[9] See details of the use of funds under the original objectives approved by the EGM No. 4/2023 on November 21, 2023 in Item 10 'Opinion of the Board of Directors on the change to the objectives and use of proceeds from the offering of newly issued shares via private placement (PP).'

remaining lease term of between one and three years, which is deemed the expense incurred in the ordinary course of operation. Based on the past records, BEAMX and MOM'S TOUCH have been able to pay their rent as scheduled, as evident from information shown on their financial statements where there was not any accrued rent recorded over the past period of time. (Please refer to Item 7 'Sources of funds for the transaction.')

6. Expected benefits to the Company

The Company views that the Asset Purchase Transaction will be beneficial to the Company and its shareholders based on the following reasons:

(1) The Company will have the opportunity to invest in a new business according to its investment plan and in line with the objectives of use of capital increase funds raised through private placement, as approved by the EGM No. 1/2023 on February 20, 2023, as well as the post-takeover operational plan indicated in the tender offer for securities (Form 247-4) on March 20, 2023.

(2) The Company will have the opportunity to expand its investment to a new promising business as the Subsidiary will acquire the assets used in the operation of food & beverage business, which exhibits strong growth after riding out the COVID-19 crisis. Moreover, the Company will be able to lessen its reliance on the communication technology business, which currently is its only core activity. Thus, the Subsidiary's investment in the food & beverage business, which has a good growth prospect, will help to diversify business risk and allow the Company to invest in a wider variety of businesses, thereby leading to growth in the Company's revenues and performance in both the short term and the long term and creating benefits to the Company and all shareholders.

(3) The Company will have the teams of management and staff members from BEAMX and MOM'S TOUCH, who have knowledge, capability and experience in food & beverage business, to undertake business administration so as to ensure its food & beverage business can be carried on uninterruptedly.

(4) The Subsidiary will purchase the assets and brands for operation of food & beverage business from BEAMX and MOM'S TOUCH at a total value of not exceeding Baht 115,000,000, which has been determined from their mutual negotiation. When compared with a fair value appraised by T.A. Management Corporation (1999) Co., Ltd. ("**TA**"), the independent valuer approved by the Valuers Association of Thailand and the principal appraiser approved by the SEC, at Baht 115,382,000, the purchase price for the assets is lower than such fair value appraised by TA

by Baht 382,000.00, demonstrating that such price is reasonable, the details of which are as follows:

Appraised assets	Purchase price (Baht million)	Fair value (Baht million)	Difference (Baht million)
(1) Assets of BEAMX	85.50	85.52	(0.02)
(2) Assets of MOM'S TOUCH	29.50	29.86	(0.36)
Total	**115.00**	**115.38**	**(0.38)**

7. Sources of funds for the transaction

The Subsidiary will pay the consideration for the Asset Purchase Transaction at a total value of not exceeding Baht 255,713,861.36, using the following sources of funds:

(1) The Subsidiary will pay the consideration for Transaction (1)(a) of not exceeding Baht 85,500,000.00 to BEAMX and Transaction (2)(a) of not exceeding Baht 29,500,000.00 to MOM'S TOUCH, making up a total of not exceeding Baht 115,000,000.00, with funds received from the issuance and offering of new ordinary shares of the Company through private placement, as per the resolution of the Board of Directors' Meeting No. 6/2024 on July 4, 2024 approving a change to the objectives and use of proceeds from the offering of newly issued shares via private placement, which must be put forward for approval from the EGM on this same occasion. Currently, there is the remaining amount of Baht 244,500,000.00, divided into the use of funds from capital increase via PP accordingly to the objectives to be changed to investment in food & beverage business of Baht 115,000,000.00, investment in hospitality, wellness & beauty business of Baht 100,000,000.00, and use as working capital of the Company of Baht 29,500,000.00, which is sufficient for this transaction.

Transaction	Total value of consideration (Baht million)	Source of funds for the transaction
(1) Purchase of assets from BEAMX		Funds received from offering of PP shares of the Company, as per the resolution of the Board of Directors' Meeting No. 6/2024 on July 4, 2024 approving a change to the objectives and use of proceeds from the
(a) Purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch	85.50	
(2) Purchase of assets from MOM'S TOUCH		
(a) Purchase of assets for business operation of six MOM'S TOUCH branches	29.50	

Transaction	Total value of consideration (Baht million)	Source of funds for the transaction
		capital increase via PP, which must be put forward for approval from the EGM on this same occasion
Total	115.00	

(2) The Subsidiary will pay the consideration for Transactions (1)(b), (1)(c.1) and (2)(b) of not exceeding Baht 64,795,853.62 to the lessors, Transaction (1)(c.2) of not exceeding Baht 65,725,312.26 to MEMBERSHIP, and Transaction (1)(c.3) of not exceeding Baht 10,192,695.48 to TORO, making up a total of not exceeding Baht 140,713,861.36, divided into rent and service fee of not exceeding Baht 127,282,911.15 and deposit of not exceeding Baht 13,430,950.21, in cash with funds from the Company's working capital and/or working capital from operation of food & beverage business, which the Subsidiary will acquire under this Asset Purchase Transaction. Rent and service fee will be gradually paid on a monthly basis according to the remaining lease term of between one and three years, which is deemed the expense incurred in the ordinary course of operation. Based on the past records, BEAMX and MOM'S TOUCH have been able to pay their rent as scheduled, as evident from information shown on their financial statements where there was not any accrued rent recorded over the past period of time.

Transaction	Total value of consideration (Baht million)	Source of funds for the transaction
(1) Purchase of assets from BEAMX		
(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge	3.59[1/]	The Company's working capital and/or working capital from operation of food & beverage business, which the Subsidiary will acquire under this Asset Purchase Transaction
(c) Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge[2/]		
(c.1) Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company	30.08[1/]	

Transaction	Total value of consideration (Baht million)	Source of funds for the transaction
(c.2) Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP as the lessor, which is a connected person of the Company	65.72	
(c.3) Remaining rent under the lease agreement payable by the Subsidiary to TORO as the lessor, which is a connected person of the Company	10.19	
(2) Purchase of assets from MOM'S TOUCH		
(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM'S TOUCH, free of charge	31.13[1/]	
Total	**140.71**	

Remark: 1/ This is the remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company.

2/ In the acceptance of such space lease agreement, all the three original lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.

The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG. However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

However, if the Change to PP Objectives is not approved by the EGM No. 1/2024, to be held on August 15, 2024, the Company still can secure sources of funds that are adequate for entering into this transaction, the details of which are as follows:

(a) The Company has a funding source of Baht 193,900,000.00, which is adequate for payment of the consideration for the transaction in (1) of Baht 115,000.000.00 and the consideration for the transaction in (2) in the part of the deposit for the space lease agreement, payable on the transfer date, of Baht 13,430,950.21, making up a total consideration of Baht 128,430,950.21, the details of which are as follows:

(a.1) Working capital obtainable from a short-term loan, which the Company has provided to an unrelated party and will be repaid by such party by July 2024 in the amount of Baht 270,000,000.00. However, a part of such loan, amounting to Baht 244,500,000.00, was funded from the offering of PP shares and, thus, such amount must be transferred back to the capital increase account of the Company,[10] leaving a balance of Baht 25,500,000.00 available for payment of the consideration for this transaction.

(a.2) Fund received from the short-term loan, which the Company has provided to an unrelated party and will be repaid by such party and transferred back to the Company's capital increase account of Baht 244,500,000.00, as described in (a.1), has already been allocated for investment in food & beverage business, as per the objective of use of the capital increase fund, in the amount of Baht 85,000,000.00, which can be used for payment of the consideration for this transaction.

(a.3) Cash under the Company's separate financial statements as at March 31, 2024 of Baht 83,404,097.00, which can be used for payment of the consideration for this transaction.

(b) In case funds available from the Company's working capital and/or working capital from operation of food & beverage business, which the Subsidiary will acquire under this Asset Purchase Transaction, are insufficient for payment of the consideration for the transaction in (2) in the part of rent and service fee that are payable on a monthly basis according to the agreement totaling Baht 127,282,911.15, the Company still has a funding source from its capital increase funds expected to be received from the exercise of 440,540,581 units of Warrants to Purchase Ordinary Shares of the Company No. 2 ("GIFT-W2") at the exercise

[10] In August 2023, the Company had a policy to manage its liquidity and generate returns from cash on hand that had not yet been used for short-term investment by lending such fund to an related party in a total amount of Baht 270,000,000.00 for a period of one year, from August 2023 to August 2024, with an interest rate of 7.00% p.a., free of collateral. The funding source for such lending was derived from proceeds of the capital increase via PP. However, the use of such funds to manage liquidity and generate returns from cash on hand that had not yet been used for short-term investment could be deemed the use of funds for a wrong purpose. Being aware of this and attempting to take an action, the Board of Directors of the Company instructed that talks be held with the borrower to repay such loan soonest possible. The borrower has then agreed to make the loan repayment in full by July 2024. Currently, the Company is awaiting a letter from the borrower to confirm that it will repay the loan to the Company according to the new schedule by July 2024. The Company will update the shareholders on such loan repayment at the EGM No. 1/2024 on August 15, 2024.
Please see more details in "Clarification on the inquiries from SET regarding the Company providing short-term loans," dated July 1, 2024 (and additional information), and "Notification on the resolutions of the Board of Directors' Meeting No. 6/2024; the acquisition of assets in case of connected persons of the Company; the changing of objectives, limit and period for the use of capital increase funds; the ratification on provision of financial assistance; and the schedule of the Extraordinary General Meeting of Shareholders No.1/2024," dated July 4, 2024, disclosed on the SET's website (www.set.or.th).

price of Baht 1.60 per share, with a tenure of one year from January 2, 2024, the issue and offering date, and with the first exercise date falling on July 31, 2024 and the last on December 30, 2024. Given that the warrants are fully exercised, the Company will receive total proceeds of Baht 704,864,929.60 (its market price (close price) as at July 3, 2024 stood at Baht 3.70 per share).

Therefore, for the Asset Purchase Transaction to be proposed for approval from the EGM No. 1/2024 on August 15, 2024, Agenda 1 "Consideration and approval of the acquisition of assets in case of the Company's subsidiary purchasing of assets from BEAMX and MOM'S TOUCH, both of which are connected persons of the Company," and Agenda 2 "Consideration and approval of the changing of objectives and limit for the use of capital increase funds received from offering of newly issued ordinary shares through private placement (PP), and approval to proceed with matters which are materially different from those specified in the tender offer for securities (Form 247-4)" are not related to each other.

8. Conditions for the transaction

The Asset Purchase Transaction is subject to approval from the shareholders' meeting, with affirmative votes of not less than three-fourths of the total number of votes of the shareholders attending the meeting and being entitled to vote, excluding votes of the shareholders having an interest. The Company must also appoint an independent financial advisor (IFA), who is on the SEC's approved list of financial advisors. Moreover, the transaction is contingent upon fulfillment of all conditions specified in the asset sale and purchase agreement and other agreements, contracts and documents related to the transaction. The key conditions of the draft asset sale and purchase agreement are as follows:

(1) Asset sale and purchase agreement with BEAMX

Agreement signing date	:	After approval is obtained from the EGM No. 1/2024 on August 15, 2024
Contractual parties	:	Seller: Beam X Co., Ltd. ("BEAMX") Purchaser: Gift Hospitality Co., Ltd. ("Subsidiary" or "GH")
Transaction value	:	Baht 85,500,000.00
Asset transfer date	:	The parties hereto agree that the asset transfer be effective within 30 days of this agreement signing, whereby the Seller will prepare all title documents of the sold/purchased assets and sign in the power of attorney or other documents (if any) for the transfer of ownership to GH, which shall be delivered to GH within such date.
Seller's duties	:	1. The Seller certifies that it is the owner of the sold/purchased

	assets and has the sole and absolute right to sell the assets under this agreement. 2. The Seller agrees to cooperate in the registration of a change of ownership of the sold/ purchased assets and a change of lessee of the business premises (if any). 3. During the term of this agreement, the Seller agrees not to transfer the rights and duties under this agreement, whether in whole or in part, to other party. 4. The Seller absolutely agrees not to perform any act which is a disclosure of business secrets of GH without written consent from GH, and not to provide assistance or advice to other party which may cause damages to or be in competition with GH. 5. The Seller agrees to perform any act in order to transfer the ownership right to all intellectual properties such as trademarks and others to GH. 6. The Seller agrees to hand over the know-how in restaurant operation to GH to ensure GH is able to efficiently operate the business, which includes the transfer of employees to GH to secure continuity in business operation.
Other conditions : and details	In the case of force majeure causing the Seller to fail to deliver the sold/purchased assets within the specified period which is not the Seller's fault, the Seller must notify GH in writing as soon as the matter is known, and GH agrees to extend the period for delivery of the sold/purchased assets or brands by the time period equal to the duration of the force majeure. After completion of the extended period specified in the first paragraph and if the Seller still fails to deliver the sold/purchased assets or brands to GH for any reason whatsoever, GH has the right to terminate the agreement and demand a refund of the money already paid from the Seller, as well as to claim any damages arising.

(2) Asset sale and purchase agreement with MOM'S TOUCH

Agreement signing date	:	After approval is obtained from the EGM No. 1/2024 on August 15, 2024
Contractual parties	:	Seller: Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") Purchaser: Gift Hospitality Co., Ltd. ("Subsidiary" or "GH")
Transaction value	:	Baht 29,500,000.00
Asset transfer date	:	The parties hereto agree that the asset transfer be effective within 30 days of this agreement signing, whereby the Seller will prepare all title documents of the sold/purchased assets and sign in the power of attorney or other documents (if any) for the transfer of ownership to GH, which shall be delivered to GH within such date.
Seller's duties	:	1. The Seller certifies that it is the owner of the sold/purchased assets and has the sole and absolute right to sell the assets under this agreement. 2. The Seller agrees to cooperate in the registration of a change of owner of the sold/purchased assets and a change of lessee of the business premises (if any). 3. The Seller certifies that it has coordinated with Mom's Touch & Co., which has granted the sole and exclusive franchise in Thailand to the " Seller," in the transfer of rights and duties under the Master Franchise Agreement 22 APR 2022, and is in the process of preparing the documents for the transfer of rights and duties to the " Company" which will be the sole franchisee having the rights and duties to operate restaurant business under "MOM'S TOUCH" trademark in Thailand. 4. During the term of this agreement, the Seller agrees not to transfer the rights and duties under this agreement, whether in whole or in part, to other party. 5. The Seller absolutely agrees not to perform any act which is a disclosure of business secrets of GH without written consent from GH, and not to provide assistance or advice to other party which may cause damages to or be in competition with GH.
Other conditions and details	:	In the case of force majeure causing the Seller to fail to deliver the sold/purchased assets within the specified period which is not the Seller's fault, the Seller must notify GH in writing as soon as the matter is known,

	and GH agrees to extend the period for delivery of the sold/purchased assets or brands by the time period equal to the duration of the force majeure. After completion of the extended period specified in the first paragraph and if the Seller still fails to deliver the sold/purchased assets or brands to GH for any reason whatsoever, GH has the right to terminate the agreement and demand a refund of the money already paid from the Seller, as well as to claim any damages arising.

However, the Asset Purchase Transaction will take place after approval has been obtained from the EGM No. 1/2024, to be held on August 15, 2024. Thus, the Company hereby confirms that the conditions that are material to the agreements shall not be different from those specified in the draft agreements disclosed in this information memorandum on the asset acquisition and connected transactions of the Company.

9. Nature and scope of interests of the relevant parties

(Please refer to Figure: 'Relationship among relevant parties' in Item 2. 'Relevant parties and their relationship.')

Name	Interests
(1) Beam X Co., Ltd. ("BEAMX")	- BEAMX and the Company have a mutual major shareholder, Mr. Chet Chetchotisak, whereby Courtyard Group Co., Ltd. ("CG"),[1/] a related person of Mr. Chet Chetchotisak, holds 199,998 shares[2/] in BEAMX, representing 99.99% of BEAMX's issued and paid-up capital, and Mr. Chet Chetchotisak holds 641,275,532 shares[3/] in the Company, representing 48.53% of the Company's issued and paid-up capital. - Mr. Chet Chetchotisak is director of BEAMX and is Head of Marketing Strategy Department of the Company.[8/]
(2) Membership Co., Ltd. ("MEMBERSHIP")	- MEMBERSHIP and the Company have a mutual major shareholder, Mr. Surachai Chetchotisak, whereby Chetchot Co., Ltd. ("CC"),[4/] a related person of Mr. Surachai Chetchotisak, holds 3,000,000 shares[5/] in MEMBERSHIP, representing 60.00% of MEMBERSHIP's issued and paid-up capital, and Mr. Surachai Chetchotisak holds 641,275,532 shares[3/] in the Company, representing 48.53% of the Company's issued and paid-up capital. - MEMBERSHIP and the Company have a mutual major shareholder,

Name	Interests
	Mr. Chet Chetchotisak, who holds 1,500,000 shares[5/] in MEMBERSHIP, representing 30.00% of MEMBERSHIP's issued and paid-up capital, and holds 641,275,532 shares[3/] in the Company, representing 48.53% of the Company's issued and paid-up capital. - Mr. Chot Chetchotisak holds 500,000 shares[5/] in MEMBERSHIP, representing 10.00% of MEMBERSHIP's issued and paid-up capital. - Mr. Surachai Chetchotisak is director of MEMBERSHIP and is director and Chief Executive Officer of the Company. - Mr. Chet Chetchotisak is director of MEMBERSHIP and is Head of Marketing Strategy Department of the Company.[8/] - Mr. Chot Chetchotisak is director of MEMBERSHIP and is Deputy Chief Executive Officer of the Company.[9/]
(3) Bar Toro (Thailand) Co., Ltd. ("TORO")	- TORO and the Company have a mutual major shareholder, Mr. Chet Chetchotisak, who holds 7,000 shares[6/] in TORO, representing 70.00% of TORO's issued and paid-up capital. - TORO and the Company have a mutual major shareholder, Mr. Chot Chetchotisak, who holds 2,500 shares[6/] in TORO, representing 25.00% of TORO's issued and paid-up capital. - Mr. Chet Chetchotisak is director of TORO and is Head of Marketing Strategy Department of the Company.[8/]
(4) Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH")	- MOM'S TOUCH and the Company have a mutual major shareholder, Mr. Chot Chetchotisak, who holds 449,998 shares[7/] in MOM'S TOUCH, representing 99.99% of MOM'S TOUCH's issued and paid-up capital, and holds 641,275,532 shares[3/] in the Company, representing 48.53% of the Company's issued and paid-up capital. - Mr. Chot Chetchotisak is director of MOM'S TOUCH and is Deputy Chief Executive Officer of the Company.[9/]

Remark:

1/ Mr. Chet Chetchotisak holds 199,998 shares in Courtyard Group Co., Ltd. ("CG"), representing 99.99% of CG's issued and paid-up capital, according to CG's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

2/ This is based on the list of shareholders (BorOrChor.5) of Beam X Co., Ltd. ("BEAMX") dated January 5, 2024. BEAMX has a registered capital of Baht 1.00 million and an issued and paid-up capital of Baht 0.25 million.

3/ On March 9, 2023, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and Chetchot Holdings Co., Ltd. ("CCH") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of

Securities (Form 246-2) of the Company. In this regard, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and CCH hold 257,431,932 shares, 30,000,000 shares, 37,343,600 shares and 316,500,000 shares in the Company, representing 19.48%, 2.27%, 2.83% and 23.95% of the Company's issued and paid-up capital respectively, according to the Company's shareholding information as at the latest register book closing date to suspend share transfer on July 9, 2024.

4/ Mr. Surachai Chetchotisak holds 750,000 shares in Chetchot Co., Ltd. ("CC"), representing 25.00% of CC's issued and paid-up capital, and Mrs. Sujira Chetchotisak (spouse of Mr. Surachai Chetchotisak) holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, making up a total of 1,500,000 shares or 50.00% of CC's issued and paid-up capital. At the same time, Mr. Chet Chetchotisak holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, and Mr. Chot Chetchotisak holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, according to CC's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

5/ This is based on shareholding information of Membership Co., Ltd. ("MEMBERSHIP") as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

6/ This is based on shareholding information of Bar Toro (Thailand) Co., Ltd. ("TORO") as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL"). Mrs. Sujira Chetchotisak (mother of Mr. Chet Chetchotisak and Mr. Chot Chetchotisak) holds 500 shares in TORO, representing 5.00% of TORO's issued and paid-up capital.

7/ This is based on the shareholding information of Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

8/ Mr. Chet Chetchotisak assumed this position on September 1, 2023.

9/ Mr. Chot Chetchotisak assumed this position on January 2, 2024 (he was formerly appointed Head of Business Development Department on May 1, 2023).

Mr. Surachai Chetchotisak, being an interested director, did not attend and cast a vote on the agenda to approve this Asset Purchase transaction.

10. Opinion of the Board of Directors on the transaction

The Board of Directors' Meeting of the Company No. 2/2024 on March 11, 2024 resolved to propose to the 2024 Annual General Meeting of Shareholders to be held on April 29, 2024 to consider granting approval for Gift Hospitality Co., Ltd. ("Subsidiary" or "GH"), a subsidiary in which the Company holds 99.99% of its issued and paid-up capital, to purchase assets for operation of food & beverage business from three sellers, comprising (1) Beam X Co., Ltd. ("BEAMX"), (2) Okonomi (Thailand) Co., Ltd. ("OKONOMI"), and (3) Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH"), all of which are connected persons of the Company, at a total value of not exceeding Baht 420,840.500.32. Later, the Board of Directors' Meeting of the Company No. 3/2024 on April 9, 2024 resolved to withdraw such agenda item from the 2024 Annual General Meeting of Shareholders.

On June 26, 2024, the Board of Directors' Meeting No. 5/2024 resolved to grant approval for GH to purchase assets for operation of food & beverage business and accept a transfer of the space lease agreement for the location of three OKONOMI branches, which are Sukhumvit 38, Central Embassy and Asok Tower, from Okonomi, which is a connected person of the Company, at a total value of not exceeding Baht 35,659,400. In view of

the Asset Purchase Transaction with OKONOMI, the Board of Directors' meeting opined that though OKONOMI is considered a connected person of the Company as a result of Mr. Chet Chetchotisak, a connected person of the Company, holding 20% of total paid-up shares, OKONOMI still has another major shareholder, who is not a connected person of the Company, holding 80% of its total paid-up shares. Also, for the transaction to purchase assets from OKONOMI this time, there are huge bargains and discounts, such as discount on purchase price of the assets, no additional cost for transfer of branding, and closure of underperforming restaurants whose expenses shall be solely borne by OKONOMI. The major shareholder, who is not a connected person of the Company, requested that the closing of this transaction occur as soon as possible. The Board of Directors of the Company deems that the value of the transaction falls under the authority of the Board of Directors to approve the transaction. Therefore, the Board of Directors' Meeting No. 5/2024, held on June 26, 2024, unanimously resolved to approve the transaction to purchase the assets for operation of food & beverage business from OKONOMI, separately from the acquisition of assets from other two sellers, BEAMX and MOM'S TOUCH. In view of size of the connected transaction in the category of assets and services-related transaction under the Notifications on Connected Transactions, it is found that the connected transaction by the Company with OKONOMI has a size equal to 2.96% of the Company's NTA.[11] In the past six-month period, the Company did not enter into any other connected transactions with OKONOMI or related persons. The transaction is greater in value than Baht 1,000,000.00.00 but less than Baht 20,000,000.00, or higher than 03.0% but not exceeding 3.00% of the Company's NTA, whichever is higher. Therefore, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to SET according to the Notifications on Connected Transactions, but is not required to seek approval from the shareholders' meeting. In this regard, the Company already disclosed the information memorandum on such transaction to the SET on June 26, 2024 and the additional information (revised) thereon on June 28, 2024.

The purchase of assets from BEAMX and MOM'S TOUCH as per the resolution of Board of Directors' Meeting of the Company No. 2/2024 on March 11, 2024 has a total value of not exceeding Baht 223,644,870.00 and not exceeding Baht 95,814,589.18 respectively, making up Baht 319,459,459.18 in total, consisting of:

(1) Purchase of assets from BEAMX, a connected person of the Company, at a total value of not exceeding Baht 223,644,870.00, divided into:

(a) Purchase of assets used for business operation of BEAM CUBE, an entertainment venue in Sathon area, for one branch located in Mahanakhon CUBE building; BEAM CLUB, an entertainment spot in Thong Lo area, for one branch located in 72 Courtyard complex; and BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and

[11] The Company's NTA as at March 31, 2024 amounted to Baht 675.60 million according to the consolidated financial statements, reviewed by a certified public accountant, for the first quarter ended March 31, 2024.

non-alcoholic beverages, for one branch located in 72 Courtyard complex, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 76,000,000.00, and purchase of BEAM and BEER BELLY brands used for business operation at a value of not exceeding Baht 32,000,000.00.

For the Asset Purchase Transaction as per the resolution of the Board of Directors' Meeting No. 6/2024, the seller has negotiated for a price increase to not exceeding Baht 85,500,000 to be close to the appraised value of Baht 85,520,000 (as appraised by Independent Valuer TA) in order to compensate for the brand fees that will be waived for the Company, as described below. Nonetheless, the transaction price of not exceeding Baht 85,500,000 is still lower than the appraised value by Independent Valuer TA with respect to the brand value. As for the purchase price of brands, the fair value appraisal of BEAM and BEER BELLY brands was based on the assumptions for future business operation under such brands. However, deviations in the projection are highly probable, considering that BEAM's operation of BEAM CUBE and BEAM CLUB restaurant business has been directly hit by the Covid-19 crisis over the past three years, and BEAM CLUB has suspended operation for renovation since early 2024 and is expected to reopen around October 2024. Therefore, the Company's management has, on a conservative basis, negotiated for a waiver of the brand fees and, after such negotiation, BEAMX agrees to such brand fee waiver.

(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 3,930,750.00.

The transfer value of the space lease agreement as per the resolution of the Board of Directors' Meeting No. 6/2024 is reduced to only Baht 3,588,556.45 according to a decrease in the agreement duration.

(c) Signing of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch with three lessors,[12] each with the agreement term of three years (July 5,

[12] In the acceptance of a transfer of such space lease agreement, all the three lessors have been granted the right to space allocation from AIM Commercial Growth Freehold and Leasehold Real Estate Investment Trust (AIMCG), whose major shareholder is Allianz Ayudhya Assurance Plc. with 15.60% shareholding, based on SET's data as at July 3, 2024.
The lease agreement between the three original lessors and AIMCG already expired on July 4, 2024. At present, all of them are in the final stage of negotiation for a rent rate that is close to the current rent paid by BEAMX to the three original lessors. Given that the rent rate resulting from such negotiation between the three original lessors and AIMCG is lower than or equal to the rent rate proposed for approval this time, the Subsidiary plans to enter into the lease agreement directly with AIMCG.

2024 – July 4, 2027), at a total value of not exceeding Baht 111,714,120.00, the details of which are as follows:

(c.1) Rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company, in the amount of not exceeding Baht 31,699,080.00, divided into rent of not exceeding Baht 30,189,600.00 and deposit of not exceeding Baht 1,509,480.00;

(c.2) Rent under the lease agreement payable by the Subsidiary to Membership Co., Ltd. ("**MEMBERSHIP**"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 69,272,280.00, divided into rent of not exceeding Baht 65,973,600.00 and deposit of not exceeding Baht 3,298,680.00; and

(c.3) Rent under the lease agreement payable by the Subsidiary to Bar Toro (Thailand) Co., Ltd. ("**TORO**"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 10,742,760.00, divided into rent of not exceeding Baht 10,231,200.00 and deposit of not exceeding Baht 511,560.00.

The transfer value of the space lease agreement as per the resolution of the Board of Directors' Meeting No. 6/2024 is reduced to only Baht 105,993,990.97 according to a decrease in the agreement duration.

It is evident from the above details that although the agreed purchase price of assets from BEAMX at not exceeding Baht 85,500,000 is higher than the previous price of not exceeding Baht 76,000,000.00, it is still lower than the appraised value of Baht 85,520,000 (as appraised by Independent Valuer TA). Besides, the Company will be compensated for such price increase by a discount obtained from its negotiation for brand fee waiver of as high as Baht 32,000,000.00. All in all, this transaction is beneficial to the Company due to such more favorable condition. Therefore, the Board of Directors' Meeting of the Company No. 6/2024, on July 4, 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024, to be held on August 15, 2024, to consider and approve the purchase of assets for business operation from BEAMX as per the details above.

(2) Purchase of assets from MOM'S TOUCH, a connected person of the Company, at a total value of not exceeding Baht 101,381,041.14, divided into:

(a) Purchase of assets used for business operation of MOM'S TOUCH, the original Korean fried chicken and burger franchise from South Korea, for six branches at Central Rama 9, S-Oasis,

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However, if the rent rate from such negotiation is higher than the proposed rent rate, the Subsidiary will execute the lease agreement with the three original lessors at the rent rate proposed for approval this time.

ICS, Silom Complex, The Mall Lifestore Bangkapi, and The Mall Lifestore Bangkae, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 30,000,000.00, and purchase of MOM'S TOUCH brand used for business operation at a value of not exceeding Baht 38,000,000.00.

For the Asset Purchase Transaction as per the resolution of the Board of Directors' Meeting No. 6/2024, the Company has negotiated for a price decrease to not exceeding Baht 29,500,000 so that it will be lower than the appraised value of Baht 29,860,000 (as appraised by Independent Valuer TA). As for the purchase price of brand, the fair value appraisal of MOM'S TOUCH brand was based on the assumptions for future business operation under such brand. Since deviations in the projection are highly probable, the Company's management has, on a conservative basis, negotiated for a waiver of the brand fee and, after such negotiation, BEAMX agrees to such brand fee waiver.

(b) Acceptance of a transfer of the space lease agreement for the location of six MOM'S TOUCH branches from MOM' S TOUCH, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which MOM' S TOUCH entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 33,381,041.14.

The transfer value of the space lease agreement as per the resolution of the Board of Directors' Meeting No. 6/2024 is reduced to only Baht 31,131,313.94 according to a decrease in the agreement duration.

It is evident from the above details that for the purchase of assets from MOM'S TOUCH, the Company has negotiated for huge discounts such as a discount on purchase price of the assets and a waiver of brand fee. All in all, this transaction is beneficial to the Company due to such more favorable condition. Therefore, the Board of Directors' Meeting of the Company No. 6/2024, on July 4, 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024, to be held on August 15, 2024, to consider and approve the purchase of assets for business operation from MOM'S TOUCH as per the details above.

The Board of Directors' Meeting of the Company No. 6/2024 on July 4, 2024 considered details of the Asset Purchase Transaction with integrity and carefulness and in the interest of the Company, and then resolved to grant approval for the Company to enter into such transaction and propose the matter to the shareholders' meeting for further consideration and approval. The Board of Directors was of the opinion that the Asset Purchase Transaction is appropriate, reasonable and in the best interests of the Company and all its shareholders in the long term, as described in Item 6 above. In view of the benefit receivable by the Company and reasonableness of the transaction compared with the transaction executed with other non-connected persons, the Board of Directors deemed that

the Asset Purchase Transaction will be executed with the connected persons on an arm's-length basis, without any transfer of benefit between the Company and the persons who may have a conflict of interest, and that the conditions are set out in the same manner as those of the usual sale and purchase transactions.

In this regard, the Company, as a listed company on the SET, will have to abide by the rules and regulations for connected transactions as if the transaction would be entered into with the non-connected persons, taking into account the best interest of the Company, so as to ensure that the minority shareholders will not be affected by the connected transaction.

In addition, Mr. Surachai Chetchotisak, being an interested director, did not attend and cast a vote on the agenda to approve this Asset Purchase transaction.

11. Opinion of the Audit Committee and/or the directors that is different from opinion of the Board of Directors in Item 10

- None -

12. Consideration on the measures for conflict of interest prevention

After completion of the Asset Purchase Transaction, the Subsidiary will acquire assets for operation of food & beverage business from two sellers, (1) BEAMX and (2) MOM'S TOUCH. Currently, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak, and Chetchot Holdings Co., Ltd. ("**CCH**"), which are the Company's major shareholders holding 641,275,532 shares[13] or 48.53% of the Company's issued and paid-up capital, including their close relatives and related persons ("**Group of Persons with Potential Conflict of Interest**"), also are the shareholders and directors in companies operating food & beverage business, namely (1) BEAMX, (2) MOM'S TOUCH, (3) MEMBERSHIP, (4) TORO, (5) Okonomi (Thailand) Co., Ltd. ("**OKONOMI**"), (6) Beer Belly Co., Ltd. ("**BB**"), and (7) Mom's Hospitality Co., Ltd. ("**MH**"). Therefore, such food & beverage business operated by the Group of Persons with Potential Conflict of Interest may be considered the operation of business in competition with the Company and/or may create a conflict of interest with the Company. The Company and the Group of Persons with Potential Conflict of Interest are aware of this problem and, thus, have mutually agreed to establish a policy to prevent a conflict of interest between them, as follows:

(1) The Group of Persons with Potential Conflict of Interest are the shareholders and directors in BEAMX, OKONOMI and MOM'S TOUCH. After completion of the Asset Purchase Transaction, the assets used for

[13] On March 9, 2023, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and Chetchot Holdings Co., Ltd. ("CCH") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of Securities (Form 246-2) of the Company. In this regard, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and CCH hold 257,431,932 shares, 30,000,000 shares, 37,343,600 shares and 316,500,000 shares in the Company, representing 19.48%, 2.27%, 2.83% and 23.95% of the Company's issued and paid-up capital respectively, according to the Company's shareholding information as at the latest register book closing date to suspend share transfer on July 9, 2024.

operation of food & beverage business of BEAMX, OKONOMI and MOM'S TOUCH will become under the ownership of the Subsidiary, and the food & beverage business of BEAMX, OKONOMI and MOM'S TOUCH will be discontinued. Moreover, the Group of Persons with Potential Conflict of Interest also are the shareholders and directors in MEMBERSHIP, TORO[14] and BB,[15] which registered for operation of food & beverage business, but have not operated any business related to food & beverage business.

In the next step after completion of this transaction, the Company will execute a non-competition agreement with the group of persons who will enter into this transaction and are the connected persons.

(2) The Group of Persons with Potential Conflict of Interest are the shareholders and directors in MH, which operates a premium Thai barbeque restaurant in the name Kunkrata at On Tiwanon Center 1 Project. Such food & beverage business will still be carried on and will not open additional branches under the current brand. Moreover, although the Company and the Group of Persons with Potential Conflict of Interest have similarly engaged in food & beverage business, they do not compete directly with each other since their businesses are in different locations and have different target groups. MH's business is located in Nonthaburi Province and its target groups are middle- to high-income earners preferring Thai style pork barbeque, while the Company's business is entirely located in Bangkok, mainly in department stores with convenient transportation, focusing on middle- to high-end markets.

The Group of Persons with Potential Conflict of Interest will not additionally invest in franchise business or any businesses that may create a conflict of interest with the Company.

(3) In case of business restructuring to eliminate a conflict of interest other than those mentioned in (1) and (2) above, the Company and the Group of Persons with Potential Conflict of Interest may consider transferring or accepting a transfer of business between them in the future, taking into account the best interests of the Company's shareholders. Such transfer or acceptance of a transfer of business shall be subject to the consideration of the Company's Board of Directors and/or Audit Committee, excluding persons who have an interest therein. Moreover, the Company shall comply with the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Entering into Connected Transactions, dated August 31, 2008, (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other

[14] MEMBERSHIP was founded on November 12, 2010 and TORO on April 20, 2015. Presently, the two companies operate only the space for rent business in 72 Courtyard Project where BEAM CLUB and BEER BELLY branches are located. After completion of the Asset Purchase Transaction, the Subsidiary will terminate the space lease agreements for the location of BEAM and BEER BELLY branches made with MEMBERSHIP and TORO and will request the rental deposit back from them. The Subsidiary will then enter into the lease agreement directly with AIMCG instead, thereby leading the space leasing business in 72 Courtyard complex of MEMBERSHIP and TORO to be discontinued. MEMBERSHIP and TORO plan to change their business objective to operate non-food & beverage business.

[15] BB was founded on September 13, 2022, but has since not yet operated any business.

Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated November 19, 2003, (as amended).

After completion of this Asset Purchase Transaction, the Company will propose the aforementioned policy on conflict of interest prevention to the Board of Directors' meeting for further consideration and approval.

The Company hereby certifies that this information memorandum is correct and complete in all respects and has been prudently and thoroughly prepared by paying regard to the interest of the shareholders.

Yours sincerely,
Gift Infinite Public Company Limited

- signed -
(Mr. Surachai Chetchotisak)
Authorized Director

- signed -
(Ms. Waleewan Rojjanapakdee)
Authorized Director

(Translation)

Information Memorandum on the Asset Acquisition and Connected Transaction of

Gift Infinite Public Company Limited (Schedule 2)

Gift Infinite Public Company Limited ("**the Company**" or "**GIFT**") would like to inform the details of the asset acquisition and connected transaction, as required in the Notifications on Acquisition or Disposal (Schedule 2) and the Notifications on Connected Transactions, Section 20, as follows:

1. Information disclosed under the Notifications on Acquisition or Disposal (Schedule 1) and the Notifications on Connected Transactions, Section 16

Please refer to the Information Memorandum on the Asset Acquisition and Connected Transaction of Gift Infinite Public Company Limited as per the supporting documents for the Extraordinary General Meeting of Shareholders No. 1/2024 (Document No. 1).

2. Responsibility of the Board of Directors for the information contained in the documents submitted to the shareholders

The Board of Directors has carefully reviewed, and is responsible for, the information stated in this information memorandum submitted to the shareholders, and hereby certifies that the information contained herein is correct and complete and that there is neither any material misleading information nor a lack of material information that should be disclosed.

3. Opinion of the independent specialist and report of the independent specialist providing opinion on the transaction, the specialist's qualifications, shareholding in and relationship with the Company, the subsidiaries, and relevant parties, the specialist's consent to disclosure of such opinion, and date of providing opinion

3.1. Independent financial advisor

Pi Advisory Co., Ltd. ("**Independent Financial Advisor-IFA**"), a financial advisor approved by the Office of the Securities and Exchange Commission ("**SEC**"), acts as the independent financial advisor to provide opinion regarding the asset acquisition and connected transaction of the Company. The IFA neither holds any shares in nor has any relationship with the Company, the subsidiaries and the contract parties related to such transaction. The IFA consents to the disclosure of the Report on Opinion of the Independent Financial Advisor dated July 5, 2024. Please refer to the Report on Opinion of the Independent Financial Advisor as per the supporting documents for the Extraordinary General Meeting of Shareholders No. 1/2024 (Document No. 3).

3.2. Independent property valuer

T.A. Management Corporation (1999) Co., Ltd. ("**TA**"), an independent valuer approved by the Valuers Association of Thailand and the SEC, has performed a property appraisal, for public purposes, as a reference in the determination of value of consideration for this asset purchase transaction. TA neither holds any shares in nor has any relationship with the Company, the subsidiaries and the contract parties related to such transaction. Please see details of the property appraisal by the independent valuer in Item 11. 'Property appraisal by independent valuer.'

4. The Company's liabilities

4.1. Total value of issued and unissued debt securities and warrants as of March 31, 2024

4.1.1. Issued and unissued debt securities

- None -

4.1.2. Warrants

As of March 31, 2024, the Company had 440,540,581 units of Warrants to Purchase Ordinary Shares of the Company No. 2 (GIFT-W2), as follows:

Warrant name	:	GIFT-W2
Type	:	Holder name-specified and transferable warrants
No. of warrants issued and offered (units)	:	Not exceeding 440,540,581
Issue date	:	January 2, 2024
First exercise date	:	July 31, 2024
Expiry date	:	December 30, 2024
Maturity (year)	:	1
Exercise ratio	:	1 unit to 1 share
Exercise price (Baht)	:	1.60
No. of warrants exercised (units)[1/]	:	-
No. of remaining unexercised warrants, as of December 31, 2023 (units)[1/]	:	440,540,581

Remark:

1/ As of March 31, 2024, the warrants remained unexercised in full amount because the first exercise date will fall on July 31, 2024 and the last on December 30, 2024.

4.2. Total value of term loans, specifying guarantee obligations

As at March 31, 2024, the Company recorded short-term and long-term loans as follows:

	Amount (Baht million)
Long-term loans from financial institutions[1/]	498.50
Total	498.50

Remark:

1/ Guaranteed by:

(1) 360,000,000 ordinary shares in the Company, held by Chetchot Holdings Co., Ltd. ("CCH");

(2) 780,000 ordinary shares in A Lot Tech Co., Ltd. ("ALT"), held by the Company; and

(3) Personal guarantee by Mr. Surachai Chetchotisak, the Company's director and major shareholder

4.3. Total value of other types of liabilities, including overdraft loans, specifying guarantee obligations

As at March 31, 2024, the Company recorded lease liabilities of Baht 25.83 million.

4.4. Contingent liabilities

As at March 31, 2024, the Company recorded a commitment from entering into a financial advisor agreement worth Baht 0.50 million.

5. Information of the Company

5.1. General information of the Company's group

5.1.1. Profile of the Company

Company name	:	Gift Infinite Plc. ("the Company" or "GIFT")
Head office	:	No. 27 RS Group Tower A, Fl. 9, Prasoet Manukit Road, Sena Nikhom Sub-district, Chatuchak District, Bangkok 10900
Nature of business	:	Tech & innovations, food & beverage, services, and hospitality, wellness & beauty businesses
Juristic person registration number	:	0107553000140
Date of incorporation	:	April 30, 1999
Registered capital	:	Baht 881,082,298.00, divided into 1,762,164,596 ordinary shares with a par value of Baht 0.50 per share
Paid-up capital	:	Baht 660,811,723.00, divided into 1,321,623,446 ordinary shares with a par value of Baht 0.50 per share

5.1.2. Profile of subsidiaries and an indirect subsidiary

The Company has three subsidiaries, Gift Hospitality Co., Ltd. ("**GH**"), Natural Gift Society Co., Ltd. ("**NGS**"), and A Lot Tech Co., Ltd. ("**ALT**"), and one indirect subsidiary, Melon Thai Co., Ltd. ("**MLT**"), which is owned by ALT, as described below:

Subsidiaries

(1) Gift Hospitality Co., Ltd. ("GH")

Company name	:	Gift Hospitality Co., Ltd. ("GH")[1/]
Head office	:	No. 27 RS Group Tower A, Fl. 9, Prasoet Manukit Road, Sena Nikhom Sub-district, Chatuchak District, Bangkok 10900
Nature of business	:	Food & beverage
Juristic person registration number	:	0105557104410
Date of incorporation	:	July 22, 2014
Registered capital	:	Baht 50,000,000.00, divided into 500,000 ordinary shares with a par value of Baht 100.00 per share
Paid-up capital	:	Baht 50,000,000.00, divided into 500,000 ordinary shares with a par value of Baht 100.00 per share

Remark:

1/ Gift Hospitality Co., Ltd. registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on February 8, 2024 to gear up for the Asset Purchase Transaction. On June 26, 2024, the Board of Directors' Meeting of the Company No. 5/2024 resolved to grant approval for GH to purchase assets for operation of food & beverage business from OKONOMI. For this transaction, the Board of Directors' meeting on July 4, 2024 resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024, which will be held on August 15, 2024, to grant approval for GH to purchase assets for operation of food & beverage business from BEAMX and MOM'S TOUCH, which are the Company's connected persons. Please refer to the Information Memorandum on the Asset Acquisition and Connected Transaction of Gift Infinite Public Company Limited as per the supporting documents for the Extraordinary General Meeting of Shareholders 2024/1 .No(Document No. 1).

(2) Natural Gift Society Co., Ltd. ("NGS")

Company name	:	Natural Gift Society Co., Ltd. ("NGS")
Head office	:	No. 27 RS Group Tower A, Fl. 9, Prasoet Manukit Road, Sena Nikhom Sub-district, Chatuchak District, Bangkok 10900
Nature of business	:	Discontinued operation
Juristic person	:	0105560218081

registration number

Date of incorporation	:	December 26, 2017
Registered capital	:	Baht 5,000,000. 00, divided into 50,000 ordinary shares with a par value of Baht 100.00 per share
Paid-up capital	:	Baht 5,000,000. 00, divided into 50,000 ordinary shares with a par value of Baht 100.00 per share

(3) A Lot Tech Co., Ltd. ("ALT")

Company name	:	A Lot Tech Co., Ltd. ("ALT")
Head office	:	No. 66/19 Soi Suan Luang 2, Wang Mai Sub-district, Pathumwan District, Bangkok 10330
Nature of business	:	Tech retail digital platform business, selling a complete range of IT products through both physical stores and online platforms, with main products including yearly Internet SIM cards, mobile phones, tablets, mobile phone accessories, IOT devices, smart watches, and health gadgets
Juristic person registration number	:	0105563092819
Date of incorporation	:	June 24, 2020
Registered capital	:	Baht 195,000,000.00, divided into 1,950,000 ordinary shares with a par value of Baht 100.00 per share
Paid-up capital	:	Baht 195,000,000.00, divided into 1,950,000 ordinary shares with a par value of Baht 100.00 per share

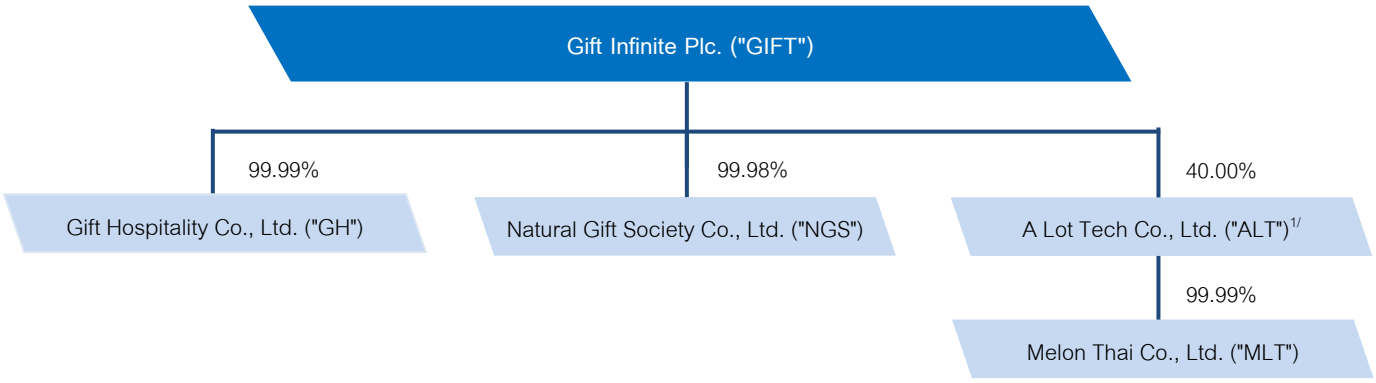
Indirect subsidiary

(1) Melon Thai Co., Ltd. (“MLT”), owned by A Lot Tech Co., Ltd. (“ALT”)

Company name	:	Melon Thai Co., Ltd. (“MLT”)
Head office	:	No. 188/21, Charat Mueang Road, Wang Mai Sub-district, Pathumwan District, Bangkok 10330
Nature of business	:	Selling of SIM cards, mobile phones, and telecommunication devices through physical stores, websites, and online platforms
Juristic person registration number	:	0105561041508
Date of incorporation	:	March 6, 2018

Registered capital	:	Baht 22,000,000.00, divided into 220,000 ordinary shares with a par value of Baht 100.00 per share
Paid-up capital	:	Baht 22,000,000.00, divided into 220,000 ordinary shares with a par value of Baht 100.00 per

Shareholding structure of the Company's group



Remark:

1/ The Company holds 40.00% of ALT's issued and paid-up capital; though, it has appointed its executives to serve as three out of the total five directors of ALT and also nominated the latter's chief executive officer and chief financial officer. Moreover, a resolution of the shareholders' meeting of ALT is subject to approval vote of the Company. It is apparent that the Company has material control power in ALT, leading ALT to be deemed as its subsidiary.

5.2. Nature of business

Gift Infinite Plc. ("**the Company**" or "**GIFT**"), formerly Gratitude Infinite Plc., was incorporated in Thailand on April 30, 1999. It was transformed into a public limited company on July 16, 2010 and listed on the Stock Exchange of Thailand ("**SET**") on June 2011. The Company initially operated the business of production, procurement, development and distribution of chemical ingredients for manufacturing of (1) home care, personal care and cosmetic (HPC) products; (2) foods, beverage and supplement (FBS) products; (3) traditional medicine and conventional medicine (TC) products; and (4) plastics and coating (PC) products.

The Company has since 2019 experienced a distinct decline in revenues. Its original business was sale of initial substances for manufacturing of end-use products. Its main product was ethanol, which is a type of alcohol, and was wholly imported from overseas suppliers. At the onset of economic slowdown, triggered by the COVID-19 outbreak in late 2019, new players have increasingly entered the liberal alcohol industry, leading to a price war and dampening competitiveness of the Company's imported products due to a higher

cost than that of local products. Therefore, the Company has changed its main product from ethanol to glycol and made an effort in customer base expansion to reduce risk of relying on a single customer.

Meanwhile, Gift Hospitality Co., Ltd ("**GH**")[1] and Natural Gift Society Co., Ltd. ("**NGS**"), the Company's subsidiaries engaging in production service and distribution of cosmetic products, have been hit by the impacts from cosmetics industry which is facing a sharp and ongoing fall in consumption caused by a dramatic decline in popularity of local cosmetic brands compared with international brands. For GH, which provides production service for local customers, and NGS, which is a distributor, their revenues have been significantly affected, thereby leading the Company to continuously suffer a net loss in 2021-2022. GH and NGS have discontinued their operation since Q2/2022 and are currently seeking new businesses to invest in under the strategy and plan for investment expansion established by the Company for its food & beverage business and hospitality, wellness & beauty business.

On March 8, 2023, there was a material change to shareholding structure of the Company's major shareholders, leading to a relative change in its control power. In this regard, (1) Mr. Surachai Chetchotisak, (2) Mr. Chet Chetchotisak, (3) Mr. Chot Chetchotisak, and (4) Pol. Gen. Somyot Poompanmoung (collectively called "**Existing Purchaser Group**") purchased the Company's ordinary shares from Union Petrochemical Plc. ("**UKEM**") on the SET's big lot board in a total amount of 221,596,466 shares, representing 66.98% of the Company's issued and paid-up capital. Then on March 9, 2023, (1) Mr. Surachai Chetchotisak, (2) Mr. Chet Chetchotisak, (3) Mr. Chot Chetchotisak, and (4) Chetchot Holdings Co., Ltd. ("**CCH**") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of Securities (Form 246-2) of the Company. Since Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and CCH together held 188,596,466 shares in the Company, representing 57.01% of the Company's issued and paid-up capital, they were required to make a mandatory tender offer for all remaining securities of the Company. As none of the Company's shareholders accepted such tender offer, the Company's shareholding structure remained unchanged.

On May 19, 2023, the Company increased its registered capital by Baht 330.00 million from Baht 330.81 million to Baht 660.81 million by issuing 00.330million new ordinary shares with a par value of Baht 00.1per share for offering through private placement at the offering price of Baht 65.1per share, as approved by the Extraordinary General Meeting of Shareholders No. 1/ 2023 on February 20, 2023. The newly issued shares were allocated to 10 specific investors ("**Investors**"), comprising four investors in Chetchotisak Group in the total amount of 275,000,000shares, namely (1) Chetchot Holdings Co., Ltd. ("**CCH**") in the amount of 195,000,000shares, (2) Mr. Surachai Chetchotisak of 40,000,000shares, (3) Mr. Chet Chetchotisak of

[1] Gift Hospitality Co., Ltd. ("GH") registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on February 8, 2024 with the objective to change its business from cosmetics to food & beverage.

20,000,000shares, and (4) Mr. Chot Chetchotisak of 20,000,000shares, and six other investors, namely (5) Pol. Gen. Somyot Poompanmoung in the amount of 15,000,000shares, (6) Miss Kanda Stanakulpanich of 15,000,000shares, (7) Mr. Sirichai Towiriyawate of 8,000,000shares, (8) Miss Pornpimon Charoenchanikan of 8,000,000shares, (9) Mr. Anin Wanglee of 5,000, 000shares, and (10)Mr. Ekalak Patamasatayasonthi of 4,000, 000shares. The Company received total proceeds of Baht 544.50 million from such fund raising.

On June 30, 2023, the Extraordinary General Meeting of Shareholders No. 2/ 2023 resolved to approve the change of the Company's name, logo and seal, from "Gratitude Infinite Public Company Limited" to "Gift Infinite Public Company Limited," which denotes a delivery of products and services as a 'Gift' from a variety of businesses and creation of 'Infinite' growth for investors and consumers. The meeting also approved the change of share par value from Baht 1.00 to Baht 0.50 per share to enhance the shares' liquidity, which will be beneficial to the Company and the shareholders. As a result, the number of shares increased by 660.81 million shares from 660.81 million shares to 1,321.62 million shares, with the registered capital remaining unchanged. After the aforementioned offering of newly issued shares through private placement and change of share par value, the Investors have traded the Company's shares on several occasions.

Then in Q3/2023, the Company revamped its business strategy by discontinuing the operation of chemical ingredient production, procurement, development and distribution business. On August 30, 2023, the Extraordinary General Meeting of Shareholders No. 3/ 2023 resolved to approve the investment by the Company in tech & innovations business through subscription for 780,000 newly issued ordinary shares with a par value of Baht 100.00 per share in A Lot Tech Co., Ltd. (**"ALT"**), representing 40.00% of ALT's issued and paid-up capital after the capital increase, at the estimated price of Baht 802.44 per share totalling Baht 625.90 million. ALT plans to use the proceeds from such capital increase to purchase 219,999 shares with a par value of Baht 100.00 per share in Melon Thai Co., Ltd. (**"MLT"**), representing 99.99% of ALT's issued and paid-up capital, from MLT's existing shareholders at the price of Baht 2,845.00 per share totalling Baht 625.90 million. MLT has engaged in distribution of SIM cards, mobile phones, and telecommunication devices through physical stores, websites, and online platforms.

On September 1, 2023, the Company completed the share subscription and made share payment in full to ALT. In this regard, ALT already used such funds to pay for the purchase of shares in MLT and accepted a transfer of those shares from MLT's existing shareholders. The Company has appointed its executives to serve as three out of the total five directors of ALT, as approved by the Extraordinary General Meeting of Shareholders No. 2/2023 of ALT on September 1, 2023, and also nominated the latter's chief executive officer and chief financial officer. Moreover, a resolution of the shareholders' meeting of ALT is subject to approval vote of the Company. It is apparent that the Company has material control power in ALT, leading ALT to be deemed as its subsidiary.

The core businesses of the Company and its subsidiaries are, at present and under their future operational plan, divided into three categories as follows:

1. Tech & innovations

The Company operates tech & innovations business through A Lot Tech Co., Ltd. ("**ALT**"), in which it owns 40.00% of the issued and paid-up capital. ALT is the operator of a tech retail digital platform, offering the following product categories:

1) Selling agent of yearly SIM cards or "Simthep" for major telecom operators such as True, DTAC, NT and AIS; and

2) Selling agent of communication and IoT devices, including electronic gadgets for Internet connection to facilitate daily life activities such as smartphones, tablets, mobile phone accessories, IoT smart watches, and health gadgets.

2. Food & beverage

The Company plans to diversify into food & beverage segment through Gift Hospitality Co., Ltd. ("**GH**"),[2] in which it owns 99.99% of the issued and paid-up capital. On June 26, 2024, the Board of Directors' Meeting of the Company No. 5/2024 resolved to grant approval for GH to purchase assets for operation of food & beverage business from OKONOMI (Thailand) Co., Ltd. ("**OKONOMI**"), which is a connected person of the Company, at a total value of not exceeding Baht 35,659,400.00. Then on July 4, 2024, the Board of Directors' Meeting No. 6/2024 resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024, to be held on August 15, 2024, to consider granting approval for GH to purchase assets for operation of food & beverage business from two sellers, comprising (1) Beam X Co., Ltd. ("**BEAMX**") and (2) Mom's Touch (Thailand) Co., Ltd. ("**MOM'S TOUCH**"), both of which are connected persons of the Company, at a total value of not exceeding Baht 255,713,861.36 ("**Asset Purchase Transaction**"). The Company expects that the Asset Purchase Transaction will be completed by September 2, 2024. Please refer to the Information Memorandum on the Asset Acquisition and

[2] Gift Hospitality Co., Ltd. ("GH") registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on February 8, 2024 with the objective to change its business from cosmetics to food & beverage.

Connected Transaction of Gift Infinite Public Company Limited as per the supporting documents for the Extraordinary General Meeting of Shareholders No. 1/2024 (Document No. 1).

3. Hospitality, wellness & beauty

The Company plans to enter the hospitality, wellness & beauty business with a focus on aesthetic and anti-aging hospitals or clinics. It expects to embark on this plan in 2024-2025.

5.3. Financial information of the Company

5.3.1. Summary of financial position and performance for fiscal years ended December 31, 2021, 2022 and 2023 and the three-month period ended March 31, 2024 and explanation and analysis of financial position and performance

The Company has shifted away from its original operation of chemical ingredient production, procurement, development and distribution business to three new core business lines as follows:

(1) Tech & innovations

(2) Food & beverage

(3) Hospitality, wellness & beauty

In September 2023, the Company entered the tech & innovations business, as the first among the three new businesses, by acquiring shares in A Lot Tech Co., Ltd. ("**ALT**") in the amount

of 40.00%[3] of the issued and paid-up capital. ALT is the operator of a tech retail digital platform, selling a complete range of IT products through both physical and online stores. Its main products include yearly Internet SIM cards, mobile phones, tablets, mobile phone accessories, IOT devices, smart watches, and health gadgets. At the same time, the Company discontinued the operation of chemical ingredient production, procurement, development and distribution business, its original activity.

In 2023, the Company still earned revenues from the original business (chemical ingredient) between January and September of that year and started to recognize the operating results of tech & innovations, its new business, by consolidating ALT's financial statements as from September 1, 2023 onwards. As a consequence, its performance in 2023 changed significantly from that in 2022.

Revenue structure by business lines

Business lines	2021		2022		2023		3M/2023		3M/2024	
	Baht million	%	Baht million	%	Baht million	%	Baht million	%	Baht million	%
Original business (chemical ingredient)	167.95	100.00	112.62	100.00	14.15	1.86	6.58	100.00	-	-
New businesses	-	-	-	-	747.70	98.14	-	-	542.00	100.00
(1) Tech & innovations	-	-	-	-	747.70	98.14	-	-	-	-
(2) Food & beverage 1/	-	-	-	-	-	-	-	-	-	-
(3) Hospitality, wellness & beauty 2/	-	-	-	-	-	-	-	-	-	-
Total revenues from sales	**167.95**	**100.00**	**112.62**	**100.00**	**761.85**	**100.00**	**6.58**	**100.00**	**542.00**	**100.00**

Remark:

1/ The Company expects to accomplish the plan for expansion into food & beverage business by September 2, 2024.

2/ The Company expects to implement the plan for expansion into hospitality, wellness & beauty business during 2024-2025.

[3] The Company has appointed its executives to serve as three out of the total five directors of ALT and also nominated the latter's chief executive officer and chief financial officer. Moreover, a resolution of the shareholders' meeting of ALT is subject to approval vote of the Company. It is apparent that the Company has material control power in ALT, leading ALT to be deemed as its subsidiary.

Performance overview

From the expansion into tech & innovations business by investing in ALT, the Company could bring in total revenues of Baht 556.71 million in Q1/2024, skyrocketing by 8,196.72% y-o-y.

In Q1/2024, the Company recorded total revenues of Baht 556.71 million, jumping by Baht 550.00 million or 8,196.72% from the same period of the preceding year. This was ascribed to the change in its business model and operation from the original business of production, procurement, development and distribution of chemical ingredients to tech & innovations business by investing in A Lot Tech Co., Ltd. (“**ALT**”) in the amount of 40.00% of the issued and paid-up capital with investment value of Baht 625.90 million in September 2023. ALT operates a tech retail digital platform, selling a complete range of IT products through both physical stores and online platforms, with main products comprising yearly Internet SIM cards, mobile phones, tablets, mobile phone accessories, IOT devices, smart watches, and health gadgets.

In Q1/2024, the Company posted a net profit of Baht 29.98 million, a remarkable y-o-y increase of 496.12% thanks to the entry into tech & innovations business.

Investment in ALT has proved to be a driving force of the Company’s strong performance. After such investment in ALT, the Company could witness distinctive growth and a turnaround in its performance. In Q1/2024, revenues from tech & innovations business made up 100.00% of the Company’s sales revenues.

Business trend for 2024

Expansion into second business: food & beverage and third business: hospitality, wellness & beauty

Under its continuous investment plan, the Company will expand into the second target business, food & beverage, by focusing on restaurants offering food and beverages with young adults as the target group, and expects to start implementing this plan in 2024. It plans to further expand into hospitality, wellness & beauty business by concentrating on hospitals or clinics that specialize in aesthetics and anti-aging, scheduled for 2024-2025.

Statements of comprehensive income

	Consolidated financial statements		Consolidated financial statements		Consolidated financial statements		Consolidated financial statements		Consolidated financial statements	
	2021		2022		2023		3M/2023		3M/2024	
	Baht million	%	Baht million	%	Baht million	%	Baht million	%	Baht million	%
Revenues from sales	167.95	97.67	112.62	94.68	761.85	94.60	6.58	98.06	542.01	97.36
Other revenues[1/]	4.00	2.33	6.33	5.32	43.53	5.40	0.13	1.94	14.70	2.64
Total revenues	**171.95**	**100.00**	**118.95**	**100.00**	**805.38**	**100.00**	**6.71**	**100.00**	**556.71**	**100.00**
Cost of sales	166.03	96.56	108.89	91.54	452.86	56.23	6.57	97.91	319.62	57.41
Selling expenses	2.00	1.16	0.89	0.75	93.75	11.64	0.22	3.28	63.72	11.36
Administrative expenses	26.00	15.12	15.43	12.97	73.71	9.15	7.66	114.16	42.67	7.66
Management remuneration	8.44	4.91	5.02	4.22	9.05	1.12	-	-	-	-
Total expenses	**202.47**	**117.75**	**130.24**	**109.49**	**629.37**	**78.15**	**14.45**	**215.35**	**426.01**	**76.43**
Finance cost	0.08	0.05	0.08	0.07	12.38	1.54	0.01	0.15	9.43	1.69
Corporate income tax	0.51	0.30	0.007	0.01)	37.53	4.66	(0.20)	(2.98)	26.87	4.83
Net profit (loss)[2/]	**(31.11)**	**(18.09)**	**(11.37)**	**(9.56)**	**126.09**	**15.66**	**(7.57)**	**(112.82)**	**94.40**	**16.96**

Source: Audited/reviewed yearly financial statements of Gift Infinite Plc./See more details at website of the SEC (www.sec.or.th) or the SET (www.set.or.th).

Remark:

1/ Other revenues were dividend income, interest income from loans, revenues from sales of assets, gain on foreign exchange, gain on sales of investment in equity instruments, and interest income.

2/ Net profit (loss) attributable to non-controlling interests of subsidiaries for 2021-2023 and Q1/2024 amounted to Baht 0.0091 million, Baht 0.00013 million, Baht 86.14 million and Baht 64.42 respectively.

(1) Analysis of operating performance

Revenues

In 2022, the Company's total revenues plunged by Baht 53.00 million or 30.82% from 2021 to Baht 118.95 million, stemming from a decrease in main products for sales and also in demand from customers amid economic downturn. Moreover, the liberalized alcohol market led to a rising number of competitors and a price war, thus forcing the Company to reduce its gross profit margin in order to maintain its total revenues. Meanwhile, other revenues jumped from 2021 by Baht 2.33 million or 58.25% to Baht 6.33 million, thanks to growth in dividend income.

In 2023, revenues from sales soared from 2022 by Baht 649.23 million or 576.48% to Baht 761.85 million, driven by the investment in ALT in the amount of 40.00%[4] of ALT's issued and paid-up capital, which resulted in ALT becoming a subsidiary of the Company. The Company started to recognize revenues from ALT's performance in its consolidated financial statements as from September 1, 2023. Other revenues also mounted from 2022 by Baht 37.20 million or 587.68% to Baht 43.53 million, due to an increase in dividend income, interest income from loans, revenues from sales of assets, and others.

For Q1/2024, the Company recorded total revenues of Baht 556.71 million, which skyrocketed by Baht 550.00 million or 8,196.72% from the same period of the previous year. In this period, revenues from sales rocketed by Baht 535.43 million or 8,137.23% from Q1/2023 to Baht 542.01 million. This was ascribed to the change in its business model and operation from the original business of production, procurement, development and distribution of chemical ingredients to tech & innovations business by investing in A Lot Tech Co., Ltd. ("**ALT**") in the amount of 40.00% of the issued and paid-up capital with investment value of Baht 625.90 million in September 2023. ALT operates a tech retail digital platform, selling a complete range of IT products through both physical stores and online platforms, with main products comprising yearly Internet SIM cards, mobile phones, tablets, mobile phone accessories, IOT devices, smart watches, and health gadgets.

Cost of sales

In 2022, the Company recorded cost of sales of Baht 108.89 million, plunging from 2021 by Baht 57.17 million or 34.42% owing to a decline in sales amid overall economic condition and stiffer competition in alcohol market.

In 2023, cost of sales jumped from 2022 by Baht 343.97 million or 315.89% to Baht 452.86 million, coming from cost of products of ALT. Such cost increase aligned with revenue growth.

For Q1/2024, cost of sales rocketed by Baht 313.05 million or 4,764.84% from Q1/2023 to Baht 319.62 million, coming from cost of products of ALT. Such cost increase aligned with revenue growth.

[4] The Company has appointed its executives to serve as three out of the total five directors of ALT and also nominated the latter's chief executive officer and chief financial officer. Moreover, a resolution of the shareholders' meeting of ALT is subject to approval vote of the Company. It is apparent that the Company has material control power in ALT, leading ALT to be deemed as its subsidiary.

Expenses

In 2022, selling expenses plunged from 2021 by Baht 1.10 million or 55.00% to Baht 0.90 million in tandem with the decline in sales. Also, administrative expenses plummeted by Baht 13.99 million or 40.62% to Baht 20.45 million, caused mainly by a decrease in staff salary and in expenses on provisions for unused assets and obsolete inventories, which were already recognized in 2021.

In 2023, total expenses surged by Baht 155.17 million or 727.13% from 2022 to Baht 176.51 million, ascribed partly to the first-year investment in ALT and partly to a rise in administrative expenses incurred from fees for financial and legal advisors for the investment in ALT of Baht 6.00 million, which was a one-time transaction.

If excluding such one-off expenses, selling and administrative expenses would be Baht 170.51 million or equal to 21.17% of total revenues. This percentage is likely to diminish on account of business expansion by the Company, which will help to create economies of scale in the future.

For Q1/2024, total expenses shot up by Baht 411.56 million or 2,848.17% from Q1/2023 to Baht 426.01 million, resulting from the investment in ALT and the special costs incurred from advisory fees and property appraisal fee in Q1/2024 totaling Baht 7.82 million, which was a one-time transaction.

If excluding such special costs, selling and administrative expenses would be Baht 98.57 million or equal to 17.11% of total revenues. This percentage is likely to diminish on account of business expansion by the Company, which will help to create economies of scale in the future.

Net profit and profitability

In 2022, the Company's group recorded a net loss of Baht 11.37 million, a sharp drop of Baht 19.74 million or 63.45% from 2021's net loss of Baht 31.11 million. This resulted from the fact that, in 2022, the Company tried to add new products to its sole main product, glycol, whose profitability hinged on purchase order management, inventory management, and determination of ordering points that allowed for profit-making from cost price based on market price during that period. With fluctuations in cost of glycol, if the Company stocked the product and its market price later edged down rapidly to about the same level as its cost price, the Company would have to sell the product at such market price in order to stay competitive, albeit a drop in its gross profit margin. Although the 2-3 new product groups could deliver a higher gross profit margin, the impact was insignificant because, in 2022,

the Company's main product group still was glycol, which did not provide a good gross profit margin.

Moreover, in 2022, the Company recognized a loss on provisions for obsolete inventories, provisions for unused assets, and a realized loss on sales of unused assets in a total amount of Baht 1.00 million, which fell by 93.87% from provisions for obsolete inventories, provisions for unused assets, and a realized loss on sales of unused assets of Baht 16.32 million in 2021.

In 2023, the Company's group posted a net profit of Baht 126.09 million, improving dramatically by Baht 137.46 million or 1,208.97% from 2022's net loss of Baht 11.37 million, springing from the expansion to tech & innovations business, which was the main driver of the Company's business for the first year.

For Q1/2024, the Company's group recorded a net profit of Baht 94.40 million, a turnaround from the net loss of Baht 7.57 million in Q1/2023 or representing a dramatic increase of Baht 101.97 million or 1,347.03% from Q1/2023 thanks primarily to the expansion to tech & innovations business, which was the main driver of the Company's business.

Statements of financial position

	Consolidated financial statements		Consolidated financial statements		Consolidated financial statements		Consolidated financial statements	
	As of Dec 31, 2021		As of Dec 31, 2022		As of Dec 31, 2023		As of Mar 31, 2024	
	Baht million	%	Baht million	%	Baht million	%	Baht million	%
Assets								
Current assets								
Cash and cash equivalents	231.57	42.35	195.79	37.84	329.09	14.89	331.67	15.36
Trade and other current receivables	90.03	16.47	22.80	4.41	43.45	1.97	64.11	2.97
Short-term loans	-	-	-	-	270.00	12.22	270.00	12.50
Inventories	7.28	1.33	1.95	0.38	645.69	29.21	561.51	26.00
Other current assets	0.54	0.10	0.53	0.10	4.59	0.21	3.70	0.17
Total current assets	**329.42**	**60.25**	**221.07**	**42.73**	**1,292.82**	**58.50**	**1,230.99**	**57.00**
Non-current assets								
Other non-current financial assets	49.66	9.08	138.79	26.82	376.08	17.01	461.54	21.37
Investment properties	73.19	13.39	74.54	14.40	80.01	3.62	5.26	0.24
Property, plant and equipment	87.68	16.03	79.83	15.43	35.85	1.62	34.73	1.61
Right-of-use assets	2.75	0.50	-	-	30.16	1.36	28.30	1.31
Goodwill	-	-	-	-	385.08	17.42	385.08	17.83
Intangible assets	-	-	-	-	0.25	0.01	2.03	0.09
Deferred tax assets	3.82	0.70	2.94	0.57	5.49	0.25	10.10	0.47
Other non-current assets	0.26	0.05	0.25	0.05	4.62	0.21	1.81	0.08

	Consolidated financial statements		Consolidated financial statements		Consolidated financial statements		Consolidated financial statements	
	As of Dec 31, 2021		As of Dec 31, 2022		As of Dec 31, 2023		As of Mar 31, 2024	
	Baht million	%	Baht million	%	Baht million	%	Baht million	%
Total non-current assets	**217.36**	**39.75**	**296.35**	**57.27**	**917.54**	**41.50**	**928.85**	**43.00**
Total assets	**546.78**	**100.00**	**517.42**	**100.00**	**2,210.36**	**100.00**	**2,159.84**	**100.00**
Liabilities and shareholders' equity								
Current liabilities								
Trust receipts payable	-	-	6.52	1.26	0.52	0.03	-	-
Trade and other current payables	31.84	5.82	6.29	1.22	100.16	4.53	12.00	0.55
Deferred interest income	-	-	-	-	11.78	0.53	7.12	0.33
Current portion of long-term loans from financial institutions	-	-	-	-	7.50	0.34	13.50	0.63
Current portion of lease liabilities	0.17	0.03	-	-	6.44	0.29	6.66	0.31
Corporate income tax payable	-	-	-	-	42.48	1.92	68.72	3.18
Other current liabilities	2.17	0.40	0.25	0.05	6.43	0.29	16.23	0.75
Total current liabilities	**34.18**	**6.25**	**13.06**	**2.53**	**175.31**	**7.93**	**124.23**	**5.75**
Non-current liabilities								
Lease liabilities – net of current portion	-	-	-	-	20.80	0.94	19.17	0.89
Long-term loans from financial institutions					490.87	22.21	485.00	22.46
Provision for long-term employee benefits	0.84	0.15	0.43	0.08	3.53	0.16	4.36	0.20
Total non-current liabilities	**0.84**	**0.15**	**0.43**	**0.08**	**515.20**	**23.31**	**508.53**	**23.55**
Total liabilities	**35.02**	**6.40**	**13.49**	**2.61**	**690.51**	**31.24**	**632.76**	**29.30**
Shareholders' equity	**511.76**	**93.60**	**503.93**	**97.39**	**1,519.85**	**68.76**	**1,527.08**	**70.70**
Total liabilities and shareholders' equity	**546.78**	**100.00**	**517.42**	**100.00**	**2,210.36**	**100.00**	**2,159.84**	**100.00**

Source: Audited/reviewed yearly financial statements of Gift Infinite Plc./See more details at website of the SEC (www.sec.or.th) or the SET (www.set.or.th).

(2) Analysis of financial position

Total assets

The Company's total assets as of the end of 2022 amounted to Baht 517.42 million, which decreased by Baht 29.36 million or 5.37% from 2021 and of which 42.73% were current assets and 57.27% were non-current assets. The decrease in total assets resulted from a plunge in trade and other current receivables of Baht 66.99 million or 74.41% from 2021,

caused partly by product purchase in the quantity sufficient for sales only without holding products for longer than needed, and partly by a fall in sales.

In addition, inventories as at year-end 2022 accounted for Baht 1.95 million, plummeting by Baht 5.33 million or 73.21% from 2021. Inventories in 2022 of Baht 1.95 million were net of allowance for finished goods and packaging of the Company and its subsidiaries. The management believed that these products were not saleable due to their obsolescence while most of the obsolete products were special chemical products required by specific customer group and, thus, could neither be sold by the Company nor be resold to general customers. The Company and its subsidiaries set aside the allowance for obsolete products in a total amount of Baht 9.51 million in 2022.

Total assets as of the end of 2023 amounted to Baht 2,210.37 million, which soared by Baht 1,692.95 million or 327.19% from 2022 and of which 58.50% were current assets and 41.50% were non-current assets. Such growth in total assets was attributed partly to a drastic increase in inventories of Baht 643.74 million or 33,012.31% from 2022 resulting from inventories of ALT being incorporated into the Company's consolidated financial statements, and partly to short-term loans of Baht 270.00 million, while such items did not occur in 2022. Other factors were an increase in other non-current financial assets, which were investments in available-for-sale securities, of Baht 237.29 million or 170.97% from 2022, and goodwill arising from the investment in ALT in September 2023 of Baht 385.07 million, while there was no goodwill item occurring in 2022.

Trade and other current receivables were recorded at Baht 43.45 million as of year-end 2023, surging by Baht 20.65 million or 90.57% from 2022 and consisting of trade accounts receivable of Baht 40.24 million and other current receivables of Baht 3.21 million. The total trade accounts receivable could be broken down into receivables not yet due of Baht 39.53 million or 90.98% of trade and other current receivables, receivables past due for not more than 90 days of Baht 0.56 million or 1.29%, and receivables past due for more than 180 days but not exceeding 365 days of Baht 0.15 million or 0.35%. The overdue receivables resulted from the conditions on billing cycle and payment of each debtor. The Company has estimated the expected credit losses, based on historical records for the past three years, and found that all trade accounts receivable have maintained a good record and none of them have been in arrears.

Inventories accounted for Baht 645.69 million as of the end of 2023, skyrocketing by Baht 643.74 million or 33,012.31% from 2022. Such inventories came from ALT's products arising from the ordinary course of business operation. Most of them were products such as SIM

cards and mobile phones. The allowance for obsolete inventories and allowance for a decline in value of products were already deducted.

Total assets as of March 31, 2024 were Baht 2,159.84 million, down from December 31, 2023 by Baht 50.52 million or 2.29%, comprising current assets of 57.00% and non-current assets of 43.00%. The decrease in total assets was caused by a decline in inventories of Baht 84.18 million or 13.04% from December 31, 2023 due to no procurement of new lots of products and greater efficiency in product management.

Investment properties as of March 31, 2024 accounted for Baht 5.26 million, plunging by Baht 74.75 million or 93.43% from December 31, 2023. In Q1/2024, the Company sold unused land at Baht 83.00 million, which had a net book value of Baht 74.54 million, bringing in a profit of Baht 8.46 million.

Total liabilities

The Company recorded total liabilities of Baht 13.49 million as of the end of 2022, falling by Baht 21.53 million or 61.49% from 2021. Of such total liabilities, 96.85% were current liabilities and 3.15% were non-current liabilities. Current liabilities mainly consisted of trade and other payables, while non-current liabilities comprised provision for long-term employee benefits. The major liabilities items were trust receipts payable and trade and other current payables of Baht 12.81 million, constituting 95.00% of total liabilities.

Total liabilities amounted to Baht 690.51 million as of the end of 2023, jumping by Baht 677.02 million or 5,018.68% from 2022. Of such total liabilities, 25.39% were current liabilities and 74.61% were non-current liabilities. The major liabilities items were trade and other payables and long-term loans from financial institutions of Baht 598.53 million, representing 86.68% of total liabilities.

Trust receipts payable plunged by Baht 6.00 million or 92.02% from 2022 to Baht 0.52 million as at the end of 2023 due to the fact that during a transformation into new core businesses of the Company, it still had to import products in mid-2023. Meanwhile, trade and other payables soared by Baht 93.87 million or 1,492.37% from 2022 to Baht 100.16 million as of the end of 2023, caused by an increase in trade accounts payable that mostly arose from sales of products of ALT whose payables were mainly from purchase of SIM cards and mobile phones.

Total liabilities as at March 31, 2024 were Baht 632.76 million, a decrease of Baht 57.75 million or 8.36% from December 31, 2023, consisting of current liabilities of 5.75% and non-current liabilities of 23.55%. Current liabilities were composed mainly of corporate income

tax payable, while non-current liabilities primarily consisted of long-term loans from financial institutions. Such major liabilities, i.e. corporate income tax payable and long-term loans from financial institutions, made up Baht 553.72 million or 25.64% of total liabilities.

Trade and other current payables as at March 31, 2024 amounted to Baht 12.00 million, plunging by Baht 88.16 million or 88.02% from December 31, 2023 due to ALT's payment of trade accounts payable of around Baht 81.00 million in March 2024.

Shareholders' equity

Shareholders' equity stood at Baht 503.93 million as of the end of 2022, diminishing by Baht 7.82 million or 1.53% from 2021 owing to recognition of 2022's loss in the retained earnings (deficits).

Shareholders' equity grew by Baht 1,015.93 million or 201.60% from 2022 to Baht 1,519.86 million as at the end of 2023, stemming from shareholder restructuring and registered capital increase from Baht 330.81 million to Baht 660.81 million by issuance of 330.00 million new ordinary shares with a par value of Baht 1.00 per share for offering through private placement at the offering price of Baht 1.65 per share. As of December 31, 2023, the Company's major shareholder was the Chetchotisak Group, holding 55.05% of its issued and paid-up capital.

Shareholders' equity as at March 31, 2024 was Baht 1,527.08 million, rising from December 31, 2023 by Baht 7.23 million or 0.48% due mainly to an increase in unappropriated retained earnings of Baht 45.54 million.

Statements of cash flow

	Consolidated financial statements 2021 Baht million	Consolidated financial statements 2022 Baht million	Consolidated financial statements 2023 Baht million	Consolidated financial statements 3M/2023 Baht million	Consolidated financial statements 3M/2024 Baht million
Pre-tax profit	(30.60)	(11.37)	163.62	(7.77)	121.27
Cash flow generated from (used in) operating activities	14.19	37.51	46.71	7.51	111.11
Cash flow generated from (used in) investing activities	64.67	(79.52)	(936.25)	19.49	(37.29)
Cash flow generated from (used in) financing activities	(101.79)	6.23	1,022.85	(5.11)	(71.24)
Net cash flow	(22.92)	(35.79)	133.31	21.89	2.57
Cash on hand and at banks - end of period	231.57	195.79	329.09	217.67	331.66

Source: Audited/reviewed yearly financial statements of Gift Infinite Plc./See more details at website of the SEC (www.sec.or.th) or the SET (www.set.or.th).

(3) **Analysis of cash flow**

Cash flow

In 2022, the Company recorded cash flow from operating activities of Baht 37.51 million, surging from 2021 by Baht 23.32 million or 164.34% due to a decrease in trade accounts receivable. Net cash used in investing activities totaled Baht 79.52 million in 2022, jumping from 2021 by Baht 144.19 million or 222.96% as a result of payment made for purchase of investments in equity securities of Baht 85.52 million in 2022. Net cash generated from financing activities was Baht 6.23 million, soaring from 2021 by Baht 108.02 million or 106.12% owing to dividend payment of Baht 76.51 million in 2021 and omission of dividend in 2022.

In 2023, cash flow generated from operating activities amounted to Baht 46.71 million, up from 2022 by Baht 9.20 million or 24.53% thanks to growth in profit from investment in ALT. Net cash used in investing activities totaled Baht 936.25 million in 2023, jumping from 2022 by Baht 856.73 million or 1,077.38% caused by purchase of investments in equity securities, investment in subsidiaries, and cash paid for short-term lending in 2023. Net cash generated from financing activities skyrocketed from 2022 by Baht 1,016.62 million or 16,318.14% to Baht 1,022.85 million in 2023, springing from receipt of loans from financial institutions of Baht 500.72 million and receipt of cash from share capital increase of Baht 544.50 million in 2023, with an absence of these items in 2022

For Q1/2024, the Company recorded cash flow from operating activities of Baht 111.11 million, mounting by Baht 103.60 million or 1,379.49% from Q1/2023 owing to growth in profit from the investment in ALT. Net cash used in investing activities amounted to Baht 37.29 million, jumping by Baht 17.80 million or 91.33% from Q1/2023 caused by payment made for purchase of office equipment of Baht 0.70 million and investment in shares of Baht 140.60 million, with receipt of proceeds from sale of unused land of Baht 83.00 million and from sale of shares of Baht 22.70 million. Net cash used in financing activities totaled Baht 71.24 million, rocketing by Baht 66.13 million or 1,294.13% from Q1/2023 which resulted partly from ALT making dividend payment of Baht 60.00 million to its existing shareholders in Q1/2024 and partly from payment of lease liabilities by both the Company and ALT.

5.4. List of the Board of Directors, management team, and top 10 shareholders of the Company as of the date of register book closing to suspend share transfer

5.4.1. Board of Directors as of July 9, 2024

Name	Position
1. Pol. Gen. Somyot Poompanmoung	Chairman
2. Mr. Phisit Dachanabhirom	Independent Director, Chairman of the Audit Committee and Chairman of the Remuneration Committee
3. Mr. Somsak Phayapdechachai	Independent Director, Member of the Audit Committee and Member of the Remuneration Committee
4. Mr. Suthep Tarawas	Independent Director, Member of the Audit Committee and Member of the Remuneration Committee
5. Mrs. Wansuda Thanasaranart	Independent Director
6. Mr. Surachai Chetchotisak	Director and Chief Executive Officer
7. Miss Waleewan Rodjanapakdee	Director

Remark:

1/ Authorized signatories: Mr. Surachai Chetchotisak and Miss Waleewan Rodjanapakdee are authorized to co-sign, with the Company's seal affixed.

5.4.2. Management team as of July 9, 2024

Name	Position
1. Mr. Surachai Chetchotisak	Chief Executive Officer
2. Mr. Chot Chetchotisak	Deputy Chief Executive Officer
3. Miss Waleewan Rodjanapakdee	Director of the Chairman Office
4. Miss Angsuvee Chuathong	Director of Accounting and Finance
5. Miss Duangruthai Krueabut	Director of Human Resources
6. Miss Laksika Thiangchana	Director of Administration

5.4.3. Top 10 shareholders as of July 9, 2024

Name		No. of shares (shares)	% Shareholding
1.	Chetchot Holdings Co., Ltd. (“CCH”)	316,500,000	23.95
2.	Mr. Surachai Chetchotisak	257,431,932	19.48
3.	Mr. Weerapat Punsak-Udomsin	238.238.600	18.02
4.	Miss Kanokporn Ramaganont C/O Daol Securities (Thailand) Plc.	98,093,487	7.42
5.	Pol. Gen. Somyot Poompanmoung	60,800,000	4.60
6.	Miss Dared Sirilupth	40,540,600	3.07
7.	Mr. Chot Chetchotisak	37,343,600	2.83
8.	Mr. Chet Chetchotisak	30,000,000	2.27
9.	Miss Kanda Stanakulpanich	23,745,000	1.80
10.	Mr. Kereepat Supasinprapapong	22,000,000	1.66
11.	Others	196,930,227	14.90
Total		1,321,623,446	100.00

Source: Shareholding information of the Company as at the latest register book closing to suspend share transfer on July 9, 2024

Remark: * The Chetchotisak Group holds 641,275,532 shares, representing 48.53% of the Company’s issued and paid-up capital, the details of which are as follows:

1) Chetchot Holdings Co., Ltd. (“CCH”) holds 316,500,000 shares, representing 23.95% of the Company’s issued and paid-up capital.
2) Mr. Surachai Chetchotisak holds 257,431,932 shares, representing 19.48% of the Company’s issued and paid-up capital.
3) Mr. Chet Chetchotisak holds 30,000,000 shares, representing 2.27% of the Company’s issued and paid-up capital.
4) Mr. Chot Chetchotisak holds 37,343,600 shares, representing 2.83% of the Company’s issued and paid-up capital.

5.5. Other information that may materially affect investors’ decision (if any)

- None -

6. Opinion of the Board of Directors on adequacy of working capital

Source of funds for the purchase of assets for operation of food & beverage business from BEAMX and MOM'S TOUCH at a total value of not exceeding Baht 115.00 million will come from proceeds received from the issuance and offering of new ordinary shares of the Company through private placement, as per the resolution of the Board of Directors' Meeting No. 6/2024 on July 4, 2024 approving a change to the objectives and use of proceeds from the offering of newly issued shares via private placement, which must be put forward for approval from the EGM on this same occasion. Currently, there is the remaining amount of Baht 244.50 million, divided into the use of funds from PP under the amended objectives to be used for investment in food & beverage business of Baht 115.00 million, for investment in hospitality, wellness & beauty business of Baht 100.00 million, and as working capital of the Company of Baht 29.50 million, which is sufficient for the transaction.

Meanwhile, rent payment under the space lease agreement for the location of restaurants of BEAMX and MOM'S TOUCH at a total value of not exceeding Baht 140.71 million, divided into rent and service fee of not exceeding Baht 127.28 million and deposit of not exceeding Baht 13.43 million, will be funded by the Company's working capital and/or working capital from operation of food & beverage business, which the Subsidiary will acquire under this Asset Purchase Transaction. Rent and service fee will be gradually paid on a monthly basis according to the remaining lease term of between one and three years, which is deemed the expense incurred in the ordinary course of operation. Based on the past records, BEAMX and MOM'S TOUCH have been able to pay their rent as scheduled, as evident from information shown on their financial statements where there was not any accrued rent recorded over the past period of time.

However, if the Change to PP Objectives is not approved by the EGM No. 1/2024, to be held on August 15, 2024, the Company still can secure sources of funds that are adequate for entering into this transaction, the details of which are as follows:

(1) The Company has a funding source of Baht 193.90 million, which is adequate for payment of the consideration for the purchase of assets for operation of food & beverage business from BEAMX and MOM'S TOUCH of Baht 115.00 million and for rent payment under the space lease agreement for the location of BEAMX and MOM'S TOUCH restaurants in the part of the deposit for the space lease agreement, payable on the transfer date, of Baht 13.43 million, making up a total consideration of Baht 128.43 million, the details of which are as follows:

(a) Working capital obtainable from a short-term loan, which the Company has provided to an unrelated party and will be repaid by such party by July 2024 in the amount of Baht 270.00 million. However, a part of such loan, amounting to Baht 244.50 million, was funded from the offering of PP shares and, thus, such amount must be transferred back

to the capital increase account of the Company,[5] leaving a balance of Baht 25.50 million available for payment of the consideration for this transaction.

(b) Fund received from the short-term loan, which the Company has provided to an unrelated party and will be repaid by such party and transferred back to the Company's capital increase account of Baht 244.50 million, as described in (a), has already been allocated for investment in food & beverage business, as per the objective of use of the capital increase fund, in the amount of Baht 85.00 million, which can be used for payment of the consideration for this transaction.

(c) Cash under the Company's separate financial statements as at March 31, 2024 of Baht 83.40 million, which can be used for payment of the consideration for this transaction.

(2) In case funds available from the Company's working capital and/or working capital from operation of food & beverage business, which the Subsidiary will acquire under this Asset Purchase Transaction, are insufficient for rent payment under the space lease agreement for the location of BEAMX and MOM'S TOUCH restaurants in the part of rent and service fee that are payable on a monthly basis according to the agreement totaling Baht 127.28 million, the Company still has a funding source from its capital increase funds expected to be received from the exercise of 440,540,581 units of Warrants to Purchase Ordinary Shares of the Company No. 2 ("GIFT-W2") at the exercise price of Baht 1.60 per share, with a tenure of one year from January 2, 2024, the issue and offering date, and with the first exercise date falling on July 31, 2024 and the last on December 30, 2024. Given that the warrants are fully

[5] In August 2023, the Company had a policy to manage its liquidity and generate returns from cash on hand that had not yet been used for short-term investment by lending such fund to an related party in a total amount of Baht 270.00 million for a period of one year, from August 2023 to August 2024, with an interest rate of 7.00% p.a., free of collateral. The funding source for such lending was derived from proceeds of the capital increase via PP. However, the use of such funds to manage liquidity and generate returns from cash on hand that had not yet been used for short-term investment could be deemed the use of funds for a wrong purpose. Being aware of this and attempting to take an action, the Board of Directors of the Company instructed that talks be held with the borrower to repay such loan soonest possible. The borrower has then agreed to make the loan repayment in full by July 2024. Currently, the Company is awaiting a letter from the borrower to confirm that it will repay the loan to the Company according to the new schedule by July 2024. The Company will update the shareholders on such loan repayment at the EGM No. 1/2024 on August 15, 2024.
Please see more details in "Clarification on the inquiries from SET regarding the Company providing short-term loans," dated July 1, 2024 (and additional information), and "Notification on the resolutions of the Board of Directors' Meeting No. 6/2024; the acquisition of assets in case of connected persons of the Company; the changing of objectives, limit and period for the use of capital increase funds; the ratification on provision of financial assistance; and the schedule of the Extraordinary General Meeting of Shareholders No.1/2024," dated July 4, 2024, disclosed on the SET's website (www.set.or.th).

exercised, the Company will receive total proceeds of Baht 704.86 million (its market price (close price) as at July 3, 2024 stood at Baht 3.70 per share).

Please refer to the Information Memorandum on the Asset Acquisition and Connected Transaction of Gift Infinite Public Company Limited as per the supporting documents for the Extraordinary General Meeting of Shareholders No. 1/2024 (Document No. 1).

Moreover, the Company still has a funding source from its capital increase funds expected to be received from the exercise of 440,540,581 units of Warrants to Purchase Ordinary Shares of the Company No. 2 ("GIFT-W2") at the exercise price of Baht 1.60 per share, with a tenure of one year from January 2, 2024, the issue and offering date, and with the first exercise date falling on July 31, 2024 and the last on December 30, 2024. Given that the warrants are fully exercised, the Company will receive total proceeds of Baht 704.86 million (its market price (close price) as at July 3, 2024 stood at Baht 3.70 per share), which is expected to be adequate for use as working capital and investment in business expansion under its plan, i.e. hospitality, wellness & beauty business, scheduled to be launched in 2025.

In this regard, the Company has taken into account the appropriate financial structure and the best interests of the Company and its shareholders.

7. Material lawsuits or claims that are underway

As of March 31, 2024, the Company and its subsidiaries did not have any pending legal disputes that might have a material adverse impact on its performance or financial status and business operation.

8. Mutual benefits or related party transactions between the Company and its directors, executives and shareholders with shareholding, direct or indirect, of 10.00% or more

Based on the information for the years ended December 31, 2022 and 2023 and the three-month period ended March 31, 2024, the related party transactions between the Company and its directors, executives and shareholders with shareholding, direct or indirect, of 10.00% or more could be summarized as follows:

Individual/juristic persons having a mutual interest	Nature of relationship	Type of transaction	Value (Baht million) Separate financial statements		
			Fiscal period ended		
			Dec 31, 2022	Dec 31, 2023	Mar 31, 2024
1. Transactions with parent company					
1.1. The Company and Union Petrochemical Plc. ("UKEM")*	UKEM held 66.98% of shares in the Company and they had mutual directors.	Purchase of finished products	3.63	-	-
- UKEM engages in import and distribution of industrial		Other revenues	0.67	-	-
		Rental income	0.38	-	-

Individual/juristic persons having a mutual interest	Nature of relationship	Type of transaction	Value (Baht million) Separate financial statements		
			Fiscal period ended		
			Dec 31, 2022	Dec 31, 2023	Mar 31, 2024
chemicals. * They were deemed related companies until March 8, 2023, before the date of change in shareholding structure of major shareholders.		Receivables, ending balance	0.08	-	-
		Payables, ending balance	0.32	-	-
2. Transactions with subsidiaries					
2.1. The Company and A Lot Tech Co., Ltd. (“ALT”) - ALT is a distributor of SIM cards and mobile phones.	The Company holds 40.00% of shares in ALT and they have mutual directors.	Other service fees	-	0.22	-
		Other current payables	-	0.23	-
3. Transactions with related companies					
3.1. The Company and Lion Asia (Thailand) Co., Ltd. (“LION”)* - LION imports and distributes specialty chemicals in cleaning product group. * They were deemed related companies until March 8, 2023, before the date of change in shareholding structure of major shareholders.	The Company and LION had mutual major shareholders and directors.	Sale of finished products	14.82	-	-
		Receivables, ending balance	4.15	-	-
3.2. The Company and Chetchot Co., Ltd. (“CC”) - CC operates office leasing and service business.	The Company and CC have mutual major shareholders and directors.	Building rental fee	-	0.85	0.83
		Rented building improvement	-	0.90	-
		Public utility fees	-	-	0.16
		Non-current assets	-	1.52	1.52
		Other current payables	-	0.10	0.11
4. Transactions with companies related through directors					
4.1. The Company and RS Plc. (“RS”) - RS operates media and music business, including sales of wellness and beauty products under the Entertainmerce business model.	The Company and RS have mutual directors.	Sale of finished products	-	-	0.02
		Purchase of warrants	-	-	135.42
		Trade and other current receivables	-	-	0.02
		Other non-current financial assets[1/]	-	346.29	448.86

Individual/juristic persons having a mutual interest	Nature of relationship	Type of transaction	Value (Baht million) Separate financial statements		
			Fiscal period ended		
			Dec 31, 2022	Dec 31, 2023	Mar 31, 2024
4.2. The Company and Chase Asia Plc. ("CHASE") - CHASE provides asset management of transferred non-performing loans (NPLs) and debt collection service.	The Company and CHASE have mutual directors.	Purchase of investments in equity securities[1/]	-	-	5.14
		Sale of investments in equity securities[1/]	-	-	9.33
		Other non-current financial assets[1/]	-	3.96	-
Total purchases (incl. rental fee, rented building improvement, and public utility fees)			3.63	1.97	0.99
Total sales (incl. other revenues)			15.88	-	0.02

Remark:

1/ Such investment aimed at increasing liquidity in equity securities of SET-listed companies that are not the Company's subsidiaries or associated companies, being traded through the Company's portfolio, and was exempted from compliance with the rules for acquisition or disposal of assets. Moreover, the investment was made on the SET's main trading board through a securities company and it was a trading of equity securities with general investors who are not the connected persons. Therefore, it was not deemed a connected transaction.

9. Material agreements in the past two years

- None -

10. Shareholders having a conflict of interest and not being entitled to vote

The following shareholders have a conflict of interest in the Asset Purchase Transaction and, thus, are not entitled to cast votes on such agenda item:

Name	No. of shares (shares)	% Shareholding	Relationship/Interest
1. Chetchot Holdings Co., Ltd. ("CCH")	316,500,000	23.95	- CCH is the Company's major shareholder, holding 641,275,532 shares[1/] or 48.53% of the Company's issued and paid-up capital. - CCH is a concert party of the Company and Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak and Mr. Chot Chetchotisak.[1/]
2. Mr. Surachai Chetchotisak	257,431,932	19.48	- Mr. Surachai Chetchotisak is the Company's major shareholder, holding 641,275,532 shares[1/] or 48.53% of the Company's issued and paid-up capital.

Name	No. of shares (shares)	% Shareholding	Relationship/Interest
			- Mr. Surachai Chetchotisak is a concert party of the Company and CCH, Mr. Chet Chetchotisak and Mr. Chot Chetchotisak.[1/] - Mr. Surachai Chetchotisak is a major shareholder of MEMBERSHIP, whereby Chetchot Co., Ltd. ("CC"),[2/] a related person of Mr. Surachai Chetchotisak, holds 3,000,000 shares[3/] in MEMBERSHIP or 60.00% of MEMBERSHIP's issued and paid-up capital. - Mr. Surachai Chetchotisak is the Company' s director and Chief Executive Officer. - Mr. Surachai Chetchotisak is MEMBERSHIP's director. - Mr. Surachai Chetchotisak is the father of Mr. Chot Chetchotisak and Mr. Chet Chetchotisak.
3. Mr. Chet Chetchotisak	30,000,000	2.27	- Mr. Chet Chetchotisak is the Company's major shareholder, holding 641,275,532 shares[1/] or 48.53% of the Company's issued and paid-up capital. - Mr. Chet Chetchotisak is a concert party of the Company and CCH, Mr. Surachai Chetchotisak and Mr. Chot Chetchotisak.[1/] - Mr. Chet Chetchotisak is MEMBERSHIP' s major shareholder holding 1,500,000 shares[3/] or 30.00% of MEMBERSHIP's issued and paid-up capital. - Mr. Chet Chetchotisak is a major shareholder of BEAMX, whereby Courtyard Group Co., Ltd. ("CG"),[4/] a related person of Mr. Chet Chetchotisak, holds 199,998 shares[5/] in BEAMX, representing 99.99% of BEAMX's issued and paid-up capital. - Mr. Chet Chetchotisak is TORO's major shareholder holding 7,000 shares[6/] or 70.00% of TORO's issued and paid-up capital.

	Name	No. of shares (shares)	% Shareholding	Relationship/Interest
				- Mr. Chet Chetchotisak is Head of Marketing Strategy Department of the Company.[8/] - Mr. Chet Chetchotisak is MEMBERSHIP's director. - Mr. Chet Chetchotisak is BEAMX's director. - Mr. Chet Chetchotisak is TORO's director. - Mr. Chet Chetchotisak is the son of Mr. Surachai Chetchotisak. - Mr. Chet Chetchotisak is the elder brother of Mr. Chot Chetchotisak.
4.	Mr. Chot Chetchotisak	37,343,600	2.83	- Mr. Chot Chetchotisak is the Company's major shareholder, holding 641,275,532 shares[1/] or 48.53% of the Company's issued and paid-up capital. - Mr. Chot Chetchotisak is a concert party of the Company and CCH, Mr. Surachai Chetchotisak and Mr. Chet Chetchotisak.[1/] - Mr. Chot Chetchotisak is MEMBERSHIP's major shareholder holding 500,000 shares[3/] or 10.00% of MEMBERSHIP's issued and paid-up capital. - Mr. Chot Chetchotisak is TORO's major shareholder holding 2,500 shares[6/] or 25.00% of TORO's issued and paid-up capital. - Mr. Chot Chetchotisak is MOM'S TOUCH's major shareholder holding 449,998 shares[7/] or 99.99% of MOM'S TOUCH's issued and paid-up capital. - Mr. Chot Chetchotisak is the Company's Deputy Chief Executive Officer.[9/] - Mr. Chot Chetchotisak is MEMBERSHIP's director. - Mr. Chot Chetchotisak is MOM'S TOUCH's director. - Mr. Chot Chetchotisak is the son of Mr. Surachai Chetchotisak. - Mr. Chot Chetchotisak is the younger brother of Mr. Chet Chetchotisak.

Remark:

1/ On March 9, 2023, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and Chetchot Holdings Co., Ltd. ("CCH") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of Securities (Form 246-2) of the Company. In this regard, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and CCH hold 257,431,932 shares, 30,000,000 shares, 37,343,600 shares and 316,500,000 shares in the Company, representing 19.48%, 2.27%, 2.83% and 23.95% of the Company's issued and paid-up capital respectively, according to the Company's shareholding information as at the latest register book closing date to suspend share transfer on June 18, 2024.

2/ Mr. Surachai Chetchotisak holds 750,000 shares in Chetchot Co., Ltd. ("CC"), representing 25.00% of CC's issued and paid-up capital, and Mrs. Sujira Chetchotisak (spouse of Mr. Surachai Chetchotisak) holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, making up a total of 1,500,000 shares or 50.00% of CC's issued and paid-up capital. At the same time, Mr. Chet Chetchotisak holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, and Mr. Chot Chetchotisak holds 750,000 shares in CC, representing 25.00% of CC's issued and paid-up capital, according to CC's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

3/ This is based on shareholding information of Membership Co., Ltd. ("MEMBERSHIP") as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

4/ Mr. Chet Chetchotisak holds 199,998 shares in Courtyard Group Co., Ltd. ("CG"), representing 99.99% of CG's issued and paid-up capital, according to CG's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

5/ This is based on the list of shareholders (BorOrChor.5) of Beam X Co., Ltd. ("BEAMX") dated January 5, 2024. BEAMX has a registered capital of Baht 1.00 million and an issued and paid-up capital of Baht 0.25 million.

6/ This is based on shareholding information of Bar Toro (Thailand) Co., Ltd. ("TORO") as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL"). Mrs. Sujira Chetchotisak (mother of Mr. Chet Chetchotisak and Mr. Chot Chetchotisak) holds 500 shares in TORO, representing 5.00% of TORO's issued and paid-up capital.

7/ This is based on shareholding information of Mom's Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

8/ Mr. Chet Chetchotisak assumed this position on September 1, 2023.

9/ Mr. Chot Chetchotisak assumed this position on January 2, 2024 (he was formerly appointed Head of Business Development Department on May 1, 2023).

11. Property appraisal by independent valuers

In entering into the Asset Purchase Transaction, the Company engaged T.A. Management Corporation (1999) Co., Ltd. ("**TA**"), an independent valuer approved by the SEC, to perform property appraisal as a basis for determination of value of consideration for such transaction, the details of which are as follows:

(1) Purchase of assets from BEAMX

(a) For the purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch, consisting of equipment, tools, utensils,

decorations, furniture, etc., the Company engaged TA to perform property appraisal as a basis for determination of value of consideration, the details of which are as follows:

Appraised property	Appraised value (Baht million)	Report No.	Appraisal date	Appraisal approach
1. BEAM CUBE shop	18.86			
- Tools and equipment, 72 items	7.89	TA-2-0237/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	10.97			
2. BEAM CLUB shop	42.85			
- Tools and equipment, 178 items	4.48	TA-2-0236/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	38.37			
3. BEER BELLY shop	23.81			
- Tools and equipment, 155 items	2.98	TA-2-0238/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	20.83			
Total	85.52			

(b) In the acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge, the Subsidiary, as the transferee, shall pay the remaining rent under the lease agreement to the three original lessors, with which BEAMX entered into the lease agreement, namely (1) a lessor which is not a connected person of the Company, (2) Membership Co., Ltd. ("MEMBERSHIP") which is a connected person of the Company, and (3) Bar Toro (Thailand) Co., Ltd. ("TORO") which is a connected person of the Company. Such rent is the same as the original rent rate paid by BEAMX to the lessor under the lease agreement. Since the space lease will be made with its connected persons, the Company engaged TA to perform property appraisal as a basis for determination of such rent rate, the details of which are as follows:

Appraised property	Lessor	Rent rate appraised (Baht/sqm.)	Rent value appraised (Baht million/month)	Rent value appraised for 2 years, 10 months and 2 days (Baht million)	Report No.	Appraisal date	Appraisal approach
1. Leased area of 599 sqm., located in 72 Courtyard complex, Sukhumvit 55 Road (Thong Lo), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	A lessor not connected to the Company	1,400.00	0.84	28.57	TA-2-0251/67	February 23, 2024	Market Approach
2. Leased area of 1,309 sqm., located in 72 Courtyard	MEMBERSHIP	1,500.00	1.96	62.42	TA-2-0250/67	February 23, 2024	Market Approach

Appraised property	Lessor	Rent rate appraised (Baht/sqm.)	Rent value appraised (Baht million/month)	Rent value appraised for 2 years, 10 months and 2 days (Baht million)	Report No.	Appraisal date	Appraisal approach
complex, Sukhumvit 55 Road (Thong Lo), Khlong Tan Nuea Sub-district, Watthana District, Bangkok							
3. Leased area of 203 sqm., located in 72 Courtyard complex, Sukhumvit 55 Road (Thong Lo), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	TORO	1,400.00	0.28	9.68	TA-2-0252/67	February 23, 2024	Market Approach
Total			3.09	100.67			

(2) Purchase of assets from MOM'S TOUCH

(a) For the purchase of assets for business operation of six MOM'S TOUCH branches, consisting of equipment, tools, utensils, decorations, furniture, etc., the Company engaged TA to perform property appraisal as a basis for determination of value of consideration, the details of which are as follows:

Appraised property	Appraised value (Baht million)	Report No.	Appraisal date	Appraisal approach
1. Central Rama 9 Branch	**3.10**			
- Tools and equipment, 120 items	0.99	TA-2-0244/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	2.11			
2. S-Oasis Branch	**5.68**			
- Tools and equipment, 226 items	1.28	TA-2-0245/67	February 19, 2024	Replacement Cost Approach
- Interior decoration and renovation	4.40			
3. ICS Branch	**3.89**			
- Tools and equipment, 88 items	0.94	TA-2-0246/67	February 20, 2024	Replacement Cost Approach
- Interior decoration and renovation	2.95			
4. Silom Complex Branch	**6.50**			
- Tools and equipment, 242 items	1.27	TA-2-0247/67	February 20, 2024	Replacement Cost Approach
- Interior decoration and renovation	5.23			
5. The Mall Lifestore Bangkapi Branch	**5.52**			
- Tools and equipment, 229 items	1.10	TA-2-0248/67	February 16, 2024	Replacement Cost Approach
- Interior decoration and renovation	4.42			

Appraised property	Appraised value (Baht million)	Report No.	Appraisal date	Appraisal approach
6. The Mall Lifestore Bangkae Branch	5.17			
- Tools and equipment, 95 items	1.27	TA-2-0249/67	February 16, 2024	Replacement Cost Approach
- Interior decoration and renovation	3.90			
Total	29.86			

12. Proxy form providing the shareholders with vote casting options, along with the nomination of at least one member of the Audit Committee as their proxy

Profiles of the Audit Committee Members recommended by the Company for the shareholders to appoint as their proxy and the Proxy Forms are provided in the supporting documents for the 2024 Annual General Meeting of Shareholders (Documents No. 6 and No. 7).

13. Opinion of the Board of Directors regarding the agreement to enter into the connected transaction, including the reasonableness and optimum benefit to the Company compared with the transaction with an independent third party

The Board of Directors' Meeting of the Company No. 6/2024 on July 4, 2024 considered details of the Asset Purchase Transaction with integrity and carefulness in protecting the interest of the Company, and then resolved to grant approval for the Company to enter into such transaction and propose the matter to the shareholders' meeting for further consideration and approval. The Board of Directors was of the opinion that the Asset Purchase Transaction is appropriate, reasonable and in the best interests of the Company and all its shareholders in the long term. In view of the benefit receivable by the Company and reasonableness of the transaction compared with the transaction executed with other non-connected persons, the Board of Directors deemed that the Asset Purchase Transaction will be executed with the connected persons on an arm's-length basis, without any transfer of benefit between the Company and the persons who may have a conflict of interest, and that the conditions are set out in the same manner as those of the usual sale and purchase transactions.

In this regard, the Company, as a listed company on the SET, will have to abide by the rules and regulations for connected transactions as if the transaction would be entered into with the non-connected persons, taking into account the best interest of the Company, so as to ensure that the minority shareholders will not be affected by the connected transaction.

Please refer to the Information Memorandum on the Asset Acquisition and Connected Transaction of Gift Infinite Public Company Limited as per the supporting documents for the Extraordinary General Meeting of Shareholders 2024/1 .No (Document No. 1).

14. Opinion of the Audit Committee and/or directors of the Company that is different from opinion of the Board of Directors in Clause 13

The Audit Committee and directors of the Company do not have any opinion that is different from opinion of the Board of Directors.

The Company hereby certifies that the statement in this information memorandum is true and correct in all respects and has been prudently and thoroughly prepared by paying regard to the interest of the shareholders and that the information contained herein is correct and complete in material aspect and does not cause any misunderstanding to any parties. This information memorandum is prepared for the sole purpose of presenting information and shall not be construed as an invitation to or a proposal for securities acquisition or subscription.

Yours sincerely,
Gift Infinite Public Company Limited

- Signed -
(Mr. Surachai Chetchotisak)
Authorized Director

- Signed -
(Ms. Waleewan Rojjanapakdee)
Authorized Director

-Translate -

Independent Financial Advisor Opinion

On

Asset Acquisition and Connected Transaction

Proposed to

Shareholders of Gift Infinite Public Company Limited

Prepared by

Pi Advisory Co., Ltd.

24rd July 2024

Re: PIA 018/2567

24rd July 2024

Subject Opinion of Independent Financial Advisor on Assets Acquisition and Connected Transaction

To Shareholders and Audit Committee
GIFT INFINITE Public Company Limited

Reference :
1) Board of Directors' resolution of GIFT INFINITE Plc. No. 6/2024 on 4th July 2024
2) Information memorandum on assets acquisition and connected transaction of GIFT INFINITE Plc. on 4th July 2024 and amendment
3) Audited financial statement by certified auditor of GIFT INFINITE Plc. as of 31st December 2023 and Reviewed financial statement by certified auditor as of 31st March 2024
4) Audited financial statement by certified auditor of BEAM X Co., Ltd. as of 31st December 2023
5) Audited financial statement by certified auditor of MOM'S TOUCH Co., Ltd. as of 31st December 2023
6) Asset appraisal report of BEAMX and MOM'S TOUCH by independent valuer, T.A. Management Corporation (1999) Co., Ltd.
7) Annual report of 2023 – 2024 (Form 56-1 One Report) of GIFT INFINITE Plc.
8) Affidavit, memorandum, information, and other document of GIFT INFINITE Plc. as well as GIFT INFINITE Plc. management interview
9) Affidavit, memorandum, information, and other document of BEAM X Co., Ltd. as well as BEAM X Co., Ltd. management interview
10) Affidavit, memorandum, information, and other document of MOM'S TOUCH Co., Ltd. as well as MOM'S TOUCH Co., Ltd. management interview
11) Draft Purchase Agreement and Draft Lease Agreement
12) MOM'S TOUCH franchise agreement between MOM'S TOUCH (Thailand) Co., Ltd. as a Franchise and Mom's Touch&Co. as a Master Franchise (Master Franchise Agreement)
13) Memorandum of Understanding : MOU

Board of Directors' meeting of GIFT INFINITE Plc. ("the Company" or "GIFT") No. 6/2024 on 4th July 2024 has resolution to purpose to Extraordinary General Meeting ("EGM") No. 1/2024 on 15th August 2024 for consideration and permission to GIFT Hospitality Co., Ltd. ("Subsidiary" or "GH"), a subsidiary of GIFT that is hold 99.99 percent of paid-up capital, to acquire assets for Food & Beverage business from 2 sellers. Those sellers are (1) BEAM X Co., Ltd. ("BEAMX") and (2) MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH") which are connected persons at the value not greater than 255,713,861.36 Baht.

The above transaction is considered as asset acquisition under Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets and

Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 (as Amended) (together named "Acquisition or Disposal Notification") with the maximum transaction size of 11.84 percent base of the total value of consideration paid or received (total value of Baht 255.71 million). The value is considered from 3-month reviewed financial statement by certified auditor as of 31st March 2024. The number of other transactions is 1 transaction in the past 6 month with total transaction size of 13.49 percent base of the total value of consideration paid or received which is the maximum value. Therefore, the transaction size is less than 15.00 percent, the Company has no obligation to reveal any information memorandum to the Stock Exchange of Thailand (SET).

Moreover, the above transaction between the Company and connected persons is considered as Connected Transaction under Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 dated 19th November 2003 (as Amended) (together named "Connected Transaction Notification"). Some of transactions is conducting with connected persons, (1) Mr. Surachai Chetchotisak (2) Mr. Chet Chetchotisak and (3) Mr. Chot Chetchotisak (together name "Chetchotisak Group"). Chetchotisak Group holds direct shares for 257,431,932 shares, 30,000,000 shares, and 37,343,600 shares respectively which are equivalent to 19.48 percent, 2.27 percent, and 2.83 percent of paid-up capital of the Company. Chetchotisak Group also holds indirect shares via Chetchotisak Holding Co., Ltd. ("CCH") for 316,500,000 shares or equivalent to 23.95 percent of paid-up capital of the Company. Chetchotisak Group holds direct and indirect share for 641,275,532 shares which is equivalent to 48.53 percent of paid-up capital of the Company based on the disclosure information on 18th June 2024.

Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP TORO and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively (Moreover, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company.) based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3 branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person of BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH because of the same Ultimate Shareholders with the transaction size of 2.96 percent of NTA of the Company (NTA of the Company at 31st March 2024 was Baht 675.60 million). The accumulation of transaction size in the past 6 months are 31.23 percent of NTA. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive authorization from Board of Director and reveal information memorandum regarding to the transaction to the Stock Exchange of Thailand ("SET") by Connected Transaction Notification. Moreover, shareholder's

meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

Consequently, the Company has appointed Pi Advisory Co., Ltd. ("IFA" or Independent Financial Advisor), which is an approval list of Independent Financial Advisor from Securities and Exchange Commission ("SEC"), to opine on the Assets Acquisition and Connected Transaction of the Company to Shareholders for consideration.

All the calculation in this report shall represent with 2 or 3 decimal number round up (depend on the case) which may have some difference between actual calculation and number in this report.

Scope and Limitations of Responsibility:

1) Due diligence report and opinion of IFA in this paper is based on document, information, and assumption received from the Company's management and public information to Securities and Exchange Commission (www.sec.or.th) and the Stock Exchange of Thailand (www.set.or.th) and Business Online Plc. (www.bol.co.th), Appraisal Report from Independent Valuer, and other public information.
2) Opinion of IFA in this report is based on an assumption that all document and information is true and completely correct. The opinion is considered from current document and circumstance on report date. If any changes or incidents may affect to the business operation and projection as well as Shareholders' resolution on Assets Acquisition and Connected Transaction.
3) The Company and representatives were certified to IFA that all the information presented and submitted to IFA is all covered and correctly. Financial statement is represented operation and financial status of BEAM X Co., Ltd. and MOM'S TOUCH (Thailand) Co., Ltd. under General Accepted Accounting Standard or as shown in Notes to financial statement.
4) IFA shall not be responsible for profit or loss or any effects from the transaction.
5) IFA has due diligence with careful knowledge, ability, and careful as professional concerns.
6) IFA has considered and opined under the circumstance of current information. If there are any significant changes, due diligence report from IFA shall be revised otherwise.
7) Report on IFA opinion, presented to Audit Committee and Shareholders of the Company, is not covered for successful of the transaction or the Company's operation in the future.

In order to opine to Shareholders, IFA has considered to reasonableness of the Connected Transaction with concerned factors. IFA considered with careful and reasonable as professional concerns.

Appendix of this IFA report are considered as a part of the report. Audit Committee and Shareholders shall take into account for consideration.

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Information of GIFT INFINITE PUBLIC COMPANY LIMITED..... Appendix 1

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Definition

The following definition stands for the full word or phrase as in this document, otherwise as indicated.

Abbreviation	Full
GIFT, The Company	GIFT INFINITE Public Company Limited
GH	Gift Hospitality Co., Ltd. as subsidiary of the Company
BEAMX	BEAM X Co., Ltd.
MOM'S TOUCH	MOM TOUCH (Thailand) Co., Ltd.
SEC	Securities and Exchange Commission
SET	The Stock Exchange of Thailand
Notification Concerning the Acquisition and Disposition of Assets	Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 (as Amended)
Notification Concerning the Connected Transactions	Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 (as Amended)
Independent Financial Advisor (IFA)	Pi Advisory Co., Ltd.
Appraisal Report by Independent Valuer	Appraisal report of BEAMX and MOM'S TOUCH's assets by independent valuer, T.A. Management Corporation (1991) Co., Ltd. for 21 reports
N.A.	Not Applicable / Not Available
NTA	Net Tangible Asset
IRR	Internal Rate of Return
DCF	Discounted Cash Flow
CAPM	Capital Asset Pricing Model
EBIT	Earnings Before Interest and Taxes
EBITDA	Earnings Before Interest, Taxes, and Depreciation

Executive Summary

1.1 Characteristics and Details of the Transaction

The Board of Directors' Meeting of Gift Infinite Plc. ("the Company" or "GIFT") No. 6/2024, on 4th July 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024 ("EGM"), to be held on 15th August 2024, to consider granting approval for Gift Hospitality Co., Ltd. ("Subsidiary" or "GH"), (previous name Lavish Laboratory Co., Ltd.), operates as an cosmetics OEM which trend to decrease because of local brand is not popular as international brand. That directly affects to revenue, and performance in 2021 – 2022 was operated loss. Therefore, GH ceased its business since 2nd quarter of 2022. GH is looking for new business as strategy and investment plan either Food & Beverage or Hospitality, Wellness & Beauty. GIFT holds 99.99 percent of paid-up capital in GH. GH shall enter into the transaction to assets acquisition for operation of Food & Beverage business from 2 operators which are (1) BEAM X Co., Ltd. ("BEAMX") and (2) MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH") which is connected persons with the transaction value of not exceed of Baht 255,713,861.36 ("Asset Acquisition Transaction").

	List	Characteristics of Assets	Counter Party	Value
1. Assets Acquisition from BEAM and BEER BELLY				
1.1	Assets acquisition for operation of 1 BEAM CUBE which is entertainment complex located in Mahanakhon CUBE Building	Machinery, equipment, decoration, renovation, furniture	BEAM X Co., Ltd. which is connected person of the Company	Not exceed Baht 85,500,000.00
	Assets acquisition for operation of 1 BEAM CLUB which is entertainment complex located in 72 Courtyard			
	Assets acquisition for operation of 1 BEER BELLY which is restaurant offering Thai fusion food, international dishes, alcoholic and non-alcoholic beverages located in 72 Courtyard			
1.2	Be transferred of lease agreement of 1 BEAM CUBE from BEAMX	Remaining of lease agreement from Subsidiaries to be paid to existing tenant, which BEAMX signed the agreement and is not a connected person for the value of not exceeding Baht 3,588,556.45, divided into rental expense for the value of not exceeding Baht	Juristic is not a connected person	Free of charge/2

	List	Characteristics of Assets	Counter Party	Value
		1,569,278.23, service charge for the value of not exceeding Baht 1,569,278.23, and deposit for the value of not exceeding Baht 450,000.00.		
1.3	Transfer of lease agreement of 1 BEAM CLUB and 1 BEER BELLY from BEAMX	1.3.1 Remaining of lease agreement from Subsidiaries to be paid to existing tenant for the value of not exceeding Baht 30, 075, 983. 23, divided into rental expense for the value of not exceeding Baht 17,139,901.94, service charge for the value of not exceeding Baht 11,426,601.29, and deposit for the value of not exceeding Baht 1,509,480.00.	BEAM CLUB Co., Ltd. which is a connected person of GH.	Free of charge[/2]
		1.3.2 Remaining of lease agreement from Subsidiaries to be paid to existing tenant for the value of not exceeding Baht 65,725,312.26[/ 1], divided into rental expense for the value of not exceeding Baht 37,455,979.35, service charge for the value of not exceeding Baht 24,970,652.90, and deposit for the value of	MEMBERSHIP Co., Ltd. ("MEMBERSHIP"), as an original lessor and connected person	

	List	Characteristics of Assets	Counter Party	Value
		not exceeding Baht 3,298,680.00.		
		1.3.3 Remaining of lease agreement from Subsidiaries to be paid to existing tenant for the value of not exceeding Baht 10, 192, 695. 48[/1], divided into rental expense for the value of not exceeding Baht 5,808,681.29, service charge for the value of not exceeding Baht 3,872,454.19, and deposit for the value of not exceeding Baht 511,560.00.	BAR TORO (Thailand) Co., Ltd. ("TORO"), as an original lessor and connected person	
2. Assets Acquisition from MOM'S TOUCH				
2.1	Assets acquisition for operation of 6 branches of MOM'S TOUCH, which is a Fried Chicken and Burger Franchise from South Korea located at Central Rama IX, S-Oasis, ICS Tower, Silom Complex, The Mall Bangkapi, and The Mall Bangkhae.	Machinery, equipment, decoration, renovation, furniture	MOM'S TOUCH (Thailand) Co., Ltd. which is a connected person	Not exceed Baht 29,500,000.00
2.2	Be transferred of lease agreement of 6 branches of MOM'S TOUCH from MOM'S TOUCH	Remaining of lease agreement from Subsidiaries to be paid to lessor for the value of not exceeding Baht 31,131,313.94 divided into rental expense for the value of not exceeding Baht 8,088,637.26, service charge for the value of not exceeding Baht	Juristic is not a connected person	Free of charge[/2]

	List	Characteristics of Assets	Counter Party	Value
		15,381,446.47, and deposit for the value of not exceeding Baht 7,661,230.21.		

Remarks : /1 Transfer of lease agreement of 1 BEAM CLUB and 1 BEER BELLY from BEAMX, original lessors are MEMBERSHIP and TORO which are not connected persons and were granted the tight to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

/2 Acceptance transferring of lease agreements is free of charge. After the transaction, the Company has an obligation to pay rental fee and service fee to lessor according to lease agreement.

Development of each business

BEAMX was established in 2016 and operated from 2016 to present. Performance before COVID-19 was positive but slow down during COVID-19. In the present, BEAMX has positive business trend.

MOM'S TOUCH was established in October 2022 at Central Rama IX. The expansion of branches is completed by a few months for each branch. MOM'S TOUCH has total 6 branched in the present with net loss because of start-up business has high cost of sale and transportation expense from imported raw material which increase cost of sale. In the present, cost of sale is efficient managed. Moreover, high rental fee in S-Oasis, ICS, The Mall Bangkapi, and the Mall Bangkhae.

The above transaction is considered as asset acquisition under Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 (as Amended) (together named "Acquisition or Disposal Notification") with the maximum transaction size of 11.84 percent base of the total value of consideration paid or received (total value of Baht 255.71 million). The value is considered from 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3 branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person, because of the same major shareholders whose are Mr. Chet Chetchotisak. Mr. Chet Chetchotisak holds shares in OKONOMI for 799,998 shares account for 20.00 percent of paid-up capital and holds shares in the Company for 641,275,532 shares account for 48.53 percent of paid-up capital, at the value of Baht 35.66 million with source of fund from the Company's working capital. The maximum transaction size is 1.65 percent base of the total

value of consideration paid or received. In the past 6 months, the Company has none of other acquisition assets with transaction size of lower 15.00 percent of the total value of consideration paid or received. Therefore, the Company has no responsibility to reveal information memorandum to the Stock Exchange of Thailand. However, please read additional detail of "The Board of Directors' Meeting the acquisition of assets of subsidiary; GIFT HOSPITALITY Co., Ltd. ("The Subsidiary") enters into purchasing assets from OKONOMI (Thailand) Co., Ltd. which is connected transaction party" which is connected persons on 26th June 2024 and revised version on 28th June 2024 as public on www.set.or.th.). Therefore, total transaction size included another one transaction in the past 6 months is 13.49 percent base of the total value of consideration paid or received which is the highest value. The transaction size is less than 15.00 percent. The Company does not have any responsibility to reveal information memorandum to the Stock Exchange of Thailand. However, some of transactions are considered as Connected Transaction under Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions dated 31st August 2008 (as amended) and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 dated 19th November 2003 (as Amended) (together named "Connected Transaction Notification"). Transaction No. 1.1 is a transaction with BEAMX which has the same major shareholders. Transaction No. 1.3.2 is a transaction with MEMBERSHIP which has the same major shareholders. Transaction No. 1.3.3 is a transaction with TORO which has the same major shareholders. Transaction No. 2.1 is a transaction with MOM'S TOUCH which has the same major shareholders. Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively (BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH are not connected persons regard to Connected Transaction Notification. The transaction size shall be calculated separately. For additional information to shareholders, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company. However, total transaction size shall not be used to considered any Company's obligation under Connected Transaction) based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. In the past 6 months, the Company has none of connected transactions with BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH or any of 4 connected persons.

Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP TORO and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively (Moreover, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company.) based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3

branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person of BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH because of the same Ultimate Shareholders with the transaction size of 2.96 percent of NTA of the Company (NTA of the Company at 31st March 2024 was Baht 675.60 million). The accumulation of transaction size in the past 6 months are 31.23 percent of NTA. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive authorization from Board of Director and reveal information memorandum regarding to the transaction to the Stock Exchange of Thailand ("SET") by Connected Transaction Notification. Moreover, shareholder's meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

Summary of Transaction

List	Value of consideration paid (Million Baht)	Assets Acquisition	Connected Transaction
1. Assets Acquisition from BEAMX	**195.08**		
1.1 Assets acquisition for operation of 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY	85.50	✓	✓
1.2 Transfer of lease agreement of 1 BEAM CUBE from BEAMX without charge[/7]	3.59 [/1]	✓	✗[1/]
1.3 Be transferred of lease agreement of 1 BEAM CLUB and 1 BEER BELLY from BEAMX without charge[2/7]			
1.3.1. Remaining of lease agreement from Subsidiaries to be paid to BEAM CLUB Co., Ltd., which is connected person of GH [/3]	30.08 [/4]	✓	✗
1.3.2. Remaining of lease agreement from Subsidiaries to be paid to MEMBERSHIP, which is lessor and connected person of the Company	65.72 [/5]	✓	✓
1.3.3. Remaining of lease agreement from Subsidiaries to be paid to TORO, which is lessor and connected person of the Company	10.19 [/6]	✓	✓
2. Assets Acquisition from MOM'S TOUCH	**60.63**		
2.1 Assets acquisition for operation of 6 branches of MOM'S TOUCH	29.50	✓	✓
2.2 Be transferred of lease agreement of 6 branches of MOM'S TOUCH from MOM'S TOUCH without charge[/7]	31.13 [/1]	✓	✗[1/]

List	Value of consideration paid (Million Baht)	Assets Acquisition	Connected Transaction
Total	**255.71**		

Remarks : /1 Remaining of lease agreement from Subsidiaries to be paid to lessor, which is not connected person.

/2 Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

/3 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

/4 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 599 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 28.57 million. However, the total value of consideration paid is included deposit of Baht 1.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 28.57 million which is equivalent to fair rental value from Independent Valuer.

/5 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 1,309 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 62.43 million. However, the total value of consideration paid is included deposit of Baht 3.30 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 62.43 million which is less than fair rental value from Independent Valuer at Baht 66.89 million.

/6 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 203 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 9.68 million. However, the total value of consideration paid is included deposit of Baht 0.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 9.68 million which is equivalent to fair rental value from Independent Valuer.

/7 Acceptance transferring of lease agreements is free of charge. After the transaction, the Company has an obligation to pay rental fee and service fee to lessor according to lease agreement.

Consequently, the Company has appointed Pi Advisory Co., Ltd. ("IFA" or Independent Financial Advisor), which is an approval list of Independent Financial Advisor from Securities and Exchange Commission ("SEC"), to opine on the Assets Acquisition and Connected Transaction of the Company to Shareholders for consideration.

As per the resolution of the Board of Directors' Meeting No. 6/2024 on 4th July 2024 approving to acquire assets for Food & Beverage operation in regard to PP objectives grant by EGM No. 1/2023 on 20th February 2023. Pi Advisory Co., Ltd., as an Independent Financial Advisor, has analyzed transaction's objective, business plan, economics, business wise of BEAM and MOM'S TOUCH. Independent Financial Advisor opined that the Asset Acquisition for this Food & Beverage business is reasonableness, along with strategy and investment plan of the Company in both Food & Beverage business and Hospitality, Wellness & Beauty business. Independent Financial Advisor considered for advantages and disadvantages, and risk of the transaction as follows;

Effect from the Transaction

1. Accounting Effect
2. Cash Flow and Liquidity Effect

Advantages of entering into the Transaction

1. The Company shall have an opportunity to receive new revenue and cash flow from new business
2. An investment in other sector besides main business shall enhance to diversify business risk which is good for the company in long term as adjustable strategy in circumstance changes
3. the Company could start new business within short period of time comparing by start new business

Disadvantages and risks of entering into the Transaction

1. Large investment required for this asset acquisition which lower the Company liquidity
2. an expense occurred from the transaction in order to receive the permission from Shareholder's resolution

Advantages of not entering into the Transaction

1. The Company's cash flow does not decrease and has no liabilities or expenses regarding to the project
2. None of expense occurred from the transaction
3. None of risk from new business

Disadvantages of not entering the Transaction

1. No expansion investment as plan and do not received return from new business
2. Loss an opportunity to diversify investment risk

Compare the advantages and disadvantages between entering transactions with connected persons and making transactions with outsiders

1. Advantages of entering transactions with connected persons

The transaction occurred with connected persons. Therefore, the negotiation between the Company and counter party of Assets Acquisition and Connected Transaction shall be reckless compared with outsider. The Company can meet the objective and complete the negotiation in short period of time.

2. Disadvantages and risks of entering transactions with connected persons

The transaction between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH is account for Baht 255.71 million. To calculate transaction size from reviewed financial statement of Q1 2024 as of 31st March 2024,

the transaction size is 11.84 base of the total value of consideration paid or received. Consideration of transaction by Acquisition or Disposal Notification during the past 6 months, BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GH to acquire assets for operating of Food & Beverage business from OKONOMI at the value of Baht 35.66 million and maximum transaction size is 1.65 percent base of the total value of consideration paid or received. Therefore, total transaction size included another one transaction in the past 6 months is 13.49 percent base of the total value of consideration paid or received which is the highest value. If this transaction is not a connected transaction, it shall consider as small size of transaction and could be approved by BOD and completed in short period of time without any cost. However, the transaction is connected transaction with the transaction size of 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of Net Tangible Assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.50 million) respectively. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million and considered as a large transaction. Shareholders has to approve prior to the transaction. Expenses from set up EGM, documentary expense, IFA, and Independent Valuer shall occur.

The Company shall loss an opportunity to receive an investment offer in other project from outsider which may be better offer or more efficient of synergy. The Company may receive higher profit from lower cost, or new technology or operating channel.

The Transaction with the Connected Persons shall have disadvantages in negotiation power since shareholder of counter party is a major shareholder of the Company. The negotiation could not be fully performed as an outsider. However, the negotiation for this transaction is performed under normal business transaction. The Company also appointed IFA to opine on the transaction.

3. Advantages of entering transactions with outsiders

Conducting a transaction with an outside party shall cause this transaction to not be considered a connected transaction. This shall cause the Company to incur additional costs in appointing an independent financial advisor to provide an opinion on this connected transaction including transactions with outsiders, shareholders shall assume that the Company's transactions are transparent transactions and that there shall be no transfer of benefits from the Company because the two parties are not related to each other. Therefore, in negotiating, both the employer and the contractor should protect their own interests as much as possible.

4. Disadvantages and risks of entering transactions with outsiders

If the Company does not enter into transactions with BEAMX and MOM'S TOUCH but enter into transactions with outsiders; the Company may need a longer period of time for due diligence and review the status. The negotiation may be more complicated. The coordination may not be convenient. The solution in negotiation is uncertainty.

Risk of entering the transaction

1. Risk from unexpected return on investment
2. Risk from conflict of interest
3. Risk from operation loss in the past

4. Risk from change of lease agreement and risk from not continuing lease agreement or change of rent conditions in the future

5. Risk from change of rights in franchise and from not continuing franchise agreement or termination from wrong condition or agreement in franchise agreement

6. Risk on related law and legal disputes

7. Business Risk

Consequently, Pi Advisory Co., Ltd. as an Independent **Financial Advisor has opined that the transaction is reasonable**. The transaction could meet the target of business plan to grow and make profit in the long run. The transaction shall generate advantage to the Company which are 1 The Company shall have an opportunity to receive new revenue and cash flow from new business, 2 An investment in other sector besides main business shall enhance to diversify business risk which is good for the company in long term as adjustable strategy in circumstance changes, and 3 the Company could start new business with in short period of time comparing by start new business. However, the transaction shall generate disadvantage to the Company which are 1 Large investment required for this asset acquisition which lower the Company liquidity, and 2 an expense occurred from the transaction in order to receive the permission from Shareholder's resolution. If the transaction does not occur; there are advantage to the Company which are 1 the Company's cash flow does not decrease and has no liabilities or expenses regarding to the project, 2 none of expense occurred from the transaction, and 3 none of risk from new business. The disadvantages from not ensuring the transaction are 1 No expansion investment as plan and do not received return from new business, and 2 loss an opportunity to diversify investment risk.

The Appropriateness of transaction value, IFA compared assets' value between the acquisition price and appraisal value from Independent Valuer. The comparison shall include machinery, equipment, decoration, and renovation, but exclude obligation from lease agreement for Baht 140.71 million. A lease agreement is an accounting transaction to realize the obligation and rights on the assets in the long term. The rights on assets and obligation occurred from each agreement shall not appropriate to compare with the value of assets which are machinery and equipment, decoration and renovation. Therefore, IFA has compared the acquisition asset value at Baht 115.00 million with appraisal value from Independent Valuer at Baht 115.15 million. The acquisition value is lower than the appraisal value from Independent Valuer by Baht 0.15 million or equivalent to 0.13 of appraisal value. **IFA opined that the Asset Acquisition for food & beverage operation from BEAMX and MOM'S TOUCH is appropriated.**

Lease transferring from BEAMX for 1 of BEAM CLUB and 1 of BEER BELLY, BEAMX has an obligation to extend the lease agreement with the lessor for 3 years from 5th July 2024 – 4 July 2027. After asset acquisition, Subsidiary shall have the rights on lease agreement for 2 years 10 months 2 days or from 2nd September 2024 to 4th July 2027. When comparing the liability from lease agreement at the value not exceeding of Baht 100.67 million (rental fee in the agreement excluding deposit) with rental fee of Independent Valuer at Baht 105.14 million, the rental fee from lease agreement is lower than the appraisal rental rate by Independent Valuer for Baht 4.46 million or equivalent to 4.24 percent of appraisal value. However, the Company has an obligation to pay the deposit for not exceeding of Baht 5.32 million which is account

for 5.00 percent of rent and service fee for damage guarantee to all 3 lessors. The deposit is lower than BEAM CUBE's rate that Subsidiary has to pay for King Power Manakorn Co., Ltd. ("KM") which is not connected person at 7.79 percent of rent and service fee. Those are the rent for restaurant and entertainment complex. Therefore, the deposit is appropriated because lo lower rate than rate with others. For this transferring, **IFA opined that the rental fee is appropriated** since the rental rate is lower than the rate of Independent Valuer under Market Approach.

IFA has considered for investment and feasibility study of the project and opined that this Asset is conceivable investment and appropriateness by (1) Net Present Value of project is equal to Baht 122.29 million which is positive value, (2) Project IRR is equal to 12.39 percent which is higher than Return on Equity (Ke) at 11.18 percent represent that return on the project is higher than return on equity, and (3) the Payback Period of base case is 4.54 years. However, at the transaction period, the Company does not have any other similar transaction for comparison. IFA did not find any research or academic information to represent that what is the appropriated of payback period. Therefore, IFA calculated payback period on this transaction as a consideration information for shareholders to acknowledge that return period from operation or number of years the Company shall gain from investment.

Return of the investment could be calculated as follows;

Return	Project	
	Based Case	Based Case
Net Present Value	122.29	101.21 – 150.87
Project IRR	12.39 %	9.73 % – 15.62 %
Payback Period (years)	4.54	4.47 – 4.61

IFA has considered the characteristics of transaction, major conditions, and value of the transaction as well as connected transaction. IFA opined that this investment as a connected transaction is an expansion plan to Food & Beverage sector as business plan. When consideration for benefits, advantages, disadvantages, and risk on appropriated fair price, IFA opined that this connected transaction is reasonableness and benefit to the Company and shareholders. **Shareholders shall approve this Connected Transaction**.

The consideration for an approval on transaction is depend on discretion of shareholders, while shareholders shall read and consider the reason, advantages, disadvantages, effects, and opinion in every issue from this report as well as all other documents sent to the Shareholder for an appropriated decision on the resolution.

1. Characteristics and Details of the transaction

1.1 General Characteristics and Detail

The Board of Directors' Meeting of Gift Infinite Plc. ("the Company" or "GIFT") No. 6/2024, on 4th July 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024 ("EGM"), to be held on 15th August 2024, to consider granting approval for Gift Hospitality Co., Ltd. ("Subsidiary" or "GH"), (previous name Lavish Laboratory Co., Ltd.), operates as an cosmetics OEM which trend to decrease because of local brand is not popular as international brand. That directly affects to revenue, and performance in 2021 – 2022 was operated loss. Therefore, GH ceased its business since 2nd quarter of 2022. GH is looking for new business as strategy and investment plan either Food & Beverage or Hospitality, Wellness & Beauty. GIFT holds 99.99 percent of paid-up capital in GH. GH shall enter into the transaction to assets acquisition for operation of Food & Beverage business from 2 operators which are (1) BEAM X Co., Ltd. ("BEAMX") and (2) MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH") which is connected persons with the transaction value of not exceed of Baht 255,713,861.36 ("Asset Acquisition Transaction").

	List	Characteristics of Assets	Counter Party	Value
1. Assets Acquisition from BEAM and BEER BELLY				
1.1	Assets acquisition for operation of 1 BEAM CUBE which is entertainment complex located in Mahanakhon CUBE Building	Machinery, equipment, decoration, renovation, furniture	BEAM X Co., Ltd. which is connected person of the Company	Not exceed Baht 85,500,000.00
	Assets acquisition for operation of 1 BEAM CLUB which is entertainment complex located in 72 Courtyard			
	Assets acquisition for operation of 1 BEER BELLY which is restaurant offering Thai fusion food, international dishes, alcoholic and non-alcoholic beverages located in 72 Courtyard			
1.2	Be transferred of lease agreement of 1 BEAM CUBE from BEAMX	Remaining of lease agreement from Subsidiaries to be paid to existing tenant, which BEAMX signed the agreement and is not a connected person for the value of not exceeding Baht 3,588,556.45, divided into rental expense for the value of not exceeding Baht	Juristic is not a connected person	Free of charge/2

	List	Characteristics of Assets	Counter Party	Value
		1,569,278.23, service charge for the value of not exceeding Baht 1,569,278.23, and deposit for the value of not exceeding Baht 450,000.00.		
1.3	Transfer of lease agreement of 1 BEAM CLUB and 1 BEER BELLY from BEAMX	1.3.1 Remaining of lease agreement from Subsidiaries to be paid to existing tenant for the value of not exceeding Baht 30, 075, 983. 23, divided into rental expense for the value of not exceeding Baht 17,139,901.94, service charge for the value of not exceeding Baht 11,426,601.29, and deposit for the value of not exceeding Baht 1,509,480.00.	BEAM CLUB Co., Ltd. which is a connected person of GH.	Free of charge[/2]
		1.3.2 Remaining of lease agreement from Subsidiaries to be paid to existing tenant for the value of not exceeding Baht 65,725,312.26[/ 1], divided into rental expense for the value of not exceeding Baht 37,455,979.35, service charge for the value of not exceeding Baht 24,970,652.90, and deposit for the value of	MEMBERSHIP Co., Ltd. (“MEMBERSHIP”), as an original lessor and connected person	

	List	Characteristics of Assets	Counter Party	Value
		not exceeding Baht 3,298,680.00.		
		1.3.3 Remaining of lease agreement from Subsidiaries to be paid to existing tenant for the value of not exceeding Baht 10, 192, 695. 48[/1], divided into rental expense for the value of not exceeding Baht 5,808,681.29, service charge for the value of not exceeding Baht 3,872,454.19, and deposit for the value of not exceeding Baht 511,560.00.	BAR TORO (Thailand) Co., Ltd. ("TORO"), as an original lessor and connected person	
2. Assets Acquisition from MOM'S TOUCH				
2.1	Assets acquisition for operation of 6 branches of MOM'S TOUCH, which is a Fried Chicken and Burger Franchise from South Korea located at Central Rama IX, S-Oasis, ICS Tower, Silom Complex, The Mall Bangkapi, and The Mall Bangkhae.	Machinery, equipment, decoration, renovation, furniture	MOM'S TOUCH (Thailand) Co., Ltd. which is a connected person	Not exceed Baht 29,500,000.00
2.2	Be transferred of lease agreement of 6 branches of MOM'S TOUCH from MOM'S TOUCH	Remaining of lease agreement from Subsidiaries to be paid to lessor for the value of not exceeding Baht 31,131,313.94, divided into rental expense for the value of not exceeding Baht	Juristic is not a connected person	Free of charge[/2]

	List	Characteristics of Assets	Counter Party	Value
		8,088,637.26, service charge for the value of not exceeding Baht 15,381,446.47, and deposit for the value of not exceeding Baht 7,661,230.21.		

Remarks /1 Transfer of lease agreement of 1 BEAM CLUB and 1 BEER BELLY from BEAMX, original lessors are MEMBERSHIP and TORO which are not connected persons and were granted the tight to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

/2 Acceptance transferring of lease agreements is free of charge. After the transaction, the Company has an obligation to pay rental fee and service fee to lessor according to lease agreement.

Development of each business

BEAMX established in 2016 and operated from 2016 to present. Performance before COVID-19 was positive but slow down during COVID-19. In the present, BEAMX has positive business trend.

MOM'S TOUCH established in October 2022 at Central Rama IX. The expansion of branches is completed by a few months for each branch. MOM'S TOUCH has total 6 branched in the present with net loss because of start-up business has high cost of sale and transportation expense from imported raw material which increase cost of sale. In the present, cost of sale is efficient managed. Moreover, high rental fee in S-Oasis, ICS, The Mall Bangkapi, and the Mall Bangkhae.

The above transaction is considered as asset acquisition under Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 (as Amended) (together named "Acquisition or Disposal Notification") with the maximum transaction size of 11.84 percent base of the total value of consideration paid or received (total value of Baht 255.71 million). The value is considered from 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3 branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person, because of the same major shareholders whose are Mr. Chet Chetchotisak. Mr. Chet

Chetchotisak holds shares in OKONOMI for 799,998 shares account for 20.00 percent of paid-up capital and holds shares in the Company for 641,275,532 shares account for 48.53 percent of paid-up capital, at the value of Baht 35.66 million with source of fund from the Company's working capital. The maximum transaction size is 1.65 percent base of the total value of consideration paid or received. In the past 6 months, the Company has none of other acquisition assets with transaction size of lower 15.00 percent of the total value of consideration paid or received. Therefore, the Company has no responsibility to reveal information memorandum to the Stock Exchange of Thailand. However, please read additional detail of "The Board of Directors' Meeting the acquisition of assets of subsidiary; GIFT HOSPITALITY Co., Ltd. ("The Subsidiary") enters into purchasing assets from OKONOMI (Thailand) Co., Ltd. which is connected transaction party" which is connected persons on 26th June 2024 and revised version on 28th June 2024 as public on www.set.or.th.). Therefore, total transaction size included another one transaction in the past 6 months is 13.49 percent base of the total value of consideration paid or received which is the highest value. The transaction size is less than 15.00 percent. The Company does not have any responsibility to reveal information memorandum to the Stock Exchange of Thailand. However, some of transactions are considered as Connected Transaction under Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions dated 31st August 2008 (as amended) and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 dated 19th November 2003 (as Amended) (together named "Connected Transaction Notification"). Transaction No. 1.1 is a transaction with BEAMX which has the same major shareholders. Transaction No. 1.3.2 is a transaction with MEMBERSHIP which has the same major shareholders. Transaction No. 1.3.3 is a transaction with TORO which has the same major shareholders. Transaction No. 2.1 is a transaction with MOM'S TOUCH which has the same major shareholders. Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP TORO and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively (Moreover, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company.) based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3 branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person of BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH because of the same Ultimate Shareholders with the transaction size of 2.96 percent of NTA of the Company (NTA of the Company at 31st March 2024 was Baht 675.60 million). The accumulation of transaction size in the past 6 months are 31.23 percent of NTA. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive authorization from Board of Director and reveal information memorandum regarding to the transaction to the Stock Exchange of Thailand ("SET") by Connected Transaction Notification. Moreover,

shareholder's meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP and MOM'S TOUCH are equivalent to 12.66 percent, 9.73 percent, and 4.37 percent of net tangible assets ("NTA"). Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive authorization from Board of Director and reveal information memorandum regarding to the transaction to the Stock Exchange of Thailand ("SET") by Connected Transaction Notification. Moreover, shareholder's meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

Consideration size of TORO transaction under Connected Transaction Notification, the connected transactions between the Company and TORO is equivalent to 1.51 percent of NTA. The transaction size is greater than Baht 1.00 million but less than Baht 20.00 million or greater than 0.03 percent but less than 3.00 percent of NTA whichever is higher. Therefore, the Company has to receive an approval from BOD prior to the transaction and reveal the Information Memorandum to SET under Connected Transaction Notification without an approval from Shareholders' meeting. However, BOD opined that the transaction is connected transaction and similar to the transaction with BEAMX MEMBERSHIP and MOM'S TOUCH. The Company shall be granted an approval for the transaction from the Shareholders' meeting in the same time with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

Summary of Transaction

List	Value of consideration paid (Million Baht)	Assets Acquisition	Connected Transaction
1. Assets Acquisition from BEAMX	**195.08**		
1.1 Assets acquisition for operation of 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY	85.50	✓	✓
1.2 Transfer of lease agreement of 1 BEAM CUBE from BEAMX without charge/7	3.59 /1	✓	✗/1
1.3 Be transferred of lease agreement of 1 BEAM CLUB and 1 BEER BELLY from BEAMX without charge/2/7			
1.3.1. Remaining of lease agreement from Subsidiaries to be paid to BEAM CLUB Co., Ltd., which is connected person of GH /3	30.08 /4	✓	✗
1.3.2. Remaining of lease agreement from Subsidiaries to be paid to MEMBERSHIP, which is lessor and connected person of the Company	65.72 /5	✓	✓
1.3.3. Remaining of lease agreement from Subsidiaries to be paid to TORO, which is lessor and connected person of the Company	10.19 /6	✓	✓
2. Assets Acquisition from MOM'S TOUCH	**60.63**		
2.1 Assets acquisition for operation of 6 branches of MOM'S TOUCH	29.50	✓	✓
2.2 Be transferred of lease agreement of 6 branches of MOM'S TOUCH from MOM'S TOUCH without charge/7	31.13 /1	✓	✗/1
Total	**255.71**		

Remarks : /1 Remaining of lease agreement from Subsidiaries to be paid to lessor, which is not connected person.

/2 Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

/3 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re:

Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

/4 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 599 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 28.57 million. However, the total value of consideration paid is included deposit of Baht 1.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 28.57 million which is equivalent to fair rental value from Independent Valuer.

/5 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 1,309 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 62.43 million. However, the total value of consideration paid is included deposit of Baht 3.30 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 62.43 million which is less than fair rental value from Independent Valuer at Baht 66.89 million.

/6 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 203 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 9.68 million. However, the total value of consideration paid is included deposit of Baht 0.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 9.68 million which is equivalent to fair rental value from Independent Valuer.

/7 Acceptance transferring of lease agreements is free of charge. After the transaction, the Company has an obligation to pay rental fee and service fee to lessor according to lease agreement.

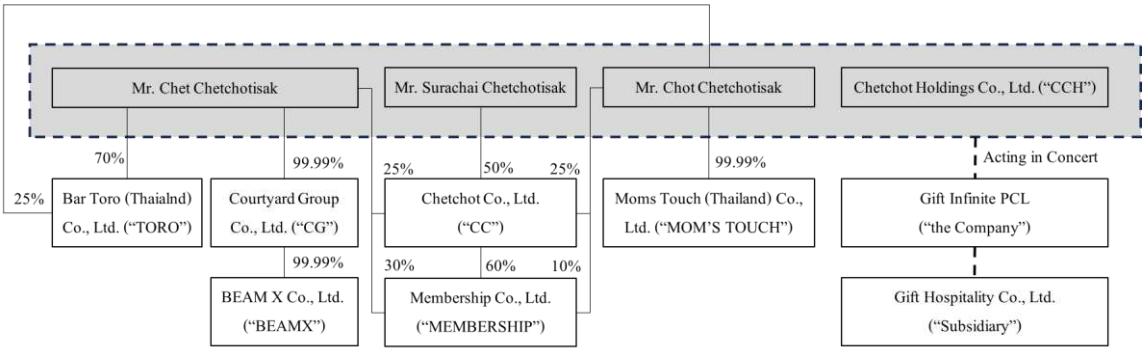
Consequently, the Company has appointed Pi Advisory Co., Ltd. ("IFA" or Independent Financial Advisor), which is an approval list of Independent Financial Advisor from Securities and Exchange Commission ("SEC"), to opine on the Assets Acquisition and Connected Transaction of the Company to Shareholders for consideration.

1.2 Transaction Date

The Assets Acquisition shall take place after approval has been obtained from the EGM No. 1/2024, which shall be held on 15th August 2024. The Company expects that the Assets Acquisition shall be completed by 2nd September 2024 after all conditions precedent specified in the asset sale and purchase agreement have been fulfilled or waived or right renounced by the relevant contract parties, and all acts have been taken to ensure a success in the Assets Acquisition as specified in the asset sale and purchase agreement. The Company has to receive the confirmation from MOM'S TOUCH & CO., which grant an exclusive rights in Thailand to MOM'S TOUCH that approve for the transferring of rights and responsibility under Master Franchise Agreement 22nd April 2022 to Subsidiary. The Subsidiary shall sign the asset sale and purchase agreement and the related documents (if any) after the EGM No. 1/2024, which shall be held on 15th August 2024.

1.3 The counterparty and relation with the Company

Relationship among Chetchotisak group



หมายเหตุ : 1/ On 9th March 2023, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and Chetchot Holdings Co., Ltd. ("CCH") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of Securities (Form 246-2) of the Company. In this regard, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and CCH hold 257,431,932 shares, 30,000,000 shares, 37,343,600 shares and 316,500,000 shares in the Company, representing 19.48 percent, 2.27 percent, 2.83 percent and 23.95 percent of the Company's issued and paid-up capital respectively, according to the Company's shareholding information as at the latest register book closing date to suspend share transfer on 18th June 2024.

2/ Gift Hospitality Co., Ltd. ("Subsidiary" or "GH") is the Company's subsidiary. As at 29th April 2024, the Company held 499,974 shares in GH, representing 99.99 percent of GH's issued and paid-up capital, according to the Subsidiary's shareholding information as at 29th April 2024 derived from the list of shareholders (BorOrChor.5). Gift Hospitality Co., Ltd. registered a change of its company name from Lavish Laboratory Co., Ltd. to Gift Hospitality Co., Ltd. with the Department of Business Development, Ministry of Commerce, on 8th February 2024.

3/ Mr. Chet Chetchotisak holds 199,998 shares in Courtyard Group Co., Ltd. ("CG"), representing 99.99 percent of CG's issued and paid-up capital, according to CG's shareholding information as at 30th April 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

4/ Courtyard Group Co., Ltd. ("CG") holds 199,998 shares in Beam X Co., Ltd. ("BEAMX"), representing 99.99 percent of BEAMX's issued and paid-up capital, according to BEAMX's list of shareholders (BorOrChor.5) dated 5th January 2024. BEAMX has a registered capital of Baht 1.00 million and an issued and paid-up capital of Baht 0.25 million.

5/ Mr. Surachai Chetchotisak holds 750,000 shares in Chetchot Co., Ltd. ("CC"), representing 25.00 percent of CC's issued and paid-up capital, and Mrs. Sujira Chetchotisak (spouse of Mr. Surachai Chetchotisak) holds 750,000 shares in CC, representing 25.00 percent of CC's issued and paid-up capital, making up a total of 1,500,000 shares or 50.00 percent of CC's issued and paid-up capital. At the same time, Mr. Chet Chetchotisak holds 750,000 shares in CC, representing 25.00 percent of CC's issued and paid-up capital, and Mr. Chot Chetchotisak holds 750,000 shares in CC, representing 25.00 percent of CC's issued and paid-up capital, according to CC's shareholding information as at April 30, 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

6/ Chetchot Co., Ltd. ("CC") holds 3,000,000 shares in Membership Co., Ltd. ("MEMBERSHIP"), representing 60.00 percent of MEMBERSHIP's issued and paid-up capital; Mr. Chet Chetchotisak holds 1,500,000 shares in MEMBERSHIP, representing 30.00 percent of MEMBERSHIP's issued and paid-up capital; and Mr. Chot Chetchotisak holds 500,000 shares in MEMBERSHIP, representing 10.00 percent of MEMBERSHIP's issued and paid-up capital, according to MEMBERSHIP's shareholding information as at 30th April 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

7/ Mr. Chet Chetchotisak holds 7,000 shares in Bar Toro (Thailand) Co., Ltd. ("TORO"), representing 70.00 percent of TORO's issued and paid-up capital; and Mr. Chot Chetchotisak holds 2,500 shares in TORO, representing 25.00 percent of TORO's issued and paid-up capital, according to TORO's shareholding information as at 30th April 2024 derived from the juristic entity database of Business Online Plc. ("BOL"). Mrs. Sujira Chetchotisak (mother of Mr. Chet Chetchotisak and Mr. Chot Chetchotisak) holds 500 shares in TORO, representing 5.00 percent of TORO's issued and paid-up capital.

8/ This is based on the shareholding information of Moms Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") as at 30th April 2024 derived from the juristic entity database of Business Online Plc. ("BOL").

1.3.1. Assets Acquisition from BEAMX

Characteristic	:	GH, a Subsidiary, shall purchase machinery, equipment, decoration, and furniture for business operation under brand BEAM and BEER BELLY. Moreover, Subsidiary shall receive the ownership in brand BEAM and BEER BELLY without charge after the transaction. After the transaction, BEAMX plans to change the company's name and objective to non-Food & Beverage business.
Buyer	:	GIFT HOSPITALITY Co., Ltd. ("GH")
Seller	:	BEAM X Co., Ltd. ("BEAMX")
Seller's details		
Company Name	:	BEAM X Co., Ltd.
Registered Date	:	13th September 2022
Address	:	27 RS Group Tower A, 11th Fl., Prasertnamukit Rd., Senanikom, Jatujak, Bangkok 10900
Paid-up Shares	:	Baht 250,000.00, equivalent to 200,000 common shares, paid-up capital Baht 1.25 per share
Par Value	:	Baht 5.00 per share
Nature of Business	:	Restaurant service
Directors	:	Mr. Chet Chetchotisak
Authorized Directors	:	Mr. Chet Chetchotisak signs his name with the Company's common seal being affixed
Shareholders	:	BEAMX shareholders are;

Shareholders	Number	%
1. Courtyard Group Co., Ltd. /1	199,998	99.99
2. Mr. Chet Chetchotisak	1	0.00

3. Mr. Chot Chetchotisak	1	0.00
Total	200,000	100.00

Remarks : /1 Registered capital of Courtyard Group Co., Ltd. is Baht 1,000,000 divided into 200,000 shares at the par value of Baht 5.00 per share. Courtyard Group has 2 directors which are 1 Mr. Chet Chetchotisak and 2 Mr. Chot Chetchotisak, authorized by "one of directors signs his name with the Company's common seal being affixed with the following shareholders.

Shareholders	Number	%
1. Mr. Chet Chetchotisak	199,998	99.99
2. Mr. Chot Chetchotisak	1	0.00
3. Mrs. Sujira Chetchotisak	1	0.00
Total	200,000	100.00

Relationship with GIFT : Mr. Chet Chetchotisak is the Head of strategic Marketing. Mr. Chot Chetchotisak is an Asst.Deputy to CEO. Both are major shareholders of GIFT with the details as follows.

Shareholders	Number	%
1. Chetchot Holding Co., Ltd. /1	316.50 Million shares	23.95
2. Mr. Surachai Chetchotisak	257.43 Million shares	19.48
3. Mr. Chet Chetchotisak	30.00 Million shares	2.27
4. Mr. Chot Chetchotisak	37.34 Million shares	2.83

Remark : /1 Registered capital of Chetchot Holding Co., Ltd. is Baht 50,000,000 divided into 500,000 shares at the par value of Baht 100.00 per share. Courtyard Group has 4 directors which are 1 Mr. Surachai Chetchotisak 2 Mr. Chet Chetchotisak 3 Mr. Chot Chetchotisak and 4 Mrs. Sujira Chetchotisak, authorized by "two of directors sign their name with the Company's common seal being affixed with the following shareholders;

Shareholders	Number	%
1. Mr. Surachai Chetchotisak	125,000	25.00
2. Mr. Chet Chetchotisak	125,000	25.00
3. Mr. Chot Chetchotisak	125,000	25.00
4. Mrs. Sujira Chetchotisak	125,000	25.00
Total	500,000	100.00

Total of common shares hold is 641.28 million shares or 48.53 percent. Therefore, the Transaction is taking into account with juristic major shareholders and considered as Connected Transaction.

1.3.2. Acceptance of transfer for lease agreement from MEMBERSHIP

Characteristic	:	GH shall accept the transfer of lease agreement for business operation of BEAMX and BEER BELLY at 72 Courtyard
Lessee	:	GIFT HOSPITALITY Co., Ltd. ("GH")
Lessor	:	MEMBERSHIP Co., Ltd. ("MEMBERSHIP")

Lessor's details

Company Name	:	MEMBERSHIP Co., Ltd.
Registered Date	:	12th November 2010
Address	:	27 RS Group Tower A, 11th Fl., Prasertnamukit Rd., Senanikom, Jatujak, Bangkok 10900
Paid-up Shares	:	Baht 50,000,000.00, equivalent to 5,000,000 common shares, paid-up capital Baht 10.00 per share
Par Value	:	Baht 10.00 per share
Nature of Business	:	Food & Beverage Service. Main revenue in the present is rental income.
Directors	:	1. Mr. Surachai Chetchotisak 2. Mr. Chet Chetchotisak 3. Mr. Chot Chetchotisak 4. Mr. Sujira Chetchotisak
Authorized Directors	:	One of directors signs her/his name with the Company's common seal being affixed
Shareholders	:	MEMBERSHIP shareholders are;

Shareholders	Number	%
1. Chetchot Co., Ltd. /1	3,000,000	60.00
2. Mr. Chet Chetchotisak	1,500,000	30.00
3. Mr. Chot Chetchotisak	500,000	10.00
Total	5,000,000	100.00

Remarks : /1 Registered capital of Chetchot Co., Ltd. is Baht 300,000,000 divided into 3,000,000 shares at the par value of Baht 100.00 per share.

Chetchot has 5 directors which are 1 Mr. Surachai Chetchotisak 2 Mr. Chet Chetchotisak 3 Mr. Chot Chetchotisak 4 Mrs. Sujira Chetchotisak and 5 Ms. Valeevan Rojanapakdee, authorized by "one of directors signs his name with the Company's common seal being affixed with the following shareholders;

Shareholders	Number	%
1. Mr. Surachai Chetchotisak	750,000	25.00
2. Mr. Chet Chetchotisak	750,000	25.00
3. Mr. Chot Chetchotisak	750,000	25.00
4. Mrs. Sujira Chetchotisak	750,000	25.00
Total	3,000,000	100.00

Relationship with GIFT : Mr. Chet Chetchotisak is the Head of strategic Marketing. Mr. Chot Chetchotisak is an Asst.Deputy to CEO. Both are major shareholders of GIFT with the details as follows;

Shareholders	Number	%
1. Chetchot Holding Co., Ltd. /1	316.50 Million shares	23.95
2. Mr. Surachai Chetchotisak	257.43 Million shares	19.48
3. Mr. Chet Chetchotisak	30.00 Million shares	2.27
4. Mr. Chot Chetchotisak	37.34 Million shares	2.83

Remark : /1 Registered capital of Chetchot Holding Co., Ltd. is Baht 50,000,000 divided into 500,000 shares at the par value of Baht 100.00 per share. Courtyard Group has 4 directors which are 1 Mr. Surachai Chetchotisak 2 Mr. Chet Chetchotisak 3 Mr. Chot Chetchotisak and 4 Mrs. Sujira Chetchotisak, authorized by "two of directors sign their name with the Company's common seal being affixed with the following shareholders;

Shareholders	Number	%
1. Mr. Surachai Chetchotisak	125,000	25.00
2. Mr. Chet Chetchotisak	125,000	25.00
3. Mr. Chot Chetchotisak	125,000	25.00
4. Mrs. Sujira Chetchotisak	125,000	25.00
Total	500,000	100.00

The total of common shares hold is 641.28 million shares or 48.53 percent. Therefore, the Transaction is taking into account with juristic major shareholders and considered as Connected Transaction.

1.3.3. Acceptance of transfer for lease agreement with TORO

Characteristic	:	GH shall accept the transfer of lease agreement for business operation of BEAMX and BEER BELLY at 72 Courtyard
Lessee	:	GIFT HOSPITALITY Co., Ltd. ("GH")
Lessor	:	BAR TORO (Thailand) Co. Ltd.

รายละเอียดของผู้ให้เช่า

Company Name	:	BAR TORO (Thailand) Co. Ltd.
Registered Date	:	20th April 2015
Address	:	27 RS Group Tower A, 11th Fl., Prasertnamukit Rd., Senanikom, Jatujak, Bangkok 10900
Paid-up Shares	:	Baht 1,000,000, equivalent to 10,000 common shares, paid-up capital Baht 100.00 per share
Par Value	:	100.00 Baht Per share
Nature of Business	:	Restaurant Service. Main revenue in the present is rental income.
Directors	:	Mr. Chet Chetchotisak
Authorized Directors	:	Mr. Chet Chetchotisak signs his name with the Company's common seal being affixed
Shareholders	:	TORO shareholders are;

Shareholders	Number	%
1. Mr. Chet Chetchotisak	7,000	70.00
2. Mr. Chot Chetchotisak	2,500	25.00
3. Mrs. Sujira Chetchotisak	500	5.00
Total	10,000	100.00

Relationship with GIFT : Mr. Chet Chetchotisak is a Head of strategic Marketing. Mr. Chot Chetchotisak is an Asst.Deputy to CEO. Both are major shareholders of GIFT with the details as follows;

Shareholders	Number	%
1. Chetchot Holding Co., Ltd. /1	316.50 Million shares	23.95
2. Mr. Surachai Chetchotisak	257.43 Million shares	19.48

3. Mr. Chet Chetchotisak	30.00 Million shares	2.27
4. Mr. Chot Chetchotisak	37.34 Million shares	2.83

Remark : /1 Registered capital of Chetchot Holding Co., Ltd. is Baht 50,000,000 divided into 500,000 shares at the par value of Baht 100.00 per share. Courtyard Group has 4 directors which are 1 Mr. Surachai Chetchotisak 2 Mr. Chet Chetchotisak 3 Mr. Chot Chetchotisak and 4 Mrs. Sujira Chetchotisak, authorized by "two of directors sign their name with the Company's common seal being affixed with the following shareholders;

Shareholders	Number	%
1. Mr. Surachai Chetchotisak	125,000	25.00
2. Mr. Chet Chetchotisak	125,000	25.00
3. Mr. Chot Chetchotisak	125,000	25.00
4. Mrs. Sujira Chetchotisak	125,000	25.00
Total	500,000	100.00

Total of common shares hold is 641.28 million shares or 48.53 percent. Therefore, the Transaction is taking into account with juristic major shareholders and considered as Connected Transaction.

1.3.4. Assets Acquisition from MOM'S TOUCH

Characteristic : GH, a Subsidiary, shall purchase machinery, equipment, decoration, and furniture for business operation under brand MOM'S TOUCH. Under the acquisition transaction, Subsidiary shall receive right and responsibility according to Master Franchise Agreement 22nd April 2022. Subsidiary shall be exclusive to operate business under brand MOM'S TOUCH in Thailand without any charge after the transaction. After the transaction, MOM'S TOUCH plans to change the company's name and objective to non-Food & Beverage business.

Buyer : GIFT HOSPITALITY Co., Ltd. ("GH")

Seller : MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH")

Seller's details

Company Name : MOM'S TOUCH (Thailand) Co., Ltd.

Registered Date : 11th April 2022

Address	:	27 RS Group Tower A, 11th Fl., Prasertnamukit Rd., Senanikom, Jatujak, Bangkok 10900
Paid-up Shares	:	Baht 45,000,000, equivalent to 450,000 common shares, paid-up capital Baht 100.00 per share
Par Value	:	Baht 100 per share
Nature of Business	:	Restaurant service
Directors	:	Mr. Chot Chetchotisak
Authorized Directors	:	Mr. Chot Chetchotisak signs his name with the Company's common seal being affixed
Shareholders	:	MOM'S TOUCH shareholders are;

Shareholders	Number	%
1. Mr. Chot Chetchotisak	449,998	99.99
2. Mr. Surachai Chetchotisak	1	0.00
3. Ms. Manasanan Bunprug	1	0.00
Total	450,000	100.00

Relationship with GIFT : Mr. Chet Chetchotisak is a Head of strategic Marketing. Mr. Chot Chetchotisak is an Asst.Deputy to CEO. Both are major shareholders of GIFT with the details as follows;

Shareholders	Number	%
1. Chetchot Holding Co., Ltd. /1	316.50 Million shares	23.95
2. Mr. Surachai Chetchotisak	257.43 Million shares	19.48
3. Mr. Chet Chetchotisak	30.00 Million shares	2.27
4. Mr. Chot Chetchotisak	37.34 Million shares	2.83

Remark : /1 Registered capital of Chetchot Holding Co., Ltd. is Baht 50,000,000 divided into 500,000 shares at the par value of Baht 100.00 per share. Courtyard Group has 4 directors which are 1 Mr. Surachai Chetchotisak 2 Mr. Chet Chetchotisak 3 Mr. Chot Chetchotisak and 4 Mrs. Sujira Chetchotisak, authorized by "two of directors sign their name with the Company's common seal being affixed with the following shareholders;

Shareholders	Number	%
1. Mr. Surachai Chetchotisak	125,000	25.00
2. Mr. Chet Chetchotisak	125,000	25.00
3. Mr. Chot Chetchotisak	125,000	25.00
4. Mrs. Sujira Chetchotisak	125,000	25.00
Total	500,000	100.00

Total of common shares hold is 641.28 million shares or 48.53 percent. Therefore, the Transaction is taking into account with juristic major shareholders and considered as Connected Transaction.

1.3.5. Acceptance of transfer for lease agreement and sign lease agreement which are not connected transaction

Characteristic : GH shall accept the transfer of lease agreement for business operation of

1. BEAM CUBE, Mahanakorn Cube branch, value of not exceeding Baht 3,588,556.45, divided into rental expense for the value of not exceeding Baht 1,569,278.23, service charge for the value of not exceeding Baht 1,569,278.23, and deposit for the value of not exceeding Baht 450,000.00.
2. BEAM CLUB and BEER BELLY at 72 Courtyard, value of not exceeding Baht 30,075,983.23, divided into rental expense for the value of not exceeding Baht 17,139,901.94, service charge for the value of not exceeding Baht 11,426,601.29, and deposit for the value of not exceeding Baht 1,509,480.00.
3. 6 branches of MOM'S TOUCH, value of not exceeding Baht 31,131,313.94, divided into rental expense for the value of not exceeding Baht 8,088,637.26, service charge for the value of not exceeding Baht 15,381,446.47, and deposit for the value of not exceeding Baht 7,661,230.21.

Lessee : GIFT HOSPITALITY Co., Ltd. ("GH")

Lessor :

List	Lessor	Value
Lease agreement of BEAM CUBE	King Power Mahanakorn Co., Ltd.	3.59
Lease agreement of BEER BELLY	BEAM CLUB Co., Ltd. /1	30.08
	Central Patana Nine Square Co., Ltd.	31.13

Lease agreement of 6 branches of MOM'S TOUCH	Max Future Co., Ltd.	
	ICS Co., Ltd.	
	Silom Building and Service Co., Ltd.	
	The Mall Bangkapi Complex Co., Ltd.	
	Thonburi Real Estate Co., Ltd.	

Remarks : /1 BEAMCLUB Co., Ltd., with Mr. Narin Anuchitanukul, Mr. Puttipong Yensamut, and Mr. Supan Sauehan are directors and hold shares in the proportion of 60.00, 25.00, and 10.00 percent respectively. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

Relationship with GIFT : BEAMCLUB Co., Ltd. ("BC") with Mr. Puttipong Yensamut as a director and shareholder at the proportion of 25.00 percent, Mr. Puttipong Yensamut also is a director of GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is a connected person of Subsidiary. However, the transaction between GH and BC is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary. Moreover, Mr. Narin Anuchitanukul and Mr. Puttipong Yensamut are not a representative or counter party with Chetchotisak Group. Mr. Narin Anuchitanukul is general investor who established BC with Mr. Puttipong Yensamut and Mr. Supan Sauehan on 29th September 2015 in order to operate Food & Beverage business under BEAM CLUB at 72 Courtyard, Thonglor area. The restaurant is rented from AIM Commercial Growth REIT ("AIMCG"). Prior to COVID-19, restaurant had profit from operation. COVID-19 has significant effect to entertainment business which changes from profit to loss. COVID-19 situation occurred for long period of time, Mr. Narin Anuchitanukul did not want to operate BEAM CLUB anymore and

propose to sell to Chetchotisak Group. As known publicly, Chetchotisak Group set up BEAM X Co., Ltd. ("BEAMX") in September 2022 and be transferred business and assets from BEAM CLUB in March 2023. However, Subsidiary considered Mr. Narin Anuchitanukul as an experienced and expertise in Food & Beverage business, an invitation for director in Subsidiary has been sent to Mr. Narin Anuchitanukul for management Food & Beverage business in Subsidiary afterwards.

1.4 Type and size of the transaction

1.4.1. Typer and calculation of size of the asset acquisition or disposal transaction

The calculation of Assets Acquisition under Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 (as Amended) (together named "Acquisition or Disposal Notification") results for the maximum transaction size of 11.84 percent base of the total value of consideration paid or received. The value is considered from 3-month reviewed financial statement by certified auditor as of 31st March 2024. Consideration of transaction by Acquisition or Disposal Notification during the past 6 months, BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GH to acquire assets for operating of Food & Beverage business from OKONOMI at the value of Baht 35.66 million and maximum transaction size is 1.65 percent base of the total value of consideration paid or received. Therefore, total transaction size included another one transaction in the past 6 months is 13.49 percent base of the total value of consideration paid or received which is the highest value. Therefore, the transaction size is less than 15.00 percent, the Company has no obligation to reveal any information memorandum to the Stock Exchange of Thailand (SET). Calculation details is as follows;

Details of calculation (Unit : Million Baht)	**Company**
	31st March 2024
Total Assets	2,159.84
Add Rights-Of-Use Liabilities	25.83
Deduct Rights-Of-Use Asset	(28.30)
Deduct Net Intangible Assets[1/]	(2.03)
Deduct Goodwill	(385.08)
Deduct Deferred Tax Assets	(10.10)
Deduct Total Liabilities	632.76
Deduct Non-Controlling Interests	451.80
Net Tangible Assets (NTA)	**675.59**

Remarks : /1 Intangible assets are computer programs

Calculation of size of the Assets Acquisition

Basis	Details of calculation	Transaction size (percent)
1. Net Tangible Asset (NTA)	Not applicable as this is not an acquisition of securities	-
2. Net Profit	Not applicable as this is not an acquisition of securities	-
3. Total Value of Consideration	Total Consideration Paid / Total Assets = 255.71 MB / 2,159.84 MB	11.84
4. Value of Equity Shares	Not applicable as there is no issuance of new securities as payment for acquired assets	-

1.4.2. Calculation of size of the Connected Transaction

Transactions between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH are considered as Connected Transaction under Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions date 31st August 2008 (as Amended) and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 dated 19th November 2003 (as Amended) (together named "Connected Transaction Notification").

Calculation of size of the Connected Transaction

Basis	Details of calculation
Transaction relating to assets or service	Total Consideration Paid / NTA of the Company

Net Tangible Assets (NTA) are Total Assets – Intangible Assets – Total Liabilities – Non-Controlling Interests (if any)
(Intangible Assets : Goodwill, intangible assets, Deferred Tax Assets)

Transaction	Characteristics	Calculation	Size
Transaction with BEAMX	Assets Acquisition for operation of 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY	85.50 MB x 100 / 675.60 MB	12.66 percent
Transaction with MEMBERSHIP	Remaining rental fee according to lease agreement to MEMBERSHIP as lessor, a connected person	65.72 MB x 100 / 675.60 MB	9.73 percent
Transaction with TORO	Remaining rental fee according to lease agreement to TORO as lessor, a connected person	10.19 MB x 100 / 675.60 MB	1.51 percent

Transaction	Characteristics	Calculation	Size
Transaction with MOM'S TOUCH	Assets Acquisition for operation of 6 branches of MOM'S TOUCH	29.50 MB x 100 / 675.60 MB	4.37 percent

Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP TORO and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively (Moreover, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company.) based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3 branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person of BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH because of the same Ultimate Shareholders with the transaction size of 2.96 percent of NTA of the Company (NTA of the Company at 31st March 2024 was Baht 675.60 million). The accumulation of transaction size in the past 6 months are 31.23 percent of NTA. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive authorization from Board of Director and reveal information memorandum regarding to the transaction to the Stock Exchange of Thailand ("SET") by Connected Transaction Notification. Moreover, shareholder's meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

1.5 Details of assets acquisition

The Subsidiary shall acquire the assets for use in the operation of Food & Beverage business at a total value of not exceeding Baht 255.71 million, the details of which are as follows;

1.5.1. List of assets acquisition from BEAMX and BEER BELLY

The Subsidiary shall acquire assets from BEAMX at a value of not exceeding Baht 195.08 million, divided into;

1.5.1.1 Acquisition of assets used for business operation of BEAM CUBE, an entertainment venue in Sathon area, for one branch located in Mahanakhon CUBE building; BEAM CLUB, an entertainment spot in Thong Lo area, for one branch located in 72 Courtyard complex; and BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, for one branch located in 72 Courtyard complex are machinery, equipment, decoration, and furniture, at the value not exceeding Baht 85.50 million. The assets being acquired

from BEAM CUBE and BEER BELLY are in usable conditions being ready for use in business operation and no other additional expenses will be borne after the transaction. As for BEAM CLUB, its operation has been suspended for renovation since mid-January 2024 and, as planned by the management, will be reopened around October 2024. However, after completion of the Asset Purchase Transaction, expected by 2nd September 2024, no other additional expenses will be borne since the renovation is under a lump sum contract or, if any, the extra cost will be insignificant. The main assets used for operation of BEAM CLUB and BEER BELLY are as follows;

- Essential tools and equipment such as sound system BEAM sound system Touche, audio set, LED lighting system, air conditioning system and equipment, kitchenware, refrigerators, furniture, office equipment, fire extinguishers, CCTVs, BEAM signs, etc.; and
- Interior decoration works for renovation, including renovation of Little Donkey, building of Touche, building of Bar Savoy, construction works from MBS, installation of glass wall, lifts and installation cost, etc.;

Moreover under the Asset Acquisition, Subsidiary shall be transferred the ownership of

- Brand of BEAM and BEER BELLY by Subsidiary without any additional charge after the transaction.

1.5.1.2 Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 3.59 million, divided into rental expense for the value of not exceeding Baht 1.57 million, service charge for the value of not exceeding Baht 1.57 million, and deposit for the value of not exceeding Baht 0.45 million.

1.5.1.3 Acceptance of a transfer of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the three original lessors, with which BEAMX entered into the lease agreement, amounts to not exceeding Baht 105.99 million. Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

1.5.1.3.1 Remaining rent under the lease agreement payable by the Subsidiary to BEAM CLUB Co., Ltd., lessor, which is a connected person of GH, in the amount of not exceeding Baht 30.08 million, divided into rental expense for the value of not exceeding Baht 17.14 million, service charge for the value of not exceeding Baht 11.43 million, and deposit for the value of not exceeding Baht 1.51 million.

1.5.1.3.2 Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP, lessor, which is a connected person of the Company, in the amount

of not exceeding Baht 65.72 million, divided into rental expense for the value of not exceeding Baht 37.46 million, service charge for the value of not exceeding Baht 24.97 million, and deposit for the value of not exceeding Baht 3.30 million.

1.5.1.3.3 Remaining rent under the lease agreement payable by the Subsidiary to TORO, lessor, which is a connected person of the Company, in the amount of not exceeding Baht 10.19 million, divided into rental expense for the value of not exceeding Baht 5.81 million, service charge for the value of not exceeding Baht 3.87 million, and deposit for the value of not exceeding Baht 0.51 million.

BEAMX has engaged in food & beverage business, which consists of (1) entertainment business comprising BEAM CUBE, an entertainment venue in Sathon area located in Mahanakhon CUBE building, and BEAM CLUB, an entertainment spot in Thong Lo area located in 72 Courtyard complex; and (2) restaurant business in the name BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, located in 72 Courtyard complex. Their target audiences are young generations with preference for recreation and partying at restaurants and hangout places, foreign tourists with high purchasing power, etc. BEAMX still operated at loss. But BEAMX has business plan to increase sales by Digital Marketing for main communication with target customers. Influencer is another channel to introduce and convince target customers to use service of BEAMX including events with superstars for recognition and revisit afterwards.

Shop Name	Type	Location	Opening days/hours	Usable area
BEAM CUBE	Entertainment Complex	6th Fl. 6, Mahanakhon Cube, 96 Narathiwat Ratchanakharin Rd., Silom Sub-district, Bang Rak District, Bangkok	Tuesday - Sunday 17.00 hrs. - 02.00 hrs.	453.00 sqm.
BEAM CLUB	Entertainment Complex	1st Fl, 72 Courtyard, No. 72 Soi Sukhumvit 55 (Soi Thonglor), Sukhumvit Rd., Khlong Tan Nuea Sub-district, Watthana District, Bangkok	Wednesday - Saturday 21.00 hrs. - 02.00 hrs.	802.00 sqm.
BEER BELLY	Restaurant offering Thai fusion food, international	G Fl., 72 Courtyard, No. 72 Soi Sukhumvit 55 (Soi Thonglor), Sukhumvit Rd.,	Monday - Sunday 17.00 hrs. - 02.00 hrs.	1,309.00 sqm.

Shop Name	Type	Location	Opening days/hours	Usable area
	dishes, and alcoholic and non-alcoholic beverages	Khlong Tan Nuea Sub-district, Watthana District, Bangkok		

However, the Company realized that an operation of BEAM CLUB, BEAM CUBE, and BEER BELLY has a limitation in licensing, age of customers, open and close time for business, and other rules and regulations concerned. After the transaction, the Company shall purpose Subsidiary Operation Control Policy in order to make sure that Food & Beverage business of Subsidiary is legally operated as follows;

- The Company shall continue security policy for restaurant and entertainment complex as BEAMX operated to ensure that customer, employees, and assets shall be well protected. Reviewing the conditions of customers to comply with the law such as ID checking prior to entrance.
- The Company shall have officers and/or Night Audit to check an operation to comply with law and regulation.
- The Company shall determine to cease order of BEAM CLUB, BEAM CUBE, and BEER BELLY 15 minutes prior to the close time.

Financial Statement of BEAMX

(Unit : Million Baht)

Income Statement	2022 1/	2023
Revenue		
Revenue from sale	-	77.64
Other revenue	-	0.03
Total Revenue	-	77.67
Expense		
Cost of sale	-	39.39
Selling and Administrative expense	0.02	58.51
Total expense	0.02	97.90
Loss before interest expense	(0.02)	(20.23)
Interest expense	-	0.65
Net loss	(0.02)	(20.88)

Remarks : 1/ Financial statement since 13th September 2022 (Registered date of the company) to 31st December 2022.

Moreover, Subsidiary shall receive the ownership in brand BEAM and BEER BELLY without charge after the transaction. After the transaction, BEAMX plans to change the company's name and objective to non-Food & Beverage business.

1.5.2. List of assets acquisition from MOM'S TOUCH

The Subsidiary shall acquire assets from MOM'S TOUCH at a value of not exceeding Baht 60.63 million, divided into;

1.5.2.1 Purchase of assets used for business operation of MOM'S TOUCH, the original Korean fried chicken and burger franchise from South Korea, for 6 branches at Central Rama 9, S-Oasis, ICS, Silom Complex, The Mall Bangkapi, and The Mall Bangkhae, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 29.50 million. The acquiring assets are ready to use without any additional expense. The main assets for operation of MOM'S TOUCH are as follows;

- Essential tools and equipment such as kitchenware, smoking ventilation system, electrical equipment, furniture, computers, and office equipment.
- Decoration and renovation such as floor work, tiling, stainless steel work, wall, decoration, air condition system, electrical system, gas system.

1.5.2.2 Acceptance of a transfer of the space lease agreement for the location of 6 branches of MOM'S TOUCH from MOM'S TOUCH, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 31.13 million, divided into rental expense for the value of not exceeding Baht 8.09 million, service charge for the value of not exceeding Baht 15.38 million, and deposit for the value of not exceeding Baht 7.66 million.

MOM'S TOUCH is number 1 of Korea fried chicken and burger under the concept of "Meticulous cooking in every step as your mom", fresh cook with premium raw material for several favor, large piece of meet in burger, and beverage. MOM'S TOUCH targets to be number 1 as internation brand. MOM'S TOUCH started operation in June 2023. MOM'S TOUCH has 6 branches which are Central Rama IX, S-Oasis, ICS, Silom Complex, The Mall Bangkapi, The Mall Bangkhae. MOM'S TOUCH also has online delivery through Lineman, Grab Food, Shopee Food. Target customers are teenagers, working group, family. MOM'S TOUCH operated with net loss because of start-up business. After the Assets Acquisition, MOM'S TOUCH plans to increase sale by branch expansion by a coordinate between the Company and the Gas Station operator, which is under the process of MOU signing to give franchise to Franchisee in Gas Station. The Company expects the MOU shall be signed within July 2024. However, if MOU signing is delay or cancelled, the Company and Gas Station already has expansion plans for franchises with statistic of customers in Gas Station. MOU has no penalty or fine. The Company has plan to expand franchise and directly invest to diversify risk. MOM'S TOUCH shall start to hire influencer to review product through online platform such as Facebook, TikTok and Instagram. MOM'S TOUCH also has a promotion plan to increase sale. The Company shall persuade top operators to expand franchise together in the future.

Store name	Type	Location	Opening days/hours	Usable area
MOM'S TOUCH สาขาเซ็นทรัลพระราม 9 สาขาเอส-โอเอซิส สาขาไอซีเอส สาขาสีลม คอมเพล็กซ์ สาขาเดอะมอลล์ ไลฟ์สโตร์ บางกะปิ สาขาเดอะมอลล์ ไลฟ์สโตร์ บางแค	The original Korean fried chicken and burger franchise from South Korea 	- B Fl., Central Rama IX, No. 9/9 Rama 9 Road, Huai Khwang Sub-district, Huai Khwang District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	69.94 sqm.
		- G Fl., S-Oasis, 199 Wiphawadi- Rangsit Road, Chom Phon Sub-district, Chatuchak District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	184.08 sqm.
		- G Fl., ICS, 112 Charoen Nakhon Road, Khlong Ton Sai Sub-district, Khlong San District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	70.00 sqm.
		- B Fl., Silom Complex, 191 Silom Road, Silom Sub-district, Bang Rak District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	230.84 sqm.
		- G Fl., The Mall Bangkapi, 3522 Lat Phrao Road, Khlong Chan Sub-district, Bang Kapi District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	170.00 sqm.
		- G Fl., The Mall Bangkhae, 518 Phet Kasem Road, Bang Khae Nuea Sub-district, Bang Khae District, Bangkok	Monday-Sunday, 10.00 hrs. - 22.00 hrs.	100.00 sqm.

Past performance of MOM'S TOUCH is net loss because of start-up business. After the Assets Acquisition, MOM'S TOUCH plans to increase sale by branch expansion by an cooperate between the Company and the Gas Station operator, which is under the process of MOU signing to give franchise to Franchisee in Gas Station. MOM'S TOUCH shall start to hire influencer to review product through online platform such as Facebook, TikTok and Instagram. MOM'S TOUCH also has a promotion plan to increase sale.

Financial Statement of MOM'S TOUCH

Unit : Million Baht

	2022 [1/]	2023
Revenue		
Revenue from sale	1.87	21.20
Other revenue	0.04	0.61
Total Revenue	1.91	21.81
Expense		
Cost of sale	2.41	13.39
Selling and Administrative	6.63	38.68
Total expense	9.04	52.06
Loss before interest expense	(7.14)	(30.25)
Interest expense	0.04	4.32
Net loss	(7.18)	(34.58)

Remarks : 1/ Financial statement since 11th September 2022 (Registered date of the company) to 31st December 2022.

After the transaction, MOM'S TOUCH plans to change the company's name and objective to non-Food & Beverage business.

1.6 Total value of consideration paid, evaluating the value transaction, and payment condition

1.6.1. Total Value of Consideration

The Subsidiary shall enter into the Asset Purchase Transaction for use in the operation of food & beverage business from two sellers, (1) BEAMX and (2) MOM'S TOUCH, which are the connected persons of the Company, at a total value of not exceeding Baht 255.71 million as follows;

Transaction	Total value of consideration (Baht million)	Asset Acquisition	Connected Transaction
1. Asset Acquisition from BEAMX	**195.08**		
1.1 Assets acquisition for business operation from 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY	85.50	✓	✓
1.2 Acceptance of transfer of the lease agreement for location of 1 BEAM CUBE from BEAMX without charge[/7]	3.59 [/1]	✓	✗ [1/]
1.3 Acceptance of transfer of the lease agreement for location of 1 BEAM CLUB, 1 BEER BELLY from BEAMX without charge [/2/7]			
1.3.1. Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is a connected person of GH [/3]	30.08 [/4]	✓	✗

Transaction	Total value of consideration (Baht million)	Asset Acquisition	Connected Transaction
1.3.2. Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP as the lessor, which is a connected person of the Company	65.72 /5	✓	✓
1.3.3. Remaining rent under the lease agreement payable by the Subsidiary to TORO as the lessor, which is a connected person of the Company	10.19 /6	✓	✓
2. Asset Acquisition from MOM'S TOUCH	**60.63**		
2.1 Assets acquisition for business operation of 6 branches of MOM'S TOUCH	29.50	✓	✓
2.2 Acceptance of a transfer of the space lease agreement for the location of 6 MOM'S TOUCH branches from MOM'S TOUCH without charge/7	31.13 /1	✓	✘ 1/
Total	**255.71**		

Remarks : 1/ This is the remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company.

2/ In the acceptance of lease agreement, 3 existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

/3 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

/4 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 599 square meter) is included service fee. Lease period is 2 years, 10 month, and 2 day; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 28.57 million. However, the total value of consideration paid is included deposit of Baht 1.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 28.57 million which is equivalent to fair rental value from Independent Valuer.

/5 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 1,309 square meter) is included service fee. Lease period is 2 years, 10 month, and 2 day; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 62.43 million. However, the total value of consideration paid is included deposit of Baht 3.30 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 62.43 million which is less than fair rental value from Independent Valuer at Baht 66.89 million.

/6 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 203 square meter) is included service fee. Lease period is 2 years, 10 month, and 2 day; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 9.68 million. However, the total value of consideration paid is included deposit of Baht 0.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 9.68 million which is equivalent to fair rental value from Independent Valuer.

/7 Acceptance transferring of lease agreements is free of charge. After the transaction, the Company has an obligation to pay rental fee and service fee to lessor according to lease agreement.

1.6.2. Basis to determination of consideration value

The Company and the Subsidiary shall jointly determine the consideration value on a conservative basis and with due care. Details of the basis used for determining value of consideration for the Asset Purchase Transaction of not exceeding Baht 255.71 million as follows;

1. Basis for determining value of consideration for the purchase of assets from BEAMX of not exceeding Baht 195.08 million is divided into;

   1.1 Value of consideration for the purchase of assets for business operation of one BEAM CUBE branch, one BEAM CLUB branch, and one BEER BELLY branch, consisting of equipment, tools, utensils, decorations, furniture, etc., of not exceeding Baht 85,500,000.00 is determined from mutual negotiation and agreement by the Company and the Subsidiary with BEAMX, based on property appraisal by an SEC-approved independent valuer, T.A. Management Corporation (1999) Co., Ltd. ("Independent Valuer") the details of which are as follows;

Appraisal Assets	Appraisal Value (Million Baht)	Report No.	Appraisal Date	Appraisal Approach
1. BEAM CUBE	**18.86**			
- Machinery and equipment for 72 items	7.89	TA-2-0237/67	19th February 2024	Replacement Cost Approach
- Decoration and renovation	10.97			
2. BEAM CLUB	**42.85**			
- Machinery and equipment for 178 items	4.48	TA-2-0236/67	19th February 2024	Replacement Cost Approach
- Decoration and renovation	38.37			
3. BEER BELLY	**23.81**			
- Machinery and equipment for 155 items	2.98	TA-2-0238/67	19 กุมภาพันธ์ 2567	Replacement Cost Approach
- Decoration and renovation	20.83			

Appraisal Assets	Appraisal Value (Million Baht)	Report No.	Appraisal Date	Appraisal Approach
Total	**85.52**			

1.2 For the acceptance of a transfer of lease agreement for the location of 1 BEAM CUBE from BEAMX, free of charge, the Subsidiary, as the transferee, must pay the remaining rent under such agreement to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, at a value of not exceeding Baht 3.59 million, which is based on the original rent rate paid by BEAMX to the lessor under the lease agreement.

1.3 For the acceptance of a transfer of the space lease agreement for the location of 1 BEAM CLUB branch and 1 BEER BELLY 1 from BEAMX, free of charge, the Subsidiary, as the transferee, must pay the remaining rent under such agreement to the three original lessors, with which BEAMX entered into the lease agreement, at a total value of not exceeding Baht 15.99 million the details of which are as follows;

1.3.1. Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is not a connected person of the Company, amounts to not exceeding Baht 30.08 million, divided into rent of not exceeding Baht 28.57 million (Baht 1,400.00/square meter/month) and deposit of not exceeding Baht 1.51 million;

1.3.2. Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP, as the lessor, which is a connected person of the Company, amounts to not exceeding Baht 65.73 million, divided into rent of not exceeding Baht 62.43 million (Baht 1,400.00/square meter/month) and deposit of not exceeding Baht 330 million; and

1.3.3. Remaining rent under the lease agreement payable by the Subsidiary to TORO, as the lessor, which is a connected person of the Company, amounts to not exceeding Baht 10.19 million, divided into rent of not exceeding Baht 9.68 million (Baht 1,400.00/square meter/month) and deposit of not exceeding Baht 0.51 million

Rent is the same as the original rent rate paid by BEAMX to the lessors as specified in the lease agreement at Baht 1,400.00/square meter/month. In this regard, rent payable to MEMBERSHIP and TORO, which are the connected persons of the Company, is lower than and equal to the property value appraised by Independent Valuer,

Appraised property	Lessor	Rent rate appraised (Baht / sqm.)	Rent value appraised (MB / month)	Rent value appraised for 2 years 10 months 2 day (MB)	Report No.	Appraisal Date	Appraisal Approach
1.3.1. Leased area of 599 sqm., located in 72 Courtyard, Sukhumvit 55 Road (Thonglor), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	BEAMCLUB Co., Ltd. /1	1,400.00	0.84	28.57	TA-2-0251/67	23rd February 2024	Market Approach
1.3.2. Leased area of 1,309 sqm., located in 72 Courtyard, Sukhumvit 55 Road (Thonglor), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	MEMBERSHIP	1,500.00	1.96	66.89	TA-2-0250/67	23rd February 2024	Market Approach
1.3.3. Leased area of 203 sqm., located in 72 Courtyard, Sukhumvit 55 Road (Thonglor), Khlong Tan Nuea Sub-district, Watthana District, Bangkok	TORO	1,400.00	0.28	9.68	TA-2-0252/67	23rd February 2024	Market Approach
Total			**3.09**	**105.14**			

Remarks : /1 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

Deposit is the same as the original deposit paid by BEAMX to the lessors as specified in the lease agreement which is 5.00 percent of rent and service fee as guarantee for compliance with the agreement and for any damage that may occur to the 3 lessors. The deposit is lower than BEAM CUBE's rate that Subsidiary has to pay for King Power Manakorn Co., Ltd. ("KM") which is not connected person at 7.79 percent of rent and service fee. Those are the rent for restaurant and entertainment complex. Therefore, the deposit is appropriated because lo lower rate than rate with others.

2. Basis for determining value of consideration for the purchase of assets from MOM'S TOUCH of not exceeding Baht 60.63 million is divided into;

2.1 Value of consideration for the acquisition assets for business operation of 6 branches of MOM'S TOUCH, consisting of equipment, tools, utensils, decorations, furniture, etc., of not exceeding Baht 29.50 million is determined from mutual negotiation and agreement by the Company and the Subsidiary with MOM'S TOUCH, based on assets appraisal by Independent Valuer, the details of which are as follows;

Appraisal Assets	Appraisal Value (Million Baht)	Report No.	Appraisal Date	Appraisal Approach
1. Central Rama IX				
- Machinery and Equipment for 120 items	0.99	TA-2-0244/67	19th February 2024	Replacement Cost Approach
- Decoration and renovation	2.09			
2. S-Oasis				
- Machinery and equipment for 226 items	1.28	TA-2-0245/67	19th February 2024	Replacement Cost Approach
- Decoration and renovation	4.36			
3. ICS				
- Machinery and equipment for 88 items	0.94	TA-2-0246/67	20th February 2024	Replacement Cost Approach
- Decoration and renovation	2.91			
4. Silom Complex				
- Machinery and equipment for 242 items	1.27	TA-2-0247/67	20th February 2024	Replacement Cost Approach
- Decoration and renovation	5.19			
5. The Mall Bangkapi				
- Machinery and equipment for 229 items	1.10	TA-2-0248/67	16th February 2024	Replacement Cost Approach
- Decoration and renovation	4.36			
6. The Mall Bangkhae				
- Machinery and equipment for 95 items	1.27	TA-2-0249/67	20th February 2024	Replacement Cost Approach
- Decoration and renovation	3.86			

Appraisal Assets	Appraisal Value (Million Baht)	Report No.	Appraisal Date	Appraisal Approach
Total	**29.63**			

2.2 For the acceptance of a transfer of the space lease agreement for the location of 6 branches of MOM'S TOUCH from MOM'S TOUCH, free of charge, the Subsidiary, as the transferee, must pay the remaining rent under such agreement to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, at a value of not exceeding Baht 31.13 million, which is based on the original rent rate paid by MOM'S TOUCH to the lessor under the lease agreement.

1.6.3. Terms of Payment

The Subsidiary shall pay the consideration for the Acquisition Assets at a total value of not exceeding Baht 255.71 million with the following payment;

1. The Subsidiary shall pay the consideration for acquisition assets from 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY of not exceeding Baht 85.50 million to BEAMX, and from 6 MOM'S TOUCH for not exceeding 29.50 million to MOM'S TOUCH, totaling value for not exceeding Baht 115.00 million in cash after approval has been obtained from the EGM No. 1/2024, which shall be held on 15th August 2024, and after all conditions specified in the asset sale and purchase agreement have been fulfilled or a waiver or renunciation of right given by the relevant contract parties, and all acts have been taken to ensure a success in the Asset Acquisition as specified in the asset sale and purchase agreement. The Company expects that the Asset Acquisition shall be completed by 2nd September 2024.

   Source of funds for payment of the consideration for the Asset Acquisition for Food & Beverage business operation from BEAMX and MOM'S TOUCH for not exceeding Baht 115,000,000.00 shall come from proceeds received from the issuance and offering of new ordinary shares of the Company through private placement, as per the resolution of the Board of Directors' Meeting No. 6/2024 on 4th July 2024 approving a change to the objectives and use of proceeds from the offering of newly issued shares via private placement ("**Change to PP Objectives**"), Baht 244.50 million, divided into the use of funds from PP under the amended objectives to be used for investment in food & beverage business of Baht 115.00 million, for investment in beauty business of Baht 100.00 million, and as working capital of the Company of Baht 29.50 million, which is sufficient for this transaction.

2. The Subsidiary shall pay the consideration for transferring lease agreement for location of 1 BEAM CUBE from BEAMX, and shall have an obligation for rent payment to existing lessor for not

exceeding Baht 3.59 million. The Subsidiary shall pay the consideration for transferring lease agreement for location of 1 BEAM CLUB and 1 BEER BELLY from BEAMX, and shall have an obligation for rent payment to existing lessor for not exceeding Baht 30.08 million. The Subsidiary shall pay the consideration for transferring lease agreement for location of 6 branches of MOM'S TOUCH from MOM'S TOUCH, and shall have an obligation for rent payment to existing lessor for not exceeding Baht 31.13 million. Total value is not exceeding Baht 64.80 million.

The Subsidiary shall pay the consideration for transferring lease agreement for location of 1 BEAM CLUB and 1 BEER BELLY from BEAMX, and shall have an obligation for rent payment to MEMBERSHIP for not exceeding Baht 65.72 million, and to TORO for not exceeding Baht 10.19 million. Total value is not exceeding Baht 140.71 million in cash. Source of fund is the Company's working capital and/or operating cash flow of acquiring assets because of rental payment for Baht 140.71 million is a monthly payment for the rest of agreement contact from 1-3 years which is normal operating expenses. In the past, BEAMX and MOM'S TOUCH was able to pay the rent on time.

1.7 Sources of fund

The Subsidiary will pay the consideration for the Assets Acquisition at a total value of not exceeding Baht 255.71 million, with the following sources of funds;

Transaction	Total value of consideration (Million Baht)
1. Assets Acquisition from BEAMX	**195.08**
1.1 Assets acquisition for business operation from 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY	85.50
1.2 Acceptance of transfer of the lease agreement for location of 1 BEAM CUBE from BEAMX without charge	3.59
1.3 Acceptance of transfer of the lease agreement for location of 1 BEAM CLUB, 1 BEER BELLY from BEAMX without charge	
1.3.1. Remaining rent under the lease agreement payable by the Subsidiary to the lessor, which is a connected person of GH	30.08
1.3.2. Remaining rent under the lease agreement payable by the Subsidiary to MEMBERSHIP as the lessor, which is a connected person of the Company	65.72
1.3.3. Remaining rent under the lease agreement payable by the Subsidiary to TORO as the lessor, which is a connected person of the Company	10.19
2. Asset Acquisition from MOM'S TOUCH	**60.63**
2.1 Assets acquisition for business operation of 6 branches of MOM'S TOUCH	29.50

Transaction	Total value of consideration (Million Baht)
2.2 Acceptance of a transfer of the space lease agreement for the location of 6 MOM'S TOUCH branches from MOM'S TOUCH without charge	31.13
Total	**255.71**

1.7.1. The Subsidiary shall pay for the consideration for transaction 1.1 of not exceeding Baht 85.50 million to BEAMX, and for transaction 2.1 of not exceeding Baht 29.50 million to MOM'S TOUCH, making up a total of not exceeding Baht 115.00 million, with funds received from the issuance and offering of new ordinary shares of the Company through private placement, as per the resolution of the Board of Directors' Meeting No. 6/2024 on 4th July 2024 approving a change to the objectives and use of proceeds from the offering of newly issued shares via private placement, which must be put forward for approval from the EGM on this same occasion. Currently, there is the remaining amount of Baht 244.50 million which is sufficient for this transaction.

1.7.2. The Subsidiary shall pay for the consideration for transaction 1.2, 1.3.1, and 2.2 of not exceeding Baht 64.80 million to the lessor for the transaction 1.3.2 of not exceeding Baht 65.72 million, to MEMBERSHIP, and transaction 1.3.3 of not exceeding Baht 10.19 million to TORO, making up a total of not exceeding Baht 140.71 million in cash. Source of fund is the Company's working capital and/or operating cash flow of acquiring assets because of rental payment for Baht 140.71 million is a monthly payment for the rest of agreement contact from 1-3 years which is normal operating expenses. In the past, BEAMX and MOM'S TOUCH was able to pay the rent on time.

The change in objective of money used from PP, sources of fund to acquire assets of transaction 1.7.1 is rejected from EGM No. 1/2024 on 15th August 2024, the Company still has source of fund to take into account for transaction with following details;

(a) The Company has source of fund in the number of Baht 193,900,000.00, which is sufficient to pay for the transaction under 1.7.1 at Baht 115,000,000.00 and transaction under 1.7.2 only for deposit at Baht 13,430,950.21, or totaling for consideration paid at Baht 128,430,950.21 as follows;

- Working Capital from short-term loan to other company for Baht 270,000,000. The Company has negotiated with the borrower to repay the loan as soon as possible. The borrower agreed to repay all the loan in July 2024. The Company is waiting for written confirmation. The Company shall inform additional progress for repayment to shareholders in EGM 1/2024 on 15th August 2024. However, proceed for short-term loan for Baht 244,500,000.00 came from issuing PP shares and shall retrieve back for serve as capital increase of the Company. The remaining working capital is Baht 25,500,000.00.
- Proceed from short-term loan to other company and reserve in capital increase of the Company for Baht 244,500,000.00 as in (a) is allocated to invest in Food & Beverage business as indicated in current objective for Baht 85,000,000.00 which could be used for consideration paid.

- Cash in the Company as of 31st March 2024 for Baht 83,404,097.00 could be used for consideration paid.

(b) If source of fund from current working capital and from cash flow from operation from Food & Beverage business is not sufficient to pay for the transaction under 1.7.2 only rental and service fee on monthly basis at Baht 127,282,911.15, the Company still have source of fund from exercise warrant GIFT-W2 at 440,540,581 unit. The exercise price is Baht 1.60 per share. Lifespan of warrant is 1 year from 2nd January 2024, as an issuance date. The first exercise date is 31st July 2024 and the last exercise date is 30th December 2024. If all warrants are exercise, the Company shall have capital increase for Baht 704,864,929.60 (market closed price of the Company as of 28th June 2024 was 3.82 Baht per share).

Therefore, this Asset Acquisition shall be proposed for approval from EGM No. 1/2024 on 26th July 2024; Agenda 1 To consider and approve The Acquisition of Assets, Gift Hospitality Company Limited ("The Subsidiary") enters into purchasing of assets from Beam X Co., Ltd. ("BEAMX") and Moms Touch (Thailand) Co., Ltd. ("MOM'S TOUCH") both of which are connected persons of the Company and Agenda 2 To consider and approve the changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP), and approve to proceed in matters which are materially different from those specified in the tender offer for securities. (Form 247-4)

1.8 Significant agreements in regards the transaction

Entering into the transaction included of Asset Acquisition for machinery, equipment, decoration, renovation, and acceptance for transferring lease agreement, which has the details as follows;

1.8.1. Draft Asset Purchase

(1) Draft Asset Purchase from BEAMX

Date of Agreement	:	After the approval for the transaction from EGM No. 1/2024 on 15th August 2024
Counter Party	:	Seller : BEAM X Co., Ltd. ("BEAMX") Buyer : GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH")
Value	:	Baht 85,500,000.00
Asset Transfer Date	:	Counter party agreed to transfer assets within 30 days after date of agreement. The Seller shall prepare signed document of all rights in assets and related document (if any) to transfer the rights to GH and deliver to GH on the date.
Responsibility of Seller	:	1. Seller certified of being an exclusive owner in assets. 2. Seller shall coordinate with transfer registration of assets including change of lessee (if any) 3. Under this agreement, Seller agreed not to transfer rights and responsibility in this agreement even in part or in whole to others 4. Seller shall keep confidential in GH's business unless written approval from GH. Seller shall not assist or advise the others to compete with GH.

		5. Seller shall transfer all right in intelligence property such as trademark to GH 6. Seller shall transfer all KNOW HOW in business operation to GH for efficiency operation. All employees shall transfer to GH afterwards.
Condition and other details	:	In case a force majeure event occurred, Seller could not transfer assets within time period without any default from Seller. Seller has to inform GH in written document immediately. GH shall extend time period as a force majeure event occurred. After the due date, if the Seller could not transfer assets to GH with any reasons, GH has the rights to terminate the agreement and recall the payment paid from Seller and sue afterwards.

(2) Draft Asset Purchase from MOM'S TOUCH

Date of Agreement	:	After the approval for the transaction from EGM No. 1/2024 on 15th August 2024
Counter Party	:	Seller : MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH") Buyer : GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH")
Value	:	Baht 29,500,000.00
Asset Transfer Date	:	Counter party agreed to transfer assets within 30 days after date of agreement. The Seller shall prepare signed document of all rights in assets and related document (if any) to transfer the rights to GH and deliver to GH on the date.
Responsibility of Seller	:	1. Seller certified of being an exclusive owner in assets. 2. Seller shall coordinate with transfer registration of assets including change of lessee (if any) 3. Seller certified that already coordinate with MOM' S TOUCH & CO., an exclusive rights in Thailand for "Seller", to transfer rights and responsibility under Master Franchise Agreement 22nd April 2022. The document is preparing for the Company to be an exclusive operator in Thailand form MOM'S TOUCH 4. Under this agreement, Seller agreed not to transfer rights and responsibility in this agreement even in part or in whole to others 5. Seller shall keep confidential in GH's business unless written approval from GH. Seller shall not assist or advise the others to compete with GH.
Condition and other details	:	In case a force majeure event occurred, Seller could not transfer assets within time period without any default from Seller. Seller has to inform GH in written

		document immediately. GH shall extend time period as a force majeure event occurred. After the due date, if the Seller could not transfer assets to GH with any reasons, GH has the rights to terminate the agreement and recall the payment paid from Seller and sue afterwards.

However, the Assets Acquisition shall occur after the approval from EGM 1/2024 on 15th August 2024. The Company would like to confirm that all important information in the agreement shall not be changed from information memorandum of Assets Acquisition and Connected Transaction.

1.8.2. Acceptance of transfer for lease agreement and sign lease agreement

If Shareholders approve for this transaction, the Company shall accept of transferring for lease agreement and sign the renewable agreement as follows;

	Transaction	Lessor	Expiration Date	Value
1. Lease Agreement for business operation under BEAM and BEER BELLY				
1.1	Acceptance of lease transfer for 1 BEAM CUBE from BEAMX	King Power Mahanakorn Co., Ltd. /1	13th March 2026	3.59 /4
1.2	Acceptance of lease transfer for 1 BEAM CLUB and 1 BEER BELLY from BEAMX	BEAM CLUB Co., Ltd. /2	4th July 2027	30.08 /5
		MEMBERSHIP /3	4th July 2027	65.72 /5
		TORO /3	4th July 2027	10.19 /5
2. Assets under business operation of brand MOM'S TOUCH				
2.2	Acceptance of lease transfer for 6 branches of MOM'S TOUCH from MOM'S TOUCH	Central Patana Nine Square Co., Ltd. /1	27th October 2025	31.13 /4
		Max Future Co., Ltd. /1	18th December 2025	
		ICS Co., Ltd. /1	31st January 2026	
		Silom Building and Service Co., Ltd. /1	4th August 2026	
		The Mall Bangkapi Complex Co., Ltd./1	31st August 2026	
		Thonburi Real Estate Co., Ltd. /1	26th October 2026	

Remarks : /1 Counter party in the agreement is not connected juristic person.

/2 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

/3 Counter party in the agreement is connected juristic person.

/4 Remaining rental expense under lease agreement that shall be paid monthly to lessors, which are not connected person.

/5 Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

Summary of Lease Agreement being transferred and contact signing with lessor

After the completion of Asset Acquisition, Subsidiary shall be transferred the rights in lease agreement for location of 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY from BEAMX without any charge. Subsidiary shall sign the lease agreement with existing lessor that BEAMX used to sign with the following;

(a) Lease Agreement of 1 BEAM CUBE

Counter Party	:	King Power Mahanakorn Co., Ltd. ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	31st March 2026
Rental Area	:	453.00 square meters
Value	:	Not exceeding of Baht 3,588,556.45, divided into - rental expense for the value of not exceeding Baht 1,569,278.23 - service charge for the value of not exceeding Baht 1,569,278.23 - deposit for the value of not exceeding Baht 450,000.00 Lessor shall return the deposit after the expiration date to termination of the agreement. Lessee shall leave the rental area and return in good condition within 30 days of expiration date with lessee's expense.
Termination	:	Lessor has the right to terminate the agreement in written document to lessee if any case incurs; 1) Event of default, lessor shall inform lessee the event of default. If lessee does not solve the event of default with timeline. 2) Rental area and/or CUBE Building has fire incident or other casualty incident. 3) Part of CUBE or rental area is expropriation of land.

(b) Lease Agreement of 1 BEAM CLUB and 1 BEER BELLY, divided into 3 agreements as follows;

(ข.1) Draft Lease Agreement of BEAM CLUB from BEAM CLUB Co., Ltd.

Counter Party	:	BEAM CLUB Co., Ltd. ("Lessor") and

		Subsidiary ("Lessee")
Expiration Date	:	4th July 2027
Rental Area	:	599.00 square meters
Value	:	Not exceeding of Baht 30,075,983.23, divided into - rental expense for the value of not exceeding Baht 17,139,901.94 - service charge for the value of not exceeding Baht 11,426,601.29 - deposit for the value of not exceeding Baht 1,509,480.00 Lessor shall return the deposit after the expiration date to termination of the agreement. Lessee shall leave the rental area and return in good condition within 30 days of expiration date with lessee's expense.
Termination	:	Event of default, lessor shall inform lessee the event of default. If lessee does not solve the event of default with timeline.

(ข.2) Draft Lease Agreement of BEAM CLUB from TORO

Counter Party	:	TORO ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	4th July 2027
Rental Area	:	203.00 square meters
Value	:	Not exceeding of Baht 10,192,695.48, divided into - rental expense for the value of not exceeding Baht 5,808,681.29 - service charge for the value of not exceeding Baht 3,872,454.19 - deposit for the value of not exceeding Baht 511,560.00 Lessor shall return the deposit after the expiration date to termination of the agreement. Lessee shall leave the rental area and return in good condition within 30 days of expiration date with lessee's expense.
Termination	:	Event of default, lessor shall inform lessee the event of default. If lessee does not solve the event of default with timeline.

(ข.3) Draft of BEER BELLY from MEMBERSHIP

Counter Party	:	MEMBERSHIP ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	4th July 2027
Rental Area	:	1,309.00 square meters
Value	:	Not exceeding of Baht 65,725,312.26, divided into - rental expense for the value of not exceeding Baht 37,455,979.35 - service charge for the value of not exceeding Baht 24,970,652.90

		- deposit for the value of not exceeding Baht 3,298,680.00 Lessor shall return the deposit after the expiration date to termination of the agreement. Lessee shall leave the rental area and return in good condition within 30 days of expiration date with lessee's expense.
Termination	:	Event of default, lessor shall inform lessee the event of default. If lessee does not solve the event of default with timeline.

After the completion of Asset Acquisition, Subsidiary shall be transferred the rights in lease agreement for location of 6 branches of MOM'S TOUCH with the following;

(c) Draft Lease Agreement of MOM'S TOUCH, Central Rama IX

Counter Party	:	Central Pattana Nine Square ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	27th October 2025
Rental Area	:	69.94 square meters
Value	:	Not exceeding of Baht 4,278,312.81, divided into - rental expense for the value of not exceeding Baht 1,598,853.85 - service charge for the value of not exceeding Baht 1,468,508.75 - deposit for the value of not exceeding Baht 1,210,950.21 Lessor shall return the deposit after 60 days from the expiration date and no extension has been made.
Termination	:	1) If lessee is default to pay rent, deposit, insurance for 3 consecutive months or any default, lessor has the rights to terminate the agreement immediately and shall not return the deposit under this agreement or related agreement. 2) If lessee is default to pay but lessor does not terminate the agreement, lessee has to pay fine at 15.00 percent per year for unpaid amount until the payment has been made in full. Lessee also has to pay for follow up on inquires expense at 4.00 percent of unpaid amount. However, the rights for termination from lessor is still activated. 3) If lessee is default to pay but lessor does not terminate the agreement, lessor has the rights to deduct unpaid amount from deposit under this agreement or related agreement. Lessee has responsibility to deposit additional amount in full.

(d) Draft Lease Agreement of MOM'S TOUCH, S-Oasis

Counter Party	:	MAX FUTURE Co., Ltd. ("Lessor") and

		Subsidiary ("Lessee")
Expiration Date	:	18th December 2025
Rental Area	:	184.41 square meters
Value	:	Not exceeding of Baht 2,200,613.10 divided into - rental expense for the value of not exceeding Baht 689,528.44 - service charge for the value of not exceeding Baht 1,034,292.66 - deposit for the value of not exceeding Baht 476,792.00 Lessor shall return the deposit after the expiration date to termination of the agreement. Lessee shall leave the rental area and return in good condition within 30 days of expiration date with lessee's expense.
Fine	:	If lessee is default to pay, lessee has to pay fine at 15.00 percent per year for unpaid amount until the payment date to the date that the payment has been made in full.
Termination	:	If lessee default to pay the rent and/or and payment under this agreement or event of default and does not solve within timeline from lessor, lessor has the rights to terminate the agreement and keep any payment prior to the termination and/or cease all the service, including for damage claims.

(e) Draft Lease Agreement of MOM'S TOUCH, ICS

Counter Party	:	ICS Co., Ltd. ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	31st January 2026
Rental Area	:	70.00 square meters
Value	:	Not exceeding of Baht 3,273,506.45, divided into - rental expense for the value of not exceeding Baht 725,803.35 - service charge for the value of not exceeding Baht 1,586,703.10 - deposit for the value of not exceeding Baht 961,000.00 Lessor shall return the deposit after 60 days from the expiration date and no extension has been made.
Fine	:	If lessee default to pay the rent, lessor has the rights to fine at 2.50 percent per day of unpaid amount with 15.00 percent per year interest.
Termination	:	Lessor has the rights to terminate the agreement and keep any payment prior to the termination and/or cease all the service, including for damage claims if any event incurs; 1) Lessee does not pay rent, deposit, and any payment under this agreement

		2) Lessee does not carry out under conditions of the agreement or any other agreement, and does not resolve within timeline from lessor. 3) Lessee is file a lawsuit for bankruptcy or rehabilitation or lessee agrees to enter into the rehabilitation plan or lessee is insolvent.

(f) Draft Lease Agreement of MOM'S TOUCH, Silom Complex

Counter Party	:	Silom Building and Service Co., Ltd. ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	4th August 2026
Rental Area	:	230.84 square meters
Value	:	Not exceeding of Baht 5,941,226.46, divided into - rental expense for the value of not exceeding Baht 1,387,741.94 - service charge for the value of not exceeding Baht 3,238,064.52 - deposit for the value of not exceeding Baht 1,315,420.00 Lessor shall return the deposit after 30 days from the date lessee leave the rental area and return in good condition.
Fine	:	If lessee is default to pay, lessee has to pay fine at 2.00 percent per month for unpaid amount until from due date including follow up on inquiry expense.
Termination	:	Lessor has the rights to terminate the agreement immediately by written document, hold possession on rental area, remove lessee's property, cease all service if any event incurs; 1) Lessee does not pay rent, deposit, and any payment under this agreement 2) Lessee breach of lease agreement. 3) Rental area or lessee's property is seized according to court order, or file a lawsuit for bankruptcy or rehabilitation 4) Lessee is prohibited to operate business for more than 3 consecutive days or liquidation the company.

(g) Draft Lease Agreement of MOM'S TOUCH, the Mall Bangkapi

Counter Party	:	The Mall Bangkapi Complex Co., Ltd. ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	31st August 2026
Rental Area	:	170.00 square meters
Value	:	Not exceeding of Baht 9,056,408.34, divided into - rental expense for the value of not exceeding Baht 2,100,870.97 - service charge for the value of not exceeding Baht 4,687,119.37

		- deposit for the value of not exceeding Baht 2,268,418.00 Lessor shall return the deposit after lessee leave the rental area and return in good condition.
Fine	:	Lessee does not pay rent, deposit, and any payment under this agreement, lessee has to pay fine at 18.00 percent per year for unpaid amount until the payment date to the date that the payment has been made in full. If default more than 30 days, lessor has rights to cease all service and terminate the lease agreement immediately.
Termination	:	1) Event of default, lessor shall inform lessee the event of default. If lessee does not solve the event of default with 30 days, lessor has the rights to terminate lease agreement immediately and shall keep and deposit or payment from lessee also damage claims. 2) Lessor has the rights to terminate lease agreement immediately, if; - Major event of default - Event of default with other agreement signed with lessor or related companies - Default of payment with one of lender - Lessee starts negotiation for debt restructuring. - Lessee is sued as a civil case for debt payment or property confiscated - Lessee has overwhelming of debt - Lessee enters into rehabilitation plan - Lessee enters into dissolution of business. - Rent area is seized according to court order

(h) Draft Lease Agreement of MOM'S TOUCH, the Mall Bangkhae

Counter Party	:	Thonburi Real Estate Co., Ltd. ("Lessor") and Subsidiary ("Lessee")
Expiration Date	:	26th October 2026
Rental Area	:	100.00 square meters
Value	:	Not exceeding of Baht 6,381,246.78, divided into - rental expense for the value of not exceeding Baht 1,585,838.71 - service charge for the value of not exceeding Baht 3,366,758.07 - deposit for the value of not exceeding Baht 1,428,650.00 Lessor shall return the deposit after lessee leave the rental area and return in good condition.

Fine	:	Lessee does not pay rent, deposit, and any payment under this agreement, lessee has to pay fine at 18.00 percent per year for unpaid amount until the payment date to the date that the payment has been made in full. If default more than 30 days, lessor has rights to cease all service and terminate the lease agreement immediately.
Termination	:	1) Event of default, lessor shall inform lessee the event of default. If lessee does not solve the event of default with 30 days, lessor has the rights to terminate lease agreement immediately and shall keep and deposit or payment from lessee also damage claims. 2) Lessor has the rights to terminate lease agreement immediately, if; - Major event of default - Event of default with other agreement signed with lessor or related companies - Default of payment with one of lender - Lessee starts negotiation for debt restructuring. - Lessee is sued as a civil case for debt payment or property confiscated - Lessee has overwhelming of debt - Lessee enters into rehabilitation plan - Lessee enters into dissolution of business. - Rent area is seized according to court order

However, the Lease Transfer Agreement shall occur after the approval from EGM 1/2024 on 15th August 2024. The Company would like to confirm that all important information in the agreement shall not be changed from information memorandum of Assets Acquisition and Connected Transaction.

From draft of Asset Purchase and Lease Transfer Agreement, IFA opined that those agreements with the existing lessors, not a connected person, are appropriated because of normal business transaction and condition. The agreement with connected transaction is also appropriated because of no any obligation for any potential damage. The rental rate is fair regarding to value from Independent Valuer.

1.8.3. Summary of Franchise Agreement

As the change of ownership in regard to Franchise Agreement, if shareholders approve for entering into the transaction, the Company shall inform and ask consent from Mom's Touch&Co. as Master Franchise prior to the action otherwise the agreement shall be terminated. However, IFA considered that the change of ownership shall be approved from Mom's Touch&Co. because the Company does not have any issues unqualified. In order to protect risk, the Company shall invest after the approval from Mom's Touch&Co. only. The Agreement shall be signed after Shareholders' approval for this transaction.

The responsibility under MOM'S TOUCH Franchise Agreement between MOM'S TOUCH (Thailand) Co. Ltd. and Mom's Touch&Co. as Master Franchise is covered for 10 years from 22nd April 2022. The condition in the agreement is to open restaurant under trade mark MOM'S TOUCH (include the restaurant that Franchise directly invests and grants the rights to others) for 6 branches a year (According to Franchise Agreement, MOM'S TOUCH should have at least 12 branches, but MOM'S TOUCH has only 6 branches in the present. However, it is still in grace period 3 year from the date MOM'S TOUCH (Thailand) Co., Ltd. grants the rights, whereas MOM'S TOUCH (Thailand) Co., Ltd. does not breach the agreement), totaling for 60 branches within 2031, pay royalty fee from gross profit, and pay initial fee for new branches to Mom's Touch&Co. Change of the rights or transferring to the others has to be approved from Mom's Touch&Co. as Master Franchise prior to the action otherwise the franchise agreement between MOM'S TOUCH (Thailand) Co., Ltd. and Mom's Touch&Co. shall be terminated. The Company may lose from past investment.

In the present, the Company is under the process of MOU signing to give franchise to Franchisee in Gas Station for expansion franchise to Franchisee under MOM'S TOUCH in Gas Station. The Company expects the MOU shall be signed within July 2024. However, if MOU signing is delay or cancelled, the Company may have risk under Franchise Agreement by the number of branches and may be terminated in the future. From interview of the Company's management and Gas Station's management as well as information in MOU, IFA acknowledge the expansion plan of Franchise in Gas Station by both parties refer to statistic of customers in the Gas Station in each area. Even the MOU has no penalty or fine, the Company has plan to expand franchise and directly invest to diversify risk. The Company shall persuade top operators to expand franchise together in the future.

MOM'S TOUCH (Thailand) Co., Ltd. does not have any warning or fine from Mom's Touch&Co. as Master Franchise.

1.8.4. Summary of Memorandum of Understanding to joint operate brand MOM'S TOUCH in Gas Station

<table>
<tr><td>Objective</td><td>:</td><td>Joint operation MOM'S TOUCH in gas station in Thailand to promote service for gas station customers for both standard store and standalone.</td></tr>
<tr><td>Effective Period</td><td>:</td><td>From 20th June 2024 to 19th June 2027</td></tr>
<tr><td>Condition and scope of responsibility</td><td>:</td><td>1. Gas Station shall proposed interested target for Franchisee of MOM'S TOUCH
2. MOM'S TOUCH shall not operate either franchise or investment in any other gas station (rather than gas station, MOM'S TOUCH is authorized to grant franchise).
3. MOM'S TOUCH grant an exclusive rights to Gas Station for 3 years.
4. Expand for 45 franchise under MOM'S TOUCH with target branches as follows;
<table>
<tr><th>Year</th><th>Number of branches</th></tr>
<tr><td>2024</td><td>5</td></tr>
<tr><td>2025</td><td>20</td></tr>
</table>
</td></tr>
</table>

		<table><tr><td>2026</td><td>20</td></tr></table> If the counter party could not open the first target which is 25 branches in 2025 or another 20 branches in 2026 because of sole responsibility, the exclusivity shall be terminated. For the following year, MOM'S TOUCH has rights to grant franchise to other gas station without breach, unless agreed otherwise. 5. Gas Station shall receive return by Upfront Referral Fee for Baht 100,000 if franchisee is signed for franchise agreement. After the exclusivity period of 3 years, Upfront Referral Fee shall be increased to Baht 150,000.
Rights and Responsibility Transfer	:	Counter party could not transfer any rights or responsibility to others unless written document from other party is received. On MOU date, both parties acknowledge that MOM'S TOUCH is under corporate restructure. The limitation of rights and responsibility transfer shall be exempt for transferring to GH or any juristic person controlled by the Company.
Termination of MOU	:	MOU shall be terminated under one of this circumstance, 1. Counter party shall agree to terminated the agreement prior to expiration by written document agreement. 2. Gas Station has the rights to terminate MOU by written document to other party 60 days in advance. 3. If any of counter party does not comply under this MOU, the other party shall have the rights to inform by written document within 15 days. If the incidents does not solve, the other counter party has the rights to terminate MOU immediately. 4. If MOU is terminated in any reasons, Gas Station reserves the right to use brand and logo of Gas Station.

1.9 Condition for entering into the Transaction

Shareholder's meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list including pre-condition in the Purchase Agreement and any other agreement are completed.

1.10 Connected persons and/or Connected shareholders excluding from the vote

1.10.1. Connected Directors

Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak and Chetchot Holdings Co., Ltd. ("CCH") reported the commencement of status of a concert party in Form of Report on Acquisition or Disposition of Securities (Form 246-2) of the Company. In this regard, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak, and CCH are considered as connected persons for the transaction. Therefore, Mr. Surachai Chetchotisak shall not attend the Shareholders' Meeting and not vote on the transaction as interested director.

1.10.2. Connected Shareholders

1. Chetchot Holdings Co., Ltd. as an Ultimate Shareholder juristic of the Company, which has conflict of interest.
2. Mr. Surachai Chetchotisak as a major shareholder of the Company, which has conflict of interest.
3. Mr. Chot Chetchotisak as a major shareholder of the Company, which has conflict of interest.
4. Mr. Chet Chetchotisak as a major shareholder of the Company, which has conflict of interest.

Conflict of Interest Shareholders' Table

Shareholders	Number of shares (Million Shares)	percent
1. Chetchot Holdings Co., Ltd./1	316.50	23.95
2. Mr. Surachai Chetchotisak	257.43	19.48
3. Mr. Chot Chetchotisak	30.00	2.27
4. Mr. Chet Chetchotisak	37.34	2.83
Total Conflict of Interest Shareholders	**641.28**	**48.53**
Total eligible voter	680.34	51.47
Total	**1,321.62**	**100.00**

Remark : /1 Registered capital of Chetchot Holding Co., Ltd. is Baht 50,000,000 divided into 500,000 shares at the par value of Baht 100.00 per share. Courtyard Group has 4 directors which are 1 Mr. Surachai Chetchotisak 2 Mr. Chet Chetchotisak 3 Mr. Chot Chetchotisak and 4 Mrs. Sujira Chetchotisak, authorized by "two of directors sign their name with the Company's common seal being affixed with the following shareholders;

Shareholders	Number	%
1. Mr. Surachai Chetchotisak	125,000	25.00
2. Mr. Chet Chetchotisak	125,000	25.00
3. Mr. Chot Chetchotisak	125,000	25.00
4. Mrs. Sujira Chetchotisak	125,000	25.00
Total	500,000	100.00

1.11 Board of Directors' resolution and opinion on the transaction

The Board of Directors' Meeting of the Company No. 2/2024 on 11th March 2024 resolved to propose to the 2024 Annual General Meeting of Shareholders to be held on 29th April 2024 to consider granting approval for Gift Hospitality Co., Ltd. ("Subsidiary" or "GH"), a subsidiary in which the Company holds 99.99 percent of its issued and paid-up capital, to purchase assets for operation of Food & Beverage business from 3 sellers, comprising (1) Beam X Co., Ltd. ("BEAMX"), (2) Okonomi (Thailand) Co., Ltd. ("OKONOMI"), and (3) Moms Touch (Thailand) Co., Ltd. ("MOM'S TOUCH"), all of which are connected persons of the Company, at a total value of not exceeding Baht 420,840,500.32. Later, the Board of Directors' Meeting of the Company No. 3/2024 on 9th April 2024 resolved to withdraw such agenda item from the 2024 Annual General Meeting of Shareholders.

On 26th June 2024, the Board of Directors' Meeting No. 5/2024 resolved to grant approval for GH to purchase assets for operation of Food & Beverage business and accept a transfer of the space lease agreement for the location of three OKONOMI branches, which are Sukhumvit 38, Central Embassy and Asok Tower, from OKONOMI, which is a connected person of the Company, at a total value of not exceeding Baht 35,659,400. In view of the Asset Acquisition with OKONOMI, the Board of Directors' meeting opined that though OKONOMI is considered a connected person of the Company as a result of Mr. Chet Chetchotisak, a connected person of the Company, holding 20 percent of total paid-up shares, OKONOMI still has another major shareholder, who is not a connected person of the Company, holding 80 percent of its total paid-up shares. Also, for the transaction to purchase assets from OKONOMI this time, there are huge bargains and discounts, such as discount on purchase price of the assets, no additional cost for transfer of branding, and closure of underperforming restaurants whose expenses shall be solely borne by OKONOMI. The major shareholder, who is not a connected person of the Company, requested that the closing of this transaction occur as soon as possible. The Board of Directors of the Company deems that the value of the transaction falls under the authority of the Board of Directors to approve the transaction. Therefore, the Board of Directors' Meeting No. 5/2024, held on 26th June 2024, unanimously resolved to approve the transaction to purchase the assets for operation of food & beverage business from OKONOMI, separately from the acquisition of assets from other two sellers, BEAMX and MOM'S TOUCH. In view of size of the connected transaction in the category of assets and services-related transaction under the Notifications on Connected Transactions, it is found that the connected transaction by the Company with OKONOMI has a size equal to 2.96 percent of the Company's NTA. In the past 6-month period, the Company did not enter into any other connected transactions with OKONOMI or related persons. The transaction is greater in value than Baht 1,000,000.00 but less than Baht 20,000,000, or higher than 0.03 percent but not exceeding 3.00 percent of the Company's NTA, whichever is higher. Therefore, the Company is required to obtain approval from the Board of Directors and to prepare and disclose information on such transaction to SET according to the Notifications on Connected Transactions, but is not required to seek approval from the shareholders' meeting. In this regard, the Company already disclosed the information memorandum on such transaction to the SET on 26th June 2024 and the additional information (revised) thereon on 28th June 2024.

The purchase of assets from BEAMX and MOM'S TOUCH as per the resolution of Board of Directors' Meeting of the Company No. 2/2024 on 11th March 2024 has a total value of not exceeding Baht 223,644,870.00 and not exceeding Baht 95,814,589.18 respectively, making up Baht 319,459,459.18 in total, consisting of;

(1) Purchase of assets from BEAMX, a connected person of the Company, at a total value of not exceeding Baht 223,644,870.00, divided into:

(a) Purchase of assets used for business operation of BEAM CUBE, an entertainment venue in Sathon area, for one branch located in Mahanakhon CUBE building; BEAM CLUB, an entertainment spot in Thonglor area, for one branch located in 72 Courtyard; and BEER BELLY, a restaurant offering Thai fusion food, international dishes, and alcoholic and non-alcoholic beverages, for one branch located in 72 Courtyard, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 76,000,000.00, and purchase of BEAM and BEER BELLY brands used for business operation at a value of not exceeding Baht 32,000,000.00.

For the Asset Purchase Transaction as per the resolution of the Board of Directors' Meeting No. 6/2024, the seller has negotiated for a price increase to not exceeding Baht 85,500,000 to be close to the appraised value of Baht 85,520,000 (as appraised by Independent Valuer) in order to compensate for the brand fees that will be waived for the Company, as described below. Nonetheless, the transaction price of not exceeding Baht 85,500,000 is closed to the appraised value by Independent Valuer with respect to the brand value. IFA considered that negotiation price according to BOD No. 2/2024 on 11th March 2024 has resolution to enter into the Assets Acquisition of brand BEAMX. Later BOD No. 6/2024 approve for only asset acquisition. The Seller did not consider for discount by appraisal price from Independent Valuer which is Arm's Length Basis as negotiate with others.

As for the purchase price of brands, the fair value appraisal of BEAM and BEER BELLY brands was based on the assumptions for future business operation under such brands. However, deviations in the projection are highly probable, considering that BEAM's operation of BEAM CUBE and BEAM CLUB restaurant business has been directly hit by the COVID-19 crisis over the past 3 years, and BEAM CLUB has suspended operation for renovation since early 2024 and is expected to reopen around October 2024. Therefore, the Company's management has, on a conservative basis, negotiated for a waiver of the brand fees and, after such negotiation, BEAMX agrees to such brand fee waiver.

(b) Acceptance of a transfer of the space lease agreement for the location of one BEAM CUBE branch from BEAMX, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which BEAMX entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 3,930,750.00.

The transfer value of the space lease agreement as per the resolution of the Board of Directors' Meeting No. 6/2024 is reduced to only Baht 3,588,556.45 according to a decrease in the agreement duration.

(c) Signing of the space lease agreement for the location of one BEAM CLUB branch and one BEER BELLY branch with three lessors,12 each with the agreement term of three years (5th July 2024 – 4th July 2027), at a total value of not exceeding Baht 111,714,120.00, the details of which are as follows;

- Rent under the lease agreement payable by the Subsidiary to BEAMCLUB Co., Ltd., which is a connected person of GH, in the amount of not exceeding Baht 31,699,080.00, divided into rent of not exceeding Baht 30,189,600.00 and deposit of not exceeding Baht 1,509,480.00;
- Rent under the lease agreement payable by the Subsidiary to MEMBERSHIP Co., Ltd. ("MEMBERSHIP"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 69,272,280.00, divided into rent of not exceeding Baht 65,973,600.00 and deposit of not exceeding Baht 3,298,680.00; and
- Rent under the lease agreement payable by the Subsidiary to BAR TORO (Thailand) Co., Ltd. ("TORO"), as the lessor, which is a connected person of the Company, in the amount of not exceeding Baht 10,742,760.00, divided into rent of not exceeding Baht 10,231,200.00 and deposit of not exceeding Baht 511,560.00.

The transfer value of the space lease agreement as per the resolution of the Board of Directors' Meeting No. 6/2024 is reduced to only Baht 105,993,990.97 according to a decrease in the agreement duration. It is evident from the above details that although the agreed purchase price of assets from BEAMX at not exceeding Baht 85,500,000 is higher than the previous price of not exceeding Baht 76, 000, 000. 00, it is still lower than the appraisal value of Baht 85, 520, 000 (as appraisal by Independent Valuer). Besides, the Company will be compensated for such price increase by a discount obtained from its negotiation for brand fee waiver of as high as Baht 32,000,000.00. All in all, this transaction is beneficial to the Company due to such more favorable condition. Therefore, the Board of Directors' Meeting of the Company No. 6/2024, on 4th July 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024, to be held on 15th August 2024, to consider and approve the purchase of assets for business operation from BEAMX as per the details above.

(2) Purchase of assets from MOM'S TOUCH, a connected person of the Company, at a total value of not exceeding Baht 101,381,041.14, divided into;

(a) Purchase of assets used for business operation of MOM'S TOUCH, the original Korean fried chicken and burger franchise from South Korea, for 6 branches at Central Rama 9, S-Oasis, ICS, Silom Complex, The Mall Bangkapi, and The Mall Bangkae, consisting of equipment, tools, utensils, decorations, furniture, etc., at a value of not exceeding Baht 30,000,000.00, and purchase of MOM'S TOUCH brand used for business operation at a value of not exceeding Baht 38,000,000.00.

For the Asset Purchase Transaction as per the resolution of the Board of Directors' Meeting No. 6/2024, the Company has negotiated for a price decrease to not exceeding Baht 29,500,000 so that it will be lower than the appraised value of Baht 29,860,000 (as appraised by Independent Valuer).

As for the purchase price of brand, the fair value appraisal of MOM'S TOUCH brand was based on the assumptions for future business operation under such brand. Since deviations in the projection are highly probable, the Company's management has, on a conservative basis, negotiated for a waiver of the brand fee and, after such negotiation, BEAMX agrees to such brand fee waiver.

(b) Acceptance of a transfer of the space lease agreement for the location of 6 branches of MOM'S TOUCH from MOM'S TOUCH, free of charge, whereby the remaining rent under such agreement payable by the Subsidiary to the original lessor, with which MOM'S TOUCH entered into the lease agreement and which is not a connected person of the Company, amounts to not exceeding Baht 33,381,041.14.

The transfer value of the space lease agreement as per the resolution of the Board of Directors' Meeting No. 6/2024 is reduced to only Baht 31,131,313.94 according to a decrease in the agreement duration.

It is evident from the above details that for the purchase of assets from MOM'S TOUCH, the Company has negotiated for huge discounts such as a discount on purchase price of the assets and a waiver of brand fee. All in all, this transaction is beneficial to the Company due to such more favorable condition. Therefore, the Board of Directors' Meeting of the Company No. 6/2024, on 4th July 2024, resolved to propose the Extraordinary General Meeting of Shareholders No. 1/2024, to be held on 15th August 2024, to consider and approve the purchase of assets for business operation from MOM'S TOUCH as per the details above.

The Board of Directors' Meeting of the Company No. 6/2024 on 4th July 2024 considered details of the Asset Acquisition Transaction with integrity and carefulness and in the interest of the Company, and then resolved to grant approval for the Company to enter into such transaction and propose the matter to the shareholders' meeting for further consideration and approval. The Board of Directors was of the opinion that the Asset Acquisition Transaction is appropriate, reasonable and in the best interests of the Company and all its shareholders in the long term. In view of the benefit receivable by the Company and reasonableness of the transaction compared with the transaction executed with other non-connected persons, the Board of Directors deemed that the Asset Acquisition Transaction will be executed with the connected persons on an arm's-length basis, without any transfer of benefit between the Company and the persons who may have a conflict of interest, and that the conditions are set out in the same manner as those of the usual sale and purchase transactions.

In this regard, the Company, as a listed company on the SET, will have to abide by the rules and regulations for connected transactions as if the transaction would be entered into with the non-connected persons, taking into account the best interest of the Company, so as to ensure that the minority shareholders will not be affected by the connected transaction.

In addition, Mr. Surachai Chetchotisak, being an interested director, did not attend and cast a vote on the agenda to approve this Asset Purchase transaction.

Opinion of the Board of Directors on a change to the objectives and use of proceeds from the offering of newly issued shares via Private Placement (PP)

The Board of Directors' Meeting No. 6/2024 on 4th July 2024 approving a change to the objectives and use of proceeds from the offering of newly issued shares via private placement ("Change to PP Objectives") integrity and carefulness and in the interest of the Company, and the resolved to grant approval for the Company to Change to PP Objectives and must be put forward for approval from the EGM on this same occasion. The Board of Directors considered and deemed that a change to the objectives of PP is appropriated, reasonable, and in the interest of the Company for liquidity of business operation in the future. Summary of a change to the objectives and use of proceeds from the offering of newly issued shares via Private Placement prior to and after the approval as follows;

Objective	Previous plan as approval from EGM 4/2023 on 21st November 2023				Revised Plan /1 (proposed this period)	
	Budget (MB)	Used (MB)	Remaining (MB)	Period (expected year)	Budget (MB)	Period (expected year)
Restaurant Franchise	-	-	-	2023	-	-
Food & Beverage business	85.00	-	85.00	2025	115.00	2024
Tourism or Resting business	-	-	-	2024	-	-
Working Capital	59.50	-	59.50	2025	29.50	2025
Communication Technology	300.00	300.00	-	2023	-	-
Health & Beauty	100.00	-	100.00	2025	100.00	2025
Total	**544.50**	**300.00**	**244.50**	**-**	**244.50**	

Remarks /1 Change to PP Objectives is to revise for appropriated investment in each business wisely. Business investment selection shall based on the objectives, not affect to the approved budget, seek for new business opportunity for better return to the Company and shareholders.

Change to PP Objectives for the remaining proceed of Baht 244,500,000 from expansion in Food & Beverage business for Baht 85,000,000, Health & Beauty business for Baht 100,000,000, working capital for Baht 59,500,000; to Food & Beverage business for Baht 115,000,000 with IRR of 13-18 percent because the negotiable in Food & Beverage business is completed prior to the others because of a negotiation with connected person. The Company could realize revenue and profit from new business in short period of time. For the investment in Health & Beauty business at the IRR of 15-20 percent is under the process of negotiation which shall be concluded in 2024.

Change to PP Objectives shall not have huge effect to working capital and investment in Health & Beauty business because the Company has other sources of fund for working capital and investment from capital increase from exercise warrants to buy common shares No. 2 ("GIFT-W2") for 440,540,581 units at the exercise price of Baht 1.60 per share. The expiration date of warrant is 1 year from 2nd January 2024, issuance of warrant date. The first exercise is on 31st July 2024. Last exercise is 30th December 2024. If all warrants are exercised, the Company shall have a capital increase of Baht 704,864,929.60 (share price as of 28th June 2027 was Baht 3.82 per share) which is sufficient for orking capital and investment according to business plan such as Hospitality, Wellness & Beauty which the Company plans to start in 2025.

The Company shall comply with Notification of Capital Market Supervisory Board No. TorChor. 28/2565 Re: Permission for Listed Company to offer newly issued share for Private Placement Part 2 other condition (4) Listed Company has to use the proceed in regard to the objective as indicated in the invitation of Shareholders' meeting for approval of PP unless Shareholders' meeting has approved to change to objectives of PP. The invitation letter has to comply with the Notification of Capital Market Supervisory Board in regard to the invitation to the Shareholders' Meeting.

In August 2023, the Company would like to manage for the liquidity and get return from cash in short-term by lending to a company which is not connected person for Baht 270.00 million by 1 year period from August 2023 – August 2024 at interest rate of 7.00 percent without any guarantor. Source of fund is from issuance of PP as mention above. However, the lending is not match to the PP's objective. BOD acknowledged and negotiated with the borrower. The borrower agreed to repay all the loan in July 2024. The Company is waiting for written confirmation from borrower to the repayment in July 2024. The Company shall inform additional information in regard to repayment in EGM 1/2024 on 15th August 2024. During lending period, the Company has sufficient working capital for business operation (details of lending as public by the document Re : Clarification on the inquiries from SET regarding the Company providing short-term loans date 1st July 2027 (including revised) and Notice of the resolution of BOD No.6/2024 regarding the acquisition of assets of connected persons, Objective correction, Limit and period of use of additional capital, Ratification of the financial assistance case and schedule of the EGM No. 1/2024 date 4th July 2024 which reveal on www.set.or.th.

1.12 Audit Committee's resolution and opinion and/or Directors' opinion different from BOD's resolution

None of the Audit Committee has different opinion from BOD's opinion.

1.13 Consideration regarding Connected Transaction Policy

After completion of the Asset Purchase Transaction, the Subsidiary will acquire assets for operation of food & beverage business from two sellers, (1) BEAMX and (2) MOM'S TOUCH. Currently, Mr. Surachai Chetchotisak, Mr. Chet Chetchotisak, Mr. Chot Chetchotisak, and Chetchot Holdings Co., Ltd. ("CCH"), which are the Company's major shareholders holding 641,275,532 shares[13] or 48.53% of the Company's issued and paid-up capital, including their close relatives and related persons ("Group of Persons with Potential Conflict of Interest"), also are the shareholders and directors in companies operating food & beverage business, namely (1) BEAMX, (2) MOM'S TOUCH, (3) MEMBERSHIP, (4) TORO, (5) OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), (6) BEER BELLY Co., Ltd. ("BB"), and (7) Mom's Hospitality Co., Ltd. ("MH"). Therefore, such food & beverage businesses operated by the Group of Persons with Potential Conflict of Interest may be considered the operation of business in competition with the Company and/or may create a conflict of interest with the Company. The Company and the Group of Persons with Potential Conflict of Interest are aware of this problem and, thus, have mutually agreed to establish a policy to prevent a conflict of interest between them, as follows;

1.13.1. The Group of Persons with Potential Conflict of Interest are the shareholders and directors in BEAMX, OKONOMI and MOM'S TOUCH. After completion of the Asset Purchase Transaction, the assets used for operation of food & beverage business of BEAMX, OKONOMI and MOM'S TOUCH will become under the ownership of the Subsidiary, and the food & beverage business of BEAMX, OKONOMI and

MOM'S TOUCH will be discontinued. Moreover, the Group of Persons with Potential Conflict of Interest also are the shareholders and directors in MEMBERSHIP, TORO (MEMBERSHIP established on 12th November 2010 and TORO established on 20th April 2015; currently both companies operate their business in 72 Courtyard which is the location of BEAM CLUB and BEER BELLY) and BEER BELLY (established on 13th September 2023 but not operated yet), which registered for operation of Food & Beverage business, but have not operated any business related to Food & Beverage business. After the transaction, the connected person group shall sign non-competitive agreement with the Company afterwards.

1.13.2. The Group of Persons with Potential Conflict of Interest are the shareholders and directors in MH, which operates a premium Thai barbeque restaurant in the name Kunkrata at On Tiwanon Center 1 Project. Such Food & Beverage business will still be carried on and may not open more branches under the current brand. Moreover, although the Company and the Group of Persons with Potential Conflict of Interest have similarly engaged in Food & Beverage business, they do not compete directly with each other since their businesses are in different locations and have different target groups. MH's business is located in Nonthaburi Province and its target groups are middle- to high-income earners preferring Thai style pork barbeque, while the Company's business is entirely located in Bangkok, mainly in department stores with convenient transportation, focusing on middle- to high-end markets.

The Group of Persons with Potential Conflict of Interest will not additionally invest in franchise business or any businesses that may create a conflict of interest with the Company.

1.13.3. In case of business restructuring to eliminate a conflict of interest other than those mentioned in (1) and (2) above, the Company and the Group of Persons with Potential Conflict of Interest may consider transferring or accepting a transfer of business between them in the future, taking into account the best interests of the Company's shareholders. Such transfer or acceptance of a transfer of business shall be subject to the consideration of the Company's Board of Directors and/or Audit Committee, excluding persons who have an interest therein. Moreover, the Company shall comply with the Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Entering into Connected Transactions, dated 31st August 2008, (as amended) and the Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions B.E. 2546, dated 19th November 2003, (as amended).

After completion of this Asset Purchase Transaction, the Company will propose the aforementioned policy on conflict of interest prevention to the Board of Directors' meeting for further consideration and approval.

2. Opinion of the independent financial advisor regarding the reasonableness and benefits of entering into the transaction

2.1. Objectives and necessity for entering the transaction

According to Board of Directors' Meeting of Gift Infinite Public Company Limited ("the Company" or "GIFT") No. 6/2024, held on 15th August 2024, resolved to approve Gift Hospitality Co., Ltd. ("Subsidiary" or "GH") (previous name Lavish Laboratory Co., Ltd.), operates as an cosmetics OEM which trend to decrease because of local brand is not popular as international brand. That directly affects revenue, and performance in 2021 – 2022 was operated loss. Therefore, GH ceased its business since 2nd quarter of 2022. GH is looking for new business as strategy and investment plan either Food & Beverage or Hospitality, Wellness & Beauty. GIFT holds 99.99 percent of paid-up capital in GH. GH shall enter into the transaction to assets acquisition for operation of Food & Beverage business from 2 operators which are (1) BEAM X Co., Ltd. ("BEAMX") and (2) MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH") which is connected persons with the transaction value of not exceed of Baht 255,713,861.36 ("Asset Acquisition Transaction").

2.2. Impacts from transaction

2.2.1 Accounting impact

Impacts from transaction, value of acquiring assets shall not exceed Baht 255.71 million, are decrease in cash not exceed Baht 115.00 million, increase in operation assets Baht 115.00 million, increase in royalty fee Baht 140.71 million, and increase in long-term lease Baht 140.71 million. Total assets shall increase to Baht 2,300.55 million, total liabilities to Baht 773.4 million, but Shareholders' Equity shall remain the same at Baht 1,527.08 million.

2.2.2 Impact on cash flow and liquidity

To enter into this Asset Acquisition Transaction, the Company has to pay for assets in cash by Baht 115.00 million and shall bear more liabilities for Baht 140.71 million, total value of Baht 255.71 million. Considering financial structure represents that current ratio from 2021 to 1st quarter of 2024 are 9.64 percent, 16.93 percent, 7.37 percent, and 9.91 percent respectively. Impacts after the acquisition shall change current ratio from 31st March 2024 to 8.98 percent. D/E ratio from 2021 to 1st quarter of 2024 are 0.07 times, 0.03 times, 0.64 times, and 0.41 times respectively. Impacts after the acquisition shall change D/E ratio from 31st March 2024 to 0.51 times.

For Interest Bearing Debt to Equity Ratio and Affordability Ratio shall not be changed after the transaction because source of fund is not loan.

Financial Ratio	2021	2022	2023	1st quarter 2024	After the Acquisition
Current Ratio	9.64	16.93	7.37	9.91	8.98
D/E Ratio	0.07	0.03	0.45	0.41	0.51

That ratio represents that the Company still has enough liquidity for operations, even an increase in liabilities if shareholders does not approve for Private Placement offering. D/E ratio shall not affect to financial institute's condition that the Company has to maintain proportion of short-term and long-term liability to equity in less than 3 times or other conditions that impacts to operate. The Company has capacity to pay debt because Affordability Ratio is greater than 0.

The change in objective of money used from PP, sources of fund to acquire assets from BEAMX and MOM'S TOUCH for not exceed of Baht 115.00 million, is rejected from EGM No. 1/2024 on 15th August 2024 and/or working capital and/or future working capital from acquisition assets are not cover for obligation of lease agreement, the Company has reserve source of fund for this transaction as follows;

(a) The Company has source of fund for Baht 193.90 which is sufficient for Assets Acquisition from BEAMX and MOM'S TOUCH for not exceeding 115.00 million, and for acceptance of lease transfer on deposit at Baht 13.43 million, totaling for Baht 128.43 million with the following;

- Working Capital from short-term loan to other company for Baht 270,000,000. The Company has negotiated with the borrower to repay the loan as soon as possible. The borrower agreed to repay all the loan in July 2024. The Company is waiting for written confirmation. The Company shall inform additional progress for repayment to shareholders in EGM 1/2024 on 15th August 2024. However, proceed for short-term loan for Baht 244,500,000.00 came from issuing PP shares and shall retrieve back for serve as capital increase of the Company. The remaining working capital is Baht 25,500,000.00.
- Payment from short-term loans to other company for Baht 244,500,000.00 according to detail in (a) has been allocated for investment in Food & Beverage business by Baht 85,000,000.00 which could be used for this payment.
- Cash of the Company as of 31st March 2024 for Baht 83,404,097.00 which could be used for this payment.

(b) If source of fund from current working capital and from cash flow from operation from Food & Beverage business is not sufficient to pay for the transaction only rental and service fee on monthly basis at Baht 127,282,911.15, the Company still have source of fund from exercise warrant GIFT-W2 at 440,540,581 unit. The exercise price is Baht 1.60 per share. Lifespan of warrant is 1 year from 2nd January 2024, as an issuance date. The first exercise date is 31st July 2024 and the last exercise date is 30th December 2024. If all warrants are exercise, the Company shall have capital increase for Baht 704,864,929.60 (market closed price of the Company as of 28th June 2024 was 3.82 Baht per share).

Therefore, IFA opined that the transaction is appropriated and shall enhance the Company to go on with their business with liquidity and profitability.

2.3. Compare the advantages and disadvantages between entering into the transaction and not entering into the transaction

2.3.1 Advantages and disadvantages of entering into the transaction

2.3.1.1 Advantages of entering into the transaction

1. The Company shall have an opportunity to receive new revenue and cash flow from new business

Entering into the transaction for Food & Beverage business, IFA has considered business plan and feasibility study of the project and found that there was an opportunity to success from new business. The Company expects to start in September 2024. Feasibility study shows the opportunity for revenue and cash flow as follows;

Unit : Million Baht

	Sep – Dec 2024	2025	2026	2027	2028
Revenue					
BEAMX	32.57	112.70	121.72	131.45	136.19
MOM'S TOUCH	16.10	95.45	159.95	199.78	210.31
Total Revenue	48.67	208.15	281.66	331.24	346.49
Cash Flow					
BEAMX	0.16	4.33	9.14	14.38	21.17
MOM'S TOUCH	(6.92)	(11.72)	(1.90)	1.32	7.75
Total Cash Flow	(6.77)	(7.39)	7.24	15.69	28.93

2. An investment in other sector besides main business shall enhance to diversify business risk which is good for the company in long term as adjustable strategy in circumstance changes.

In the past, the Company emphasized on business growth and expansion. The Company invests in other business to increase opportunity for benefits. Industry of our main business, development for Chemical Ingredient, is slow down and increases risk of income as well as COVID-19 in the past 3 years. Management realizes that there is an opportunity to diversify risk. Therefore, investment in Food & Beverage business which has positive trend shall diversify business risk and industry. Diversity enhance the Company's business strategy under change of circumstance and make a positive return to the Company and Shareholders.

3. Support the Company to start new business in short period of time if the Company starts by itself comparing to acquisition transaction

An expansion of investment to Food & Beverage business by acquiring assets for business operation from 2 operators which are BEAMX and MOM'S TOUCH shall give an opportunity to receive a return from investment in short period of time comparing with initiate business by itself and requires some expertise in business operation. The Company shall realize revenue from business operation of BEAMX and MOM'S TOUCH immediately after the transaction, that enhance positive performance and cash flow for the Company in the future.

2.3.1.2 Disadvantages and risks of entering the transaction

1. Large investment required for this asset acquisition which lower the Company liquidity

Value of assets for Food & Beverage operation is Baht 255.71 million. The Company shall use proceed from Private Placement Issuance for (1) acquisition of machinery and equipment, and decoration and renovation for not exceeding of Baht 115.00 million, and (2) Payment for liabilities from Lease Agreement by cash flow from operation.

However, IFA has perform a feasibility study of the project in order to express an investment in assets and liability from lease agreement under the transaction with the following details;

Unit : Million Baht

Investment in Assets	115.00
Obligation Expense	140.71
Total Expenses from Transaction	**255.71**
Net Cash Flow after deductible of investment and operating expense	104.93
Internal Rate of Return (IRR)	**12.39 %**

From the study, the Company has an opportunity to gain net cash flow from operation after deductible of investment and operating expense by Baht 104.93 million which is equal to internal rate of return (IRR) at 12.39 percent from investment assets, which is higher than Return on Equity (Ke) at 11.18 percent. Therefore, return on project is higher than return rate of the Company. If the Company could not operate as expected, there is risk from this transaction equal to investment of Baht 115.00 million.

The change in objective of money used from PP, sources of fund to acquire assets from BEAMX and MOM'S TOUCH for not exceed of Baht 115.00 million, is rejected from EGM No. 1/2024 on 15th August 2024 and/or working capital and/or future working capital from acquisition assets are not cover for obligation of lease agreement, the Company has reserve source of fund from short-term loan to other company for Baht 270,000,000 (loan period 1 year, from August 2023 – August 2024 at interest rate of 7.00 percent per year for liquidity management). However, proceed for lending is from capital increase through PP, the use of proceed is not match with the objective of PP. BOD acknowledged and negotiated with the borrower to repay the loan as soon as possible. The borrower agreed to repay all the loan in July 2024. The Company is waiting for written confirmation. The Company shall inform additional progress for repayment to shareholders in EGM 1/2024 on 15th August 2024. The proceed is sufficient to pay for acquisition assets and lease agreement transfer from BEAMX of not exceed Baht 195,082,547.42 and MOM'TOUCH of not exceed Baht 60,631,313.94, totaling not exceed Baht 255,713,861.36.

If the Company does not receive the repayment or delay of payment, the Company shall not have enough source of fund for the Transaction. The transaction shall not be success or delay from the plan.

2. An expense occurred from the transaction in order to receive the permission from Shareholder's resolution

Transaction between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH is considered as Connected Transaction under Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of

Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 dated 19th November 2003 (as Amended) (together named "Connected Transaction Notification"). Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP TORO and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively (Moreover, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company.) based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another transaction of Assets Acquisition in the past 6 months. (BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is connected person of BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH because of the same Ultimate Shareholders with the transaction size of 2.96 percent of NTA of the Company (NTA of the Company at 31st March 2024 was Baht 675.60 million). The accumulation of transaction size in the past 6 months are 31.23 percent of NTA. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive an approval from Shareholders' Meeting which costs the Company for professional expense such as lawyer, financial advisory, independent financial advisor, etc. Moreover, the Company also has operating expense from EGM. If the Company does not take into account on the transaction, none of those expenses shall incur and can be use for other transaction of the Company.

However, IFA perceives that those expenses for this transaction are necessary and important for gathering important information to conclude and present to the Shareholders and Stakeholder with adequate, appropriate, and reliable information for an approval.

2.3.2 Advantages and disadvantages of not entering into the transaction

2.3.2.1 Advantages of not entering into the transaction

1. The Company's cash flow does not decrease and has no liabilities or expenses regarding to the project

The payment on this transaction is Baht 255.71 million for acquiring assets. After the acquisition, the Company shall have cost and expense on operation and investment according to business plan. If the Company is not entering into the transaction, cash flow shall be saved as well as cost, expenses, and investment in the future.

If Shareholders do not approve for the transaction, the Company shall have an opportunity to consider the other efficient investment for more return. However, other consideration shall take a period of time in finding and reviewing which can cost an extra expense in each consideration and prolong the investment.

If Shareholders do not approve for change of PP's objective and budget and not approve for the transaction, the Company shall have an opportunity to consider the other efficient investment for more return including the existing objective which are invest in Food & Beverage Baht 85 million, Heal and Beauty Baht 100 million, and working capital 59 million. Those shall decrease financial cost or shareholders' burden for other increase in paid-up capital. none of expense occurred from the transaction

Some groups of professionals were hired to consult and preparing information for the transaction such as lawyer, valuer, independent financial advisor, etc. Therefore, there is risk to waste the expenses if Shareholders do not approve on the transaction.

2. none of risk from new business

There will be no operating risk from Food & Beverage business if the Company does not enter into the transaction. The risk includes of expected revenue from new business, uncontrollable of cost of sale, etc. That risk would cost some money and increase some liabilities and interest from the transaction, and development cost in the future. If the Company does not enter into the transaction, the Company has no risk on inexperience new business.

2.3.2.2 Disadvantages and risks of not entering into the transaction

1. No expansion investment as plan and do not received return from new business

If the Company does not invest in new business, business expansion shall slow down and may not meet the budget. The Company also misses the opportunity to receive a return from new business which incurs immediately with positive return.

2. loss an opportunity to diversify investment risk

If the Company does not enter into the transaction, the Company shall loss an opportunity to expand its business to diversify risk on investment.

2.4. Compare the advantages and disadvantages between entering into transactions with connected persons and making transactions with outsiders

2.4.1. Advantages of entering into transactions with connected persons

The transaction is occurred with connected persons. Therefore, the negotiation between the Company and counter party of Assets Acquisition and Connected Transaction shall be reckless compare with outsider. The Company can meet the objective and completed the negotiation in short period of time.

2.4.2. Disadvantages and risks of entering into transactions with connected persons

The transaction between the Company and BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH is account for Baht 255.71 million. To calculate transaction size from reviewed financial statement of Q1 2024 as of 31st March 2024, the transaction size is 11.84 base of the total value of consideration paid or received. Consideration of transaction by Acquisition or Disposal Notification during the past 6 months, BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GH to acquire assets for operating of Food & Beverage business from OKONOMI at the value of Baht 35.66 million and maximum transaction size is 1.65 percent base of the total value of consideration paid or received. Therefore, total transaction size included another one transaction in the past 6 months is 13.49 percent base of the total value of consideration paid or received which is the highest value. If this transaction is not a connected transaction, it shall consider as small size of transaction and could be approved by BOD and completed in short period of time without any cost. However, the transaction is connected transaction with the transaction size of 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of Net

Tangible Assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.50 million) respectively. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million and considered as a large transaction. Shareholders has to approve prior to the transaction. Expenses from set up EGM, documentary expense, IFA, and Independent Valuer shall occur.

The Company shall loss an opportunity to receive an investment offer in other project from outsider which may be better offer or more efficient of synergy. The Company may receive higher profit from lower cost, or new technology or operating channel.

The Transaction with the Connected Persons shall have disadvantages in negotiation power since shareholder of counter party is a major shareholder of the Company. The negotiation could not be fully performed as outsider. However, the negotiation for this transaction is perform under normal business transaction. The Company also appointed IFA to opine on the transaction.

2.4.3. Advantages of doing transactions with outsiders

Conducting a transaction with an outside party shall cause this transaction to not be considered a connected transaction. This shall cause the Company to incur additional costs in appointing an independent financial advisor to provide an opinion on this connected transaction including transactions with outsiders, shareholders shall assume that the Company's transactions are transparent transactions and that there shall be no transfer of benefits from the Company because the two parties are not related to each other. Therefore, in negotiating, both the employer and the contractor should protect their own interests as much as possible.

2.4.4. Disadvantages and risks of entering into transactions with outsiders

If the Company does not enter into transaction with BEAMX and MOM'S TOUCH, but enter into transactions with outsiders; the Company may need longer period of time for due diligence and review the status. The negotiation may be more complicated. The coordination may not be convenience. The solution on negotiation is uncertainty.

2.5. Risk of entering into the transaction

1. Risk from unexpected return on investment

The Company has an obligation to pay for the acquiring assets for Baht 115.00 million along with the liabilities from lease agreement for Baht 140.71 million, totaling Baht 255.71 million. The payment shall be made by cash for Baht 115.00 million. Liabilities from lease agreement shall be paid from cash flow from operation according to payment term in the agreement. If the new business could not generate revenue as projected with an unexpected return on investment. There should be cost of sale, other additional expenses from operation, and capital investment which shall affect to the Company's financial position and income statement in the future.

2. Risk from conflict of interest

The counter party of this transaction is connected person whose are Mr. Surachai Chetchotisak, Mr. Chot Chetchotisak, and Mr. Chet Chetchotisak. Those 3 persons are major shareholders, hold 48.53 percent of paid-up capital. (Mr. Surachai Chetchotisak is Concert Party). Mr. Surachai Chetchotisak has submitted Report on the Acquisition or

Disposition of Securities (Form 246-2) with Mr. Chet Chetchotisak, Mr. Chot Chetchotisak, and ChetChot Holding Co., Ltd. Therefore, Mr. Surachai Chetchotisak is considered as Concert Party and/or Connected Person for the transaction. Considering for the transaction with connected persons shall create Conflict of Interest, provide benefit to counter party, lack of independency in negotiation comparing with outsiders. The benefit to the Company shall not be appropriate.

After the Assets Acquisition, Chetchotisak group still holds common shares in MOM'S HOSPITALITY Co., Ltd. ("MH") which operates brand GounGraTa restaurant, premium grilled pork, for 1 branch at On Tiwanon Center 1. GounGraTa restaurant is continuing its business onwards and may expand to new branches. Even the Company and Conflict of Interest group have similar Food & Beverage business but do not directly compete to each other because of location and target group. MH is located in Nonthaburi with middle-high end customers who like grilled pork. While the Food & Beverage business of the Company is located in Bangkok, mostly in the department store with convenient travelling. Target group is also middle-high end customers. Chetchotisak group shall not invest in any franchise or business that would create Conflict of Interest with the Company.

The acquisition of assets including machinery and equipment, decoration and renovation are for fully operation. Counter party, as connected persons, shall not be able to operate the same business under this transaction. Therefore, it should not have any conflict of interest with the Company.

3. Risk from operation loss in the past

This Assets Acquisition for Food & Beverage operation shall be operated by Chetchotisak group, an existing management. (Mr. Chet Chetchotisak is a Head of Strategic Marketing, and Mr. Chot Chetchotisak is an Asst.Deputy to CEO, rank in 5 top tier management). Management shall be the same team from BEAMX and MOM'S TOUCH. All of employees shall be transfer to GIFT. Change of ownership of assets and lease agreement shall not affect to any management. Existing management of the Company has an experience and expertise for this business. They are professional and famous. With appropriated Marketing plan, business could expand tremendously. To transfer employees to the Company shall continue the business without any new training or hiring.

From past operation, BEAMX and MOM'S TOUCH have operating loss even the management is experience in this business but with same strategy, the Company may have risk of operating loss in the future. However, BEAMX and MOM'S TOUCH used to have unrelated expense which effects to operation. After the transaction, management shall be controlled by the Company and none of unrelated expense shall be occurs with appropriate marketing strategy.

4. Risk from change of lease agreement and risk from not continuing lease agreement or change of rent conditions in the future

After the Asset Acquisition, the Company has an obligation to sign lease agreement with lessor for operating area. If the lessor does not sign the agreement, it shall directly affect to business operation. However, after the transaction, business operation is still the same as well as the rental condition. In the past, BEAMX and MOM'S TOUCH were good tenant, with on time payment and comply with condition. The Company also coordinates with the lessor for entering into the agreement.

Moreover, BEAMX and MOM'S TOUCH locate in department store area with lease agreement term not more than 3 years and extension after expiration. Those terms are normal rental term from general department store. The Company has risk of not renewable agreement from lessor or change in rental conditions such as rental rate which directly affects to operation. However, rental business trend in Bangkok metropolitan of Krungsri Research mentioned that from 2016, most lessor would like to maintain the lessee and motivate for high utilization rate especially downtown, with good reputation of the management and alliance with department store, community mall. Condition in lease agreement is market rate and arm's length basis which is not different from others. If the lease could not be renewable, IFA believed that the Company could rent from other lessor with general condition and rate.

5. Risk from change of rights in franchise and from not continuing franchise agreement or termination from wrong condition or agreement in franchise agreement

The Change of ownership of Franchise Agreement could be completed with shareholders' approval and consent from Mom's Touch&Co., as Master Franchise. IFA perceives that it is possible to change the ownership of Franchise Agreement according to determined timeline and shall be approved from Mom's Touch&Co. because the Company has none of illegible conditions. In order to prevent risk, the Company shall invest with permission from Mom's Touch&Co. only. In the present, the Company coordinate with Mom's Touch&Co. as Master Franchise and approved the transferring. However, the transaction could be completed after the approval from Shareholders' meeting.

The responsibility under MOM'S TOUCH Franchise Agreement between MOM'S TOUCH (Thailand) Co. Ltd. and Mom's Touch&Co. as Master Franchise is covered for 10 years from 22nd April 2022. The condition in the agreement is to open restaurant under trade mark MOM'S TOUCH (include the restaurant that Franchise directly invests and grants the rights to others) for 6 branches a year (According to Franchise Agreement, MOM'S TOUCH should have at least 12 branches, but MOM'S TOUCH has only 6 branches in the present. However, it is still in grace period 3 year from the date MOM'S TOUCH (Thailand) Co., Ltd. grants the rights, whereas MOM'S TOUCH (Thailand) Co., Ltd. does not breach the agreement), totaling for 60 branches within 2031, pay royalty fee from gross profit, and pay initial fee for new branches to Mom's Touch&Co. Change of the rights or transferring to the others has to be approved from Mom's Touch&Co. as Master Franchise prior to the action otherwise the franchise agreement between MOM'S TOUCH (Thailand) Co., Ltd. and Mom's Touch&Co. shall be terminated. The Company may lose from past investment.

In the present, the Company is under process of signing Memorandum of Understanding : MOU which is expected to complete in July 2024 for expanding Franchise to interested Franchisee under brand MOM'S TOUCH in Gas Station. If the MOU signing ceremony is delayed or cancelled, the Company may have risk from dispute in Franchise Agreement under number of branches. From interview of the Company's management and Gas Station's management as well as information in MOU, IFA acknowledge the expansion plan of Franchise in Gas Station by both parties refer to statistic of customers in the Gas Station in each area. MOU has no penalty or fine. The Company also has plan to expand Franchise by itself in order to reduce risk. The Company shall persuade top operators to expand franchise together in the future.

MOM'S TOUCH (Thailand) Co., Ltd. has no record of warning or fine from Mom's Touch&Co. as a Master Franchise.

6. Risk on related law and legal disputes

6.1. Risk on related law

Under the Assets Acquisition, IFA has considered license of each brand and details of license can be concluded as follows;

No.	License	Granted by	Expiration
1	**License under BEAMX**		
1.1	Liquor sales license type 2 for 6 issues	The Excise Department	All expire on 23rd January 2025
1.2	Tobacco sales license 2 for 6 issues	The Excise Department	All expire on 23rd January 2025
1.3	Food sales and store license for 3 issues	Local District Office	24th August 2024
			15th May 2025
			18th May 2025
1.4	Harmful business license for 2 issues	Local District Office	24th August 2024
			21st September 2024
1.5	Public Music Copyright License	Juristic of Music Owner	31st December 2024
2	**License under MOM'S TOUCH**		
2.1	Food sales and store license for 6 issues	Local District Office	6th March 2025
			13th July 2025
			17th August 2024
			1st May 2025
			21st May 2025
			24th April 2025
2.2	Liquor sales license type 2 for 5 issues	The Excise Department	7th December 2024
			21st September 2024
			10th August 2024
			17th August 2024
			21st September 2024

Consideration on the above licenses, IFA found out that the expiration date of BEAMX and MOM'S TOUCH's license is still valid. However, there are some licenses is almost expired. The expiration license shall be renew by BEAMX and MOM'S TOUCH. After the acquisition, the Company by legal department shall be responsible to extend all expired license as well as follow up all additional legal issue in the future. IFA checked for extension criteria and found

that the Company does not have any illegal activities for rejection of the license extension. Therefore, the Company could bring the expired licenses to renewable at the authorized department with fee payment.

6.2. Risk on legal disputes

If there are any legal disputes with the owner or juristic that holds ownership in this acquisition, it may reflect to the future legal disputes. IFA has reviewed on all legal disputes and found that as of 4th July 2024 there was none legal disputes in regard to the acquiring business.

6.3. Related business law

Food & Beverage business

Restaurant business must have permission and comply with related rules and regulation as follows;

1) Public health law under Public Health Act B.E. 2535 indicates that restaurant is a place to sell food is controlled by local government such as Bangkok metropolitan, municipality, province administrative organization, subdistrict administrative organization, and Pattaya metropolitan. Therefore, the operators have to comply with Public Health Act B.E. 2535 as follows;

- Operator with service areas of more than 200 square meter has to have permission from local government. With the license, operator could operate the restaurant with 1 year period of license. License renewal has to file prior to the expiration date.
- Operator with service areas of less than 200 square meter has to inform local government for certificate. If an operator would like to quit or transfer the restaurant to the others, an operator has to inform local government.

The operator has to comply with requirements and conditions of local government. Restaurant with service areas of more than 200 square meter operates without license shall be fine for Baht 10,000 or 6-month in prison penalty. Restaurant with service areas of less than 200 square meter operates without certificate shall be fine for Baht 5,000 or 3-month in prison penalty. The operator has to show license or certificate in public place in the restaurant, otherwise fine of Baht 500.

Ministry of Public Health regulation Re : Hygienic of Place to Sell Food B.E. 2561 or Hygienic of Food which shall be strictly complied.

Section 1 Hygienic of the Place to Sell Food

No. 1 Place to Sell Food such as kitchen has to be clean, strong, no breaking, good ventilation, sufficient light, hand cleaning sink with appropriated cleaning equipment. Height of table for food preparation has to be at lease 60 centimeters from floor and has good condition.

No. 2 Place to Sell Food must have enough restroom with good condition, clean, and good drainage. The restroom door shall not directly open to cooking area. It should have appropriated partition. The restroom door shall be closed all the time. Hand cleaning sink is hygienic.

No. 3 Garbage has to be taking care of.

No. 4 Drainage has to be in good condition, no food scraps, separate food scraps and fat prior to drain into drainage system.

No. 5 Animal protection and pesticide

No. 6 Fire extinguishing

Section 2 Place to Sell Food

No. 7 Fresh raw material must be clean, safe, and stored in proper temperature in covered place and shall not be contaminated.

No. 8 Dried food must be stored in seal container. Condiments must meet standard.

No. 9 Cooked food must be stored on a clean plate and placed at least 60 centimeters from the floor.

No. 10 Drinking water must be sealed and placed at least 15 centimeters from the floor. Glasses must be cleaned before service. If the drinking water is not in the seal container, it must be placed at least 60 centimeters from the floor.

No. 11 Water must meet standard of Department of Health

No. 12 Ice must be stored in seal container and placed at least 15 centimeters from the floor. Edge of container must be at least 60 centimeters height from the floor, no drainage from ice bug to the floor, use tongs or ice scoop, none of food or anything else to soak with ice.

No. 13 Tab water must be used. If there is no tab water, a similar standard of water must be applied.

No. 14 Chemical, cleaning, toxic must be labelled for remining. Separate store from food preparation area. None of the same containers shall be used for food.

No. 15 No cooking gas allowed in cooking on the table in the restaurant.

No. 16 No methanol allowed in cooking or warming food except solid alcohol fuel.

Section 3 Plates and equipment in Place to Sell Food

No. 17 Safe material, good condition, store at least 60 centimeters height from the floor. Cover for contamination and apply serving spoon. refrigerator, freezer, oven, and microwave must be in good condition.

No. 18 Equipment must be protected from disease-carrying animals or insects and disinfect after cleaning.

Section 4 Operator, food handler, and public health law

No. 19 Food handler must be healthy, no contagious disease or disease vector, skin disease. Food handler must pass the training by minister criteria. Food handlers must wear cloth with protection equipment, clean hands, and do not contaminate food with anything.

No. 20 Place to Sell Food with license or certificate prior to this Act must amend within 180 days after applicable except service areas of less than 200 square meter operator amend within 1 year.

None of penalty is announce, if the operator is not complying by this Act but by virtue of Public Health Act B.E. 2535 amendment B.E. 2560 fine of Baht 50,000 shall be applied.

2) Labor Protection Act

Restaurant operators should emphasis on Labor Protection law because of both fine and prison penalty. "Employment of Labor in General" under Labor Protection Act has determine employment of labor, holiday, and leave day which should comply with the law. Employees could appeal which leads to penalty if the Company does not comply. The issues that employers always make mistakes are.

- A normal working time shall not exceed 8 hours per day or employer and employee may agree but shall not exceed 48 hours per week.
- An employer shall arrange a rest period during work for employees of not less than 1 hour per day after the employee has been working for not more than 5 consecutive hours. An employer and employee may agree in advance that each rest period may be less than 1 hour but the total rest period per day shall not be less than 1 hour. For the restaurant that has certain period of operation but not consecutive hours, the rest period could be more than 2 hours per day.
- An employer may not arrange a rest period if the characteristic of work must operate continuously by consent from employee or emergency.
- Whereas any overtime work after normal working time is more than 2 hours, the employer shall arrange for the employee to take a rest period of not less than 20 minutes before the employee commences the overtime work.
- An employer shall provide a weekly holiday of not less than 1 day per week for an employee, and the interval between weekly holidays shall be not more than 6 days. Whereas an employee performs work in a hotel business, transport work, work in a forest, work in a location lacking basic facilities, or any other work as prescribed in the Ministerial Regulations, the employer and the employee may agree in advance to accumulate and postpone weekly holidays to be taken at any time, but they must be taken within a period of 4 consecutive weeks.
- An employer shall announce not less than 13 traditional holidays per year in advance for employees, including National Labor Day as specified by the Minister. The employer shall fix the traditional holidays according to the annual official holidays, religious or local traditional holidays. If a traditional holiday falls on a weekly holiday of an employee, the employee shall take a day off to substitute for the traditional holiday on the following Working Day. Whereas

an employee performs work in a hotel business, entertainment complex, restaurant, coffee shop may arrange holiday to substitute for the traditional holiday.

- An employee who has worked for an uninterrupted period of 1 year, is entitled to annual holidays of not less than 6 working days in one year. The employer and the employee may agree in advance to accumulate and postpone any annual holiday that has not yet been taken for a year to be included in the following years.
- An employee is entitled to sick leave as long as he or she is actually sick not more than 30 days. For sick leave of 3 days or more, the employer may require the employee to produce a certificate from a first-class physician or an official medical establishment.
- An employee shall be entitled to leave for necessary business of not less than 3 working days per year.
- An employee shall be entitled to leave for military service for inspection, military drilling or for readiness testing under the law concerning military service of not more than 60 days per year.
- A female employee who is pregnant shall be entitled to maternity leave of not more than 98 days for each pregnancy. Maternity leave under this section shall be defined to include leave for medical examinations relating to her pregnancy. A female employee shall receive salary from maternity leave of not more than 45 days.
- An Employee shall be entitled to take leave for training or the development of his or her knowledge and skills without paid.

Entertainment complex business

Entertainment complex such as pub and bar has additional related law which are Service Facilities Act B.E. 2546 and Alcoholic Beverage Control Act B.E. 2546 in section 29 prohibit to sell alcoholic beverage to following persons;

1. Person who are under 20 years of age
2. Person who are drunk and unconscious.

7. Business Risk

Food & Beverage business

Food & Beverage business has high competition because low barrier of entry. The Company has to compete with various restaurant such as food from abroad, old fashion food, and small restaurants. Risk from variance of cost of raw material, which is main cost of sale, employee risk, wages and lack of employees. The Company has to bear those expenses for business operation. The ability to compete shall depend on efficiency management in cost of sale and wages.

Entertainment complex business

Entertainment complex business is similar to Food & Beverage business but additional risk on operating license such as open late than legal determination (business in this transaction could be open until 2.00 AM), not allow persons who are under 18 years of age to be employees, not allow persons who are under 20 years of age to enter in the complex, not sell

alcoholic beverage to person who are drunk and unconscious, not allow any employees to stay in the complex, not allow indecent shows, not allow for dangerous animal in the show, not allow for narcotic, etc. Therefore, the Company has to be caution operate. There is also rick from uncontrollable factor such as shut down from COVID-19. Those risks shall affect to the ability to generate revenue from this investment.

However, the Company realized that an operation of BEAM CLUB, BEAM CUBE, and BEER BELLY has a limitation in licensing, age of customers, open and close time for business, and other rules and regulations concerned. After the transaction, the Company shall purpose Subsidiary Operation Control Policy in order to make sure that Food & Beverage business of Subsidiary is legally operated as follows;

- The Company shall continue security policy for restaurant and entertainment complex as BEAMX operated to ensure that customer, employees, and assets shall be well protected. Reviewing the conditions of customers to comply with the law such as ID checking prior to entrance.
- The Company shall have officers and/or Night Audit to check an operation to comply with law and regulation.
- The Company shall determine to cease order of BEAM CLUB, BEAM CUBE, and BEER BELLY 15 minutes prior to the close time.

2.6. Sufficient of source of fund

GH's source of fund for acquiring assets from BEAMX of not exceed Baht 85.50 million and from MOM'S TOUCH of not exceed Baht 29.50 million, totaling value of Baht 115.00 million, use of proceeds from the offering of newly issued share via Private Placement. The Board of Directors' Meeting No. 6/2024 on 4th July 2024 approved to change the objective and use of proceeds from Private Placement (PP) which must be put forward for approval from the EGM on this same occasion. Currently, there is the remaining amount of Baht 244,500,000.00, which is sufficient for this transaction. For lease agreement transfer, GH shall pay the consideration on monthly basis by cash from operating cash flow and/or working capital from the Acquisition Assets. Lease payment in the amount of Baht 140.71 million is gradually paid on a monthly basis according to the remaining lease term of between 1 and 3 years, which is deemed the expense incurred in the ordinary course of operation. Based on the past records, BEAMX and MOM'S TOUCH have been able to pay their rent as scheduled.

The change in objective of money used from PP, sources of fund to acquire assets of transaction 1.7.1 is rejected from EGM No. 1/2024 on 15th August 2024, the Company still has source of fund to take into account for transaction with following details;

(a) The Company has source of fund in the number of Baht 193,900,000.00, which is sufficient to pay for the transaction under 1.7.1 at Baht 115,000,000.00 and transaction under 1.7.2 only for deposit at Baht 13,430,950.21, or totaling for consideration paid at Baht 128,430,950.21 as follows;

- Working Capital from short-term loan to other company for Baht 270,000,000. The Company has negotiated with the borrower to repay the loan as soon as possible. The borrower agreed to repay all the

loan in July 2024. The Company is waiting for written confirmation. The Company shall inform additional progress for repayment to shareholders in EGM 1/2024 on 15th August 2024. However, proceed for short-term loan for Baht 244,500,000.00 came from issuing PP shares and shall retrieve back for serve as capital increase of the Company. The remaining working capital is Baht 25,500,000.00.

- Proceed from short-term loan to other company and reserve in capital increase of the Company for Baht 244,500,000.00 as in (a) is allocated to invest in Food & Beverage business as indicated in current objective for Baht 85,000,000.00 which could be used for consideration paid.
- Cash in the Company as of 31st March 2024 for Baht 83,404,097.00 could be used for consideration paid.

(b) If source of fund from current working capital and from cash flow from operation from Food & Beverage business is not sufficient to pay for the transaction under 1.7.2 only rental and service fee on monthly basis at Baht 127,282,911.15, the Company still have source of fund from exercise warrant GIFT-W2 at 440,540,581 unit. The exercise price is Baht 1.60 per share. Lifespan of warrant is 1 year from 2nd January 2024, as an issuance date. The first exercise date is 31st July 2024 and the last exercise date is 30th December 2024. If all warrants are exercise, the Company shall have capital increase for Baht 704,864,929.60 (market closed price of the Company as of 28th June 2024 was 3.82 Baht per share).

2.7. Summary of Independent Financial Advisor on Reasonableness

IFA considered details of Acquisition Transaction, conditions of transaction, payment term, advantages and disadvantages of entering into the transaction, advantages and disadvantages of not entering into the transaction, advantages and disadvantages of entering into the transaction with connected persons, and risk factor, IFA deemed that the Acquisition Transaction and Connected Transaction is reasonableness as business plan for growth and profitability. The transaction shall generate advantage to the Company which are 1 The Company shall have an opportunity to receive new revenue and cash flow from new business, 2 An investment in other sector besides main business shall enhance to diversify business risk which is good for the company in long term as adjustable strategy in circumstance changes, and 3 the Company could start new business with in short period of time comparing by start new business. However, the transaction shall generate disadvantage to the Company which are 1 Large investment required for this asset acquisition which lower the Company liquidity, and 2 an expense occurred from the transaction in order to receive the permission from Shareholder's resolution. If the transaction has not occurred; there are advantage to the Company which are 1 the Company's cash flow does not decrease and has no liabilities or expenses regarding to the project, 2 none of expense occurred from the transaction, and 3 none of risk from new business. The disadvantages from not ensure the transaction are 1 No expansion investment as plan and do not received return from new business, and 2 loss an opportunity to diversify investment risk.

3. Independent Financial Advisor Opinion on Appropriateness of Asset Value

The value of acquisition assets are assets for business operation under trademark of BEAMX and MOM'S TOUCH from 2 companies which are;

No.	Company	Trademark	Type of business
1	BEAM X Co., Ltd.	BEAMX	Pub and restaurant
2	MOM'S TOUCH (Thailand) Co., Ltd.	MOM'S TOUCH	Korea fried chicken and burger

Those assets shall be referred as "Acquisition Assets". IFA uses Comparison Value Approach from the Independent Valuer with the Acquisition Price to evaluate the Appropriateness. However, IFA considered that the valuation of decoration and renovation that is not connected to the building and removable are not solid and has concerned for depreciation calculation period. Therefore, IFA has adjusted some appraisal value to be more appropriate by use depreciation rate at 20.00 percent per year, which could be concluded as follows;

Conclusion on Fair Value of assets from Independent Valuer

Valuation Assets	Asset Value (Million Baht)	Report Number	Date of Valuation	Valuation Approach	Adjusted Value of Asset[/1] (Million Baht)
BEAM CUBE shop					
- Machinery and equipment for 72 items	7.89	TA-2-0237/67	19th February 2024	Replacement Cost Approach	7.89
- Decoration and renovation	10.97				10.97
BEAM CLUB shop					
- Machinery and equipment for 178 items	4.48	TA-2-0236/67	19th February 2024	Replacement Cost Approach	4.48
- Decoration and renovation	38.37				38.38
BEER BELLY shop					
- Machinery and equipment for 155 items	2.98	TA-2-0238/67	19th February 2024	Replacement Cost Approach	2.98
- Decoration and renovation	20.83				20.83
MOM'S TOUCH shop, Central Rama IX branch					

Valuation Assets	Asset Value (Million Baht)	Report Number	Date of Valuation	Valuation Approach	Adjusted Value of Asset[/1] (Million Baht)
- Machinery and equipment for 120 items	0.99	TA-2-0244/67	19th February 2024	Replacement Cost Approach	0.99
- Decoration and renovation	2.11				2.09
MOM'S TOUCH shop, S-Oasis branch					
- Machinery and equipment for 226 items	1.28	TA-2-0245/67	19th February 2024	Replacement Cost Approach	1.28
- Decoration and renovation	4.40				4.36
MOM'S TOUCH shop, ICS branch					
- Machinery and equipment for 88 items	0.94	TA-2-0246/67	20th February 2024	Replacement Cost Approach	0.94
- Decoration and renovation	2.95				2.91
MOM'S TOUCH shop, Silom Complex branch					
- Machinery and equipment for 242 items	1.27	TA-2-0247/67	20th February 2024	Replacement Cost Approach	1.27
- Decoration and renovation	5.23				5.19
MOM'S TOUCH shop, The Mall Lifestore Bangkapi					
- Machinery and equipment for 229 items	1.10	TA-2-0248/67	16th February 2024	Replacement Cost Approach	1.10
- Decoration and renovation	4.42				4.36
MOM'S TOUCH shop, The Mall Lifestore Bangkhae					
- Machinery and equipment for 95 items	1.27	TA-2-0249/67	16th February 2024	Replacement Cost Approach	1.27
- Decoration and renovation	3.90				3.86

Remarks : /1 In valuation of machinery and equipment, the Independent Valuer determined depreciation expense at 20.00 percent per year. In valuation of decoration and renovation, the Independent Valuer determined depreciation expense at 1.00 percent per year for year 1-10, 2.00 percent per year for year 11 – 42, and 2.00 percent per year in year 43 and the following year. Depreciation expense shall be ceased in year 50 (total lifespan of 50 years) by the criteria of The Valuers Association of Thailand. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year.

IFA compared the value of acquired assets from independent valuer (adjusted for some items by IFA) with the acquisition price including machinery and equipment, decoration and renovation, but exclude the obligation from lease agreement for Baht 140.71 million. The obligation from lease agreement is accounting transaction to take into account the expense from lease agreement in order to represent the rights over the assets in long term. Taking into account of the rights and obligation from each lease agreement is to represent the liability of the Company in the future. Therefore, this approach shall not be appropriated to compare the obligation with the value of machinery, equipment, decoration, and renovation. IFA would compare only the acquisition asset value at Baht 115.00 million with the appraisal value from independent valuer as adjusted by IFA which is Baht 115.15 million. The acquisition price is lower than the appraisal price from independent valuer for Baht 0.15 million or equivalent to 0.13 percent of appraisal value. IFA has opined that the asset acquisition to continue operate business from BEAMX and MOM'S TOUCH is appropriated.

Summary of the rights and obligation from the acquisition

In order to acquire the assets for operation of food and beverage business shall increase an obligation from lease agreement for not exceed Baht 140.71 million which come along with the transfer of lease agreements as the following details;

1. Lease agreement transfer from existing tenant whose is not connected person

The Company shall be transferred lease agreement from BEAMX (BEAM CUBE shop) for Baht 3.59 million and 6 of MOM'S TOUCH for Baht 31.13 million, totaling for Baht 34.72 million, based on the condition and rental fee on lease agreement between original lessor and BEAMX and between original lessor and MOM'S TOUCH. IFA opined that lease agreement transfer is appropriateness because of rental fee and condition is normal business transaction.

2. Entering into the lease agreement for business area

The Company shall engage the lease agreement for BEAM CLUB by 1 branch and BEER BELLY by 1 branch with 3 lessor which are 1 BEAMCLUB Co., Ltd. (Connected person of GH) for not exceeding Baht 30.08 million, 2 MEMBERSHIP (Connected person) for not exceeding Baht 65.72 million, and 3 TORO (Connected person) for not exceeding Baht 10.19 million. Negotiable rental fee is 1,400 Baht/square meter/month (as rental fee and service fee) based on the previous rental rate with BEAMX. The rental fee with BEAMCLUB, MEMBERSHIP, and TORO is charged at lower rate which is equivalent to rate of Independent Valuer under SEC approval list, T.A. Management Corporation (1999) Co., Ltd. as follows;

Appraisal Assets	Lessor	Rental Fee (Baht/sqm.)	Appraisal rental value for 2-10-2 years (Million Baht)	Report No.	Valuation Date	Valuation Approach
1. Rental Fee of Beam Club size 599 sqm. located on	BEAMCLUB Co., Ltd. /1	1,400.00	28.57	TA-2-0251/67	23rd February 2024	Market Approach

Appraisal Assets	Lessor	Rental Fee (Baht/sqm.)	Appraisal rental value for 2-10-2 years (Million Baht)	Report No.	Valuation Date	Valuation Approach
72 Courtyard Sukhumvit 55 Rd. (Thonglor)						
2. Rental Fee of BEER BELLY size 1,309 sqm. located on 72 Courtyard Sukhumvit 55 Rd. (Thonglor)	MEMBERSHIP	1,500.00	66.89	TA-2-0250/67	23rd February 2024	Market Approach
3. Rental Fee of Beam Club size 203 sqm. located on 72 Courtyard Sukhumvit 55 Rd. (Thonglor)	TORO	1,400.00	9.68	TA-2-0252/67	23rd February 2024	Market Approach
Total			**105.14**			

Remarks: /1 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

Number 1 and 3 of lease agreements are proposed of business operation of BEAM CLUB located on 2nd Fl. Of 72 Courtyard. Number 2 of lease agreement is proposed of business operation of BEER BELLY located on 1st Fl. 72 Courtyard. Those agreements were signed with BEAM CLUB Co., Ltd., MEMBERSHIP, and TORO. Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024). However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

Lease transferring from BEAMX for 1 of BEAM CLUB and 1 of BEER BELLY, BEAMX has an obligation to extend the lease agreement with the lessor for 3 years from 5th July 2024 – 4 July 2027. After asset acquisition, Subsidiary shall have the rights on lease agreement for 2 years 10 months 2 days or from 2nd September 2024 to 4th July 2027. When comparing the liability from lease agreement at the value not exceeding of Baht 100.67 million (rental fee in the agreement excluding deposit) with rental fee of Independent Valuer at Baht 105.14 million, the rental fee from lease agreement is lower than the appraisal rental rate by Independent Valuer for Baht 4.46 million or equivalent to 4.24 percent of appraisal value.

However, the Company has an obligation to pay the deposit for not exceeding of Baht 5.32 million which is account for 5.00 percent of rent and service fee for damage guarantee to all 3 lessors. The deposit is lower than BEAM CUBE's rate that Subsidiary has to pay for King Power Manakorn Co., Ltd. ("KM") which is not connected person at 7.79 percent of rent and service fee. Those are the rent for restaurant and entertainment complex. Therefore, the deposit is appropriated because lo lower rate than rate with others. For this transferring, IFA opined that the rental fee is appropriated since the rental rate is lower than the rate of Independent Valuer under Market Approach.

Details of Rental Fee and Deposit

Appraisal Asset	Lessor	Areas	Rental Rate (Baht/sqm.)	Period (month)	Total Rent (Million Baht)	Deposit (Million Baht)	Total Value (Million Baht)
1. Rental fee of Beam Club	BEAM CLUB Co., Ltd. /1	599 ตร.ม.	1,400.00	34.06 /2	28.57	1.51	30.08
2. Rental fee of BEER BELLY	MEMBERSHIP	1,309 ตร.ม.	1,400.00	34.06 /2	62.42	3.30	65.72
3. Rental fee of Beam Club	TORO	203 ตร.ม.	1,400.00	34.06 /2	9.68	0.51	10.19
Total					**100.67**	**5.32**	**105.99**

Remarks : /1 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

/2 Rental period is 2 years 10 months 2 day from 2nd September 2024 to 4th July 2027.

Details of Valuation Approach for the Transaction

The Company hired an Independent Valuer under SEC approval list which was T.A. Management Corporation (1999) Co., Ltd. to evaluate the acquisition assets by the following details;

3.1 Assets under trademark of BEAMX

The Company hired an Independent Valuer to evaluate 2 types of assets which are;

5.1.1 Machinery and Equipment

5.1.2 Decoration and Renovation

Details of appraisal assets are;

3.1.1. Machinery and Equipment of BEAMX

The Valuation from Independent Valuer is to represent the fair value of assets which consists of sound equipment, electrical appliance, kitchenware, and furniture. IFA considered the asset value based on the appraisal value from T.A. Management Corporation (1999) Co., Ltd. which is an approval valuer of SEC. The objective of this appraisal report is to realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA) with the following details;

3.1.1.1. Machinery and Equipment of BEAM CLUB

Assets	Machinery and equipment of Beam Club (Fl.2) for 178 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	72 (not main street) Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	4,477,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of BEAM CLUB for 178 items	21,383,430.22	(16,906,749.22)	4,476,681.00
			Value (round up)	**4,477,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 4,477,000.00.

3.1.1.2. Machinery and Equipment of BEAM CUBE

Assets	Machinery and equipment report for 72 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)

Location	96 6th Fl. Mahanakhon Cube Bldg., Narathiwat Ratchanakarin Rd., Silom, Bangrak, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	7,892,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of BEAM Cube for 72 items	8,330,235.39	(438,198.39)	7,892,037.00
			Value (round up)	**7,892,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 7,892,000.00.

3.1.1.3. Machinery and Equipment of BEER BELLY

Assets	Machinery and equipment report for 155 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	72 Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok

Valuation Approach	Cost Approach
Valuation of machinery and equipment	2,981,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of BEER BELLY for 155 items	14,363,835.33	(11,383,115.33)	2,980,720. 00
			Value (round up)	**2,981,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 2,981,000.00.

3.1.2. Decoration and Renovation of BEAMX

The Valuation from Independent Valuer is to represent the fair value of assets. IFA considered the asset value based on the appraisal value from T.A. Management Corporation (1999) Co., Ltd. which is an approval valuer of SEC. The objective of this appraisal report is to realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA) with the following details;

3.1.2.1. Decoration and Renovation inside BEAM CLUB

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)

Location	72 Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	38,375,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on Valuation Date (Baht)
			%/year	total	Baht	
Building Bar Savoy	3,765,009.74	6	1%	6%	225,900.58	3,539,109.16
Building Touche	8,839,556.70	7	1%	7%	618,768.97	8,220,787.73
Building Improvement TOUCHE	158,878.50	5	1%	5%	7,943.93	150,934.58
Building Improvement TOUCHE	68,850.00	6	1%	6%	4,131.00	64,719.00
Interior Decoration Works for Renovate	15,949,817.14	3	1%	3%	478,494.51	15,471,322.63
Kitchen	1,700,935.22	7	1%	7%	119,065.47	1,581,869.75
Renovate BEAM	121,713.00	0	1%	0%	-	121,713.00
Glass-wall installation	580,000.00	7	1%	7%	40,600.00	539,400.00
Fixed door – foldable door	453,620.00	7	1%	7%	31,753.40	421,866.60
Elevator and installation	300,000.00	7	1%	7%	21,000.00	279,000.00
Tile – blue-gray, milk white, black	192,768.10	7	1%	7%	13,493.77	179,274.33
Interior design and decoration	300,000.00	7	1%	7%	-	No appraisal
2-piece of Sanitary wares	19,869.16	7	1%	7%	1,390.84	18,478.32
Decorative floors and walls Pandomo	30,922.50	7	1%	7%	2,164.58	28,757.93
Railway sleeper installation in front of tile table	252,450.00	7	1%	7%	17,671.50	234,778.50
Concrete Pendant	272,225.13	7	1%	7%	19,055.76	253,169.37
Construction from MBS	2,430,945.92	7	1%	7%	170,166.21	2,260,779.71

Detail	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on Valuation Date (Baht)
			%/year	total	Baht	
Electric system from MBS	32,387.80	7	1%	7%	2,267.15	30,120.65
Retractable woth motorized system Little Donky	1,067,650.00	4	1%	4%	42,706.00	1,024,944.00
Renovate Little Donkey	4118600.86	4	1%	4%	164,744.03	3,953,856.83
Total value of assets	**40,656,199.77**				**1,981,317.70**	**38,374,882.09**
			Total value of decoration (round up)			**38,375,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 38,375,000.00.

3.1.2.2. Decoration and Renovation inside BEAM CUBE

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	96 6th Fl. Mahanakhon Cube Bldg., Narathiwat Ratchanakarin Rd., Silom, Bangrak, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	10,971,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building

including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Deoreciation			Appraisal Value on Valuation Date (Baht)
			%/year	total	Baht	
Design Fee Beam Cube	258,075.00	0	0%	0%	-	No appraisal
Stone wall Black Berry Slate	240,192.00	0	0%	0%	-	240,192.00
System design work	70,000.00	0	0%	0%	-	No appraisal
MEP Work	3,550,000.00	0	0%	0%	-	3,550,000.00
ID Work	5,700,934.58	0	0%	0%	-	5,700,934.58
VO - MEP	802,476.40	0	0%	0%	-	802,476.40
VO - ID	677,376.15	0	0%	0%	-	677,376.15
Total Value	**11,367,054.13**					**10,970,979.13**
			Total value of decoration (round up)			**10,971,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 10,971,000.00.

3.1.2.3. Decoration and Renovation inside BEER BELLY

Assets	Decoration and renovation inside rental area of Beer Belly
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	72 Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Valuation Approach	Cost Approach

Valuation of decoration and renovation	20,826,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on Valuation Date (Baht)
			%/year	total	Baht	
Building BB	6,403,337.63	7	1%	7%	448,233.63	5,955,104.00
Kitchenware BB	367,500.00	3	1%	3%	11,025.00	356,475.00
Renovate BB	1,355,140.19	2	1%	2%	27,102.80	1,328,037.39
Building CB	3,960,450.98	7	1%	7%	277,231.57	3,683,219.41
Building Improvement Carbar	1,380,189.27	6	1%	6%	82,811.36	1,297,377.91
Building EMB	5,943,865.03	7	1%	7%	416,070.55	5,527,794.48
Building Lucky Fish	2,879,900.00	7	1%	7%	201,593.00	2,678,307.00
Total value of assets	**22,290,383.10**				**1,464,067.91**	**20,826,315.19**
			Total value of decoration (round up)			**20,826,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 20,826,000.00.

3.2 Assets under trademark of MOM'S TOUCH

The Company hired an Independent Valuer to evaluate 2 types of assets which are;

5.2.1 Machinery and Equipment

5.2.2 Decoration and Renovation

Details of appraisal assets are;

3.2.1. Machinery and Equipment of MOM'S TOUCH

The Valuation from Independent Valuer is to represent the fair value of assets which consists of sound equipment, electrical appliance, kitchenware, and furniture. IFA considered the asset value based on the appraisal value from T.A. Management Corporation (1999) Co., Ltd. which is an approval valuer of SEC. The objective of this appraisal report is to realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA) with the following details;

3.2.1.1. Machinery and Equipment of MOM'S TOUCH, Central Rama IX

Assets	Machinery and equipment for 120 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of Central Rama IX, 9/9 Rama IX Rd., Huai Khwang, Huai Khwang, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	991,000 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of MOM'S TOUCH for 120 items	3,632,949.15	(2,641,611)	991,380

No.	Detail	Asset Value	Depreciation	Market Value
			Value (round up)	**991,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 991,000.00.

3.2.1.2. Machinery and Equipment of MOM'S TOUCH, S-Oasis branch

Assets	Machinery and equipment for 288 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside Oasis Bldg., 199 Vibhavadi Rangsit Rd., Jomphol, Jatujak, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,282,000.00 Baht
Date of Valuation	19th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of MOM'S TOUCH for 226 items	6,788,287.10	(5,506,695.10)	1,281,592
			Value (round up)	**1,282,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 1,282,000.00.

3.2.1.3. Machinery and Equipment of, ICS branch

Assets	Machinery and equipment for 88 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside ICS Bldg., 299 Charoen Nakhon Rd., Klong Ton Sai, Khlong San, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	941,000 Baht
Date of Valuation	20th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of MOM'S TOUCH for 88 items	4,363,629.73	(3,422,630)	941,472.00 มูลค่า
			Value (round up)	**941,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market

Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 941,000.00.

3.2.1.4. Machinery and Equipment of MOM'S TOUCH, Silom Complex branch

Assets	Machinery and equipment for 242 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of Silom Complex, 191 Silom Rd., Silom, Bangrak, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,269,000 Baht
Date of Valuation	20th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of MOM'S TOUCH for 242 items	6,975,137.46	(5,705,819)	1,269,318.00
			Value (round up)	1,269,000.00

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 1,269,000.00.

3.2.1.5. Machinery and Equipment of MOM'S TOUCH, , The Mall Life Store Bangkapi branch

Assets	Machinery and equipment for 229 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of The Mall Life Store Bangkapi, 3522 Lat Phrao Rd., Klong Chan, Bangkapi, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,101,000 Baht
Date of Valuation	16th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of MOM'S TOUCH for 229 items	6,035,029.40	(4,934,338.40)	1,100,691.00
			Value (round up)	**1,101,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 1,101,000.00.

3.2.1.6. Machinery and Equipment of MOM'S TOUCH, The Mall Bangkhae branch

Assets	Machinery and equipment for 95 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of The Mall Bangkhae, 518, 518/1 Phetkasem Rd., Bangkhae Nuea, Bangkhae, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,268,000 Baht
Date of Valuation	16th February 2024

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year. Under the assumption that even purchased date was greater than 5 years but with good maintenance, the Company is considered to further used with the replacement value at 20.00 percent of new item or depreciation at 80.00 percent under current condition as following details;

Unit : Baht

No.	Detail	Asset Value	Depreciation	Market Value
1	Value of machinery and equipment of MOM'S TOUCH for 120 items	5,436,940.64	(4,168,573.64)	1,268,368.00
			Value (round up)	**1,268,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 1,268,000.00.

3.2.2. Decoration and Renovation of MOM'S TOUCH

The Valuation from Independent Valuer is to represent the fair value of assets. IFA considered the asset value based on the appraisal value from T.A. Management Corporation (1999) Co., Ltd. which is an approval valuer of SEC. The

objective of this appraisal report is to realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA) with the following details;

3.2.2.1. Decoration and Renovation of MOM'S TOUCH, Central Rama IX branch

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of Central Rama IX, 9/9 Rama IX Rd., Huai Khwang, Huai Khwang, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	2,110,000 Baht
Valuation Date	19th February 2024
Valuation adjusted by IFA	2,093,000.00 Baht
Adjustment Date by IFA	11th July 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Electric system -3P 80A MT1001	94,362.50	1	1%	943.63	93,418.88	1%	943.63	93,418.88
Wiring work Advance 30% MT1001	170,000.00	1	1%	1,700.00	168,300.00	1%	1,700.00	168,300.00
Partition wall MT1001	22,728.04	1	1%	227.28	22,500.76	1%	227.28	22,500.76
Construction MOM'S TOUCH MT1001	1,126,383.50	1	1%	11,263.84	1,115,119.67	1%	11,263.84	1,115,119.67

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Additional decoration MOMS TOUCH MT1001	37,050.00	1	1%	370.50	36,679.50	1%	370.50	36,679.50
Sprinkle system MOMS TOUCH MT1001	61,100.00	1	1%	611.00	60,489.00	1%	611.00	60,489.00
Fire extinguishing system Hood MOMS TOUCH MT1001	120,000.00	1	1%	1,200.00	118,800.00	1%	1,200.00	118,800.00
Air conditioning system MOMS TOUCH MT1001	140,500.00	1	1%	1,405.00	139,095.00	1%	1,405.00	139,095.00
Gas system MOMS TOUCH MT1001	124,000.00	1	1%	1,240.00	122,760.00	1%	1,240.00	122,760.00
Smoking system MOMS TOUCH MT1001	147,200.00	1	1%	1,472.00	145,728.00	1%	1,472.00	145,728.00
Installation Sticker MOMS TOUCH MT1001	11,450.00	1	1%	114.50	11,335.50	20%	2,290.00	9,160.00
Interior MOMS TOUCH MT1001	84,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Light Sign MOM'S TOUCH MT1001	69,500.00	1	1%	695.00	68,805.00	20%	13,900.00	55,600.00
Acrylic Sign MOM'S TOUCH MT1001	7,000.00	1	1%	70.00	6,930.00	20%	1,400.00	5,600.00
Total Value	**2,215,274.04**			**21,312.74**	**2,109,961.30**		**38,023.24**	**2,093,250.80**
			Total value of decoration (round up)					**2,093,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 2,093,000.00.

3.2.2.2. Decoration and Renovation of MOM'S TOUCH, S-Oasis branch

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside Oasis Bldg., 199 Vibhavadi Rangsit Rd., Jomphol, Jatujak, Bangkok
Valuation Approach	Cost Approach

Valuation of decoration and renovation	4,400,000 Baht
Date of Valuation	19th February 2024
Valuation adjusted by IFA	4,369,000 Baht
Adjustment Date by IFA	11th July 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Electric system 125A	225,137.66	1	1%	2,251.38	222,886.28	1%	2,251.38	222,886.28
Air conditioning system VRV MOMS TOUCH MT1002	527,000.00	1	1%	5,270.00	521,730.00	1%	5,270.00	521,730.00
Air conditioning system MOMS TOUCH MT1002	325,490.00	1	1%	3,254.90	322,235.10	1%	3,254.90	322,235.10
Air conditioning system MOMS TOUCH MT1002 1	366,014.02	1	1%	3,660.14	362,353.88	1%	3,660.14	362,353.88
Gas system MOMS TOUCH MT1002	124,300.00	1	1%	1,243.00	123,057.00	1%	1,243.00	123,057.00
Sprinkle system MOMS TOUCH MT1002	87,100.00	1	1%	871.00	86,229.00	1%	871.00	86,229.00
Smoking system MOMS TOUCH MT1002	156,200.00	1	1%	1,562.00	154,638.00	1%	1,562.00	154,638.00
Interior MOMS TOUCH MT1002	2,417,852.64	1	1%	24,178.53	2,393,674.11	1%	24,178.53	2,393,674.11
Approval Fee MOMS TOUCH MT1002	33,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Fire Alram system MOMS TOUCH MT1002	15,000.00	1	1%	150.00	14,850.00	1%	150.00	14,850.00
Interior MOMS TOUCH MT1002	110,448.00	1	1%	-	No appraisal	1%	-	No appraisal
System design MOMS TOUCH MT1002	110,448.00	1	1%	-	No appraisal	1%	-	No appraisal
Approval Fee MOMS TOUCH MT1002	9,000.00	1	1%	-	No appraisal	1%	-	No appraisal

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Sprinkle system additional MOMS TOUCH MT1002	8,000.00	1	1%	80.00	7,920.00	1%	80.00	7,920.00
Sticker Hoarding MOMS TOUCH MT1002	29,036.59	1	1%	290.37	28,746.22	20%	5,807.32	23,229.27
Light Sign MOM'S TOUCH MT1002	101,000.00	1	1%	1,010.00	99,990.00	1%	20,200.00	80,800.00
Acrylic Sign MT1002 (Not found)	-	1	1%	-	-	20%	-	-
Neon sign acrylic 8 mm. + plastwood 10 mm. 78 x 170 cm.	19,333.33	-	-	193.33	19,140.00	-	3,866.67	15,466.66
Neon sign acrylic 8 mm. + plastwood 10 mm. 210 x 220 cm.	19,833.33	1	1%	198.33	19,635.00	20%	3,966.67	15,866.66
Neon sign acrylic 8 mm. Size: 80 cm.	10,333.34	1	1%	103.33	10,230.01	20%	2,066.67	8,266.67
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	20%	483.33	1,933.34
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	20%	483.33	1,933.34
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	20%	483.33	1,933.34
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	20%	483.33	1,933.34
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	20%	483.33	1,933.34
Sticker PVC Open-Close 40 cm. x 40 cm.	866.65	1	1%	8.67	857.98	20%	173.33	693.32
Neon sign acrylic 8 mm. + plastwood 10 mm. 78 x 170 cm.	300.00	1	1%	3.00	297.00	20%	60.00	240.00
Total Value	**4,707,776.91**			**44,448.81**	**4,400,432.10**		**81,078.26**	**4,363,802.65**
			Total value of decoration (round up)					**4,364,000.00**

Detail	Replacement Value (Baht)	Number of years	Deoreciation			Appraisal Value on Valuation Date (Baht)
			%/year	total	Baht	
Electric system 125A	225,137.66	1	1%	1%	2,251.38	222,886.28
Air conditioning system VRV MOMS TOUCH MT1002	527,000.00	1	1%	1%	5,270.00	521,730.00
Air conditioning system MOMS TOUCH MT1002	325,490.00	1	1%	1%	3,254.90	322,235.10
Air conditioning system MOMS TOUCH MT1002 1	366,014.02	1	1%	1%	3,660.14	362,353.88
Gas system MOMS TOUCH MT1002	124,300.00	1	1%	1%	1,243.00	123,057.00
Sprinkle system MOMS TOUCH MT1002	87,100.00	1	1%	1%	871.00	86,229.00
Smoking system MOMS TOUCH MT1002	156,200.00	1	1%	1%	1,562.00	154,638.00
Interior MOMS TOUCH MT1002	2,417,852.64	1	1%	1%	24,178.53	2,393,674.11
Approval Fee MOMS TOUCH MT1002	33,000.00	1	1%	1%		No appraisal

Detail	Replacement Value (Baht)	Number of years	Deoreciation			Appraisal Value on Valuation Date (Baht)
			%/year	total	Baht	
Fire Alram system MOMS TOUCH MT1002	15,000.00	1	1%	1%	150.00	14,850.00
Interior MOMS TOUCH MT1002	110,448.00	1	1%	1%		No appraisal
System design MOMS TOUCH MT1002	110,448.00	1	1%	1%		No appraisal
Approval Fee MOMS TOUCH MT1002	9,000.00	1	1%	1%		No appraisal
Sprinkle system additional MOMS TOUCH MT1002	8,000.00	1	1%	1%	80.00	7,920.00
Sticker Hoarding MOMS TOUCH MT1002	29,036.59	1	1%	1%	290.37	28,746.22
Design MOMS TOUCH MT1002	110,448.00	1	1%	1%		No appraisal
Light Sign MOM'S TOUCH MT1002	101,000.00	1	1%	1,010.00	99,990.00	101,000.00
Acrylic Sign MT1002 (Not found)	-	-	-	-	-	-
Neon sign acrylic 8 mm. + plastwood 10 mm. 78 x 170 cm.	19,333.33	1	1%	193.33	19,140.00	19,333.33
Neon sign acrylic 8 mm. + plastwood 10 mm. 210 x 220 cm.	19,833.33	1	1%	198.33	19,635.00	19,833.33
Neon sign acrylic 8 mm. Size: 80 cm.	10,333.34	1	1%	103.33	10,230.01	10,333.34
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	2,416.67
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	2,416.67
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	2,416.67
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	2,416.67
Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	24.17	2,392.50	2,416.67
Sticker PVC Open-Close 40 cm. x 40 cm.	866.65	1	1%	8.67	857.98	866.65
Total Value	**4,707,776.91**				**44,448.81**	**4,400,432.10**
			Total value of decoration (round up)			**4,400,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 4,364,000.

3.2.2.3. Decoration and Renovation of MOM'S TOUCH, ICS branch

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside ICS Bldg., 299 Charoen Nakhon Rd., Klong Ton Sai, Khlong San, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	Baht 2,949,000
Date of Valuation	20th February 2024
Valuation adjusted by IFA	Baht 2,913,000
Adjustment Date by IFA	11th July 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	%/year		%/year	บาท	
Electric system Icon Siam	163,977.48	1	1%	1,639.77	162,337.71	1%	1,639.77	162,337.71
Design Icon Siam	42,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Interior Design ICS	928,103.00	1	1%	9,281.03	918,821.97	1%	9,281.03	918,821.97
Construction ICS	920,360.00	1	1%	9,203.60	911,156.40	1%	9,203.60	911,156.40
Electric system ICS	355,264.00	1	1%	3,552.64	351,711.36	1%	3,552.64	351,711.36
Gas system ICS	137,300.00	1	1%	1,373.00	135,927.00	1%	1,373.00	135,927.00
Fire extinguishing system in kitchen ICS	119,700.00	1	1%	1,197.00	118,503.00	1%	1,197.00	118,503.00

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	%/year		%/year	บาท	
Kitchen system ICS	165,000.00	1	1%	1,650.00	163,350.00	1%	1,650.00	163,350.00
Design CCTV ICS	20,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Sign MOM'S TOUCH ICS (2 items)	144,000.00	1	1%	1,440.00	142,560.00	20%	28,800.00	115,200.00
Decoration and wall installation	15,800.00	1	1%	158.00	15,642.00	20%	3,160.00	12,640.00
Sign Order Pick ICS	4,500.00	1	1%	45.00	4,455.00	20%	900.00	3,600.00
Tap MOM'S TOUCH MT1003	13,000.00	1	1%	130.00	12,870.00	20%	2,600.00	10,400.00
Tap MOM'S TOUCH MT1003	12,200.00	1	1%	122.00	12,078.00	20%	2,440.00	9,760.00
Total Value	**3,041,204.48**			**29,792.04**	**2,949,412.44**		**65,797.04**	**2,913,407.44**
			Total value of decoration (round up)					**2,913,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 2,913,000.

3.2.2.4. Decoration and Renovation of MOM'S TOUCH, Silom Complex

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of Silom Complex, 191 Silom Rd., Silom, Bangrak, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	5,233,000 Baht
Date of Valuation	20th February 2024
Valuation adjusted by IFA	5,186,000 Baht
Adjustment Date by IFA	11th July 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
System (Electrical, Fire, Air, Sanitary, GAS) MT1004	2,200,000.00	1	1%	22,000.00	2,178,000.00	1%	22,000.00	2,178,000.00
System Interior MT1004	2,200,000.00	1	1%	22,000.00	2,178,000.00	1%	22,000.00	2,178,000.00
Stainless steel durable articles	490,000.00	1	1%	4,900.00	485,100.00	1%	4,900.00	485,100.00
Standee Menu in front of shop	22,333.32	1	1%	223.33	22,109.99	20%	4,466.66	17,866.66
Drinking water counter	24,333.34	1	1%	243.33	24,090.01	1%	243.33	24,090.01
Swing mirror	54,333.34	1	1%	543.33	53,790.01	1%	543.33	53,790.01
Design MT1004	31,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Pump Shoot	70,000.00	1	1%	700.00	69,300.00	1%	700.00	69,300.00
Neon sign acrylic 8 mm.	16,500.00	1	1%	165.00	16,335.00	20%	3,300.00	13,200.00
Neon sign acrylic 8 mm.	16,500.00	1	1%	165.00	16,335.00	20%	3,300.00	13,200.00
Neon sign acrylic 10 mm.	9,000.00	1	1%	90.00	8,910.00	20%	1,800.00	7,200.00
Neon sign acrylic 10 mm.	9,000.00	1	1%	90.00	8,910.00	20%	1,800.00	7,200.00
Neon sign acrylic 8 mm.	4,700.00	1	1%	47.00	4,653.00	20%	940.00	3,760.00
Neon sign acrylic 8 mm.	4,700.00	1	1%	47.00	4,653.00	20%	940.00	3,760.00
Neon sign acrylic 8 mm. 67x110	9,500.00	1	1%	95.00	9,405.00	20%	1,900.00	7,600.00
Neon sign acrylic 8 mm. 54x49	4,000.00	1	1%	40.00	3,960.00	20%	800.00	3,200.00
Neon sign acrylic 8 mm. 54x49	4,000.00	1	1%	40.00	3,960.00	20%	800.00	3,200.00
Neon sign acrylic 8 mm. 54x49	4,000.00	-	-	40.00	3,960.00	20%	800.00	3,200.00
Neon sign acrylic 8 mm. 54x49	4,000.00	1	1%	40.00	3,960.00	20%	800.00	3,200.00
Neon sign acrylic 8 mm. 43x51	4,000.00	1	1%	40.00	3,960.00	20%	800.00	3,200.00
Neon sign acrylic 8 mm. 43x51	4,000.00	1	1%	40.00	3,960.00	20%	800.00	3,200.00

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Neon sign acrylic 8 mm. 43x51	4,000.00	1	1%	40.00	3,960.00	20%	800.00	3,200.00
Sticker PVC MT1004	3,350.00	1	1%	33.50	3,316.50	20%	670.00	2,680.00
Sticker PVC MT1004	3,350.00	1	1%	33.50	3,316.50	20%	670.00	2,680.00
Sticker PVC MT1004	1,950.00	1	1%	19.50	1,930.50	20%	390.00	1,560.00
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Canvas 80x80cm	1,671.43	1	1%	16.71	1,654.72	20%	334.29	1,337.14
Sticker PVC MT1004	621.41	1	1%	6.21	615.20	20%	124.28	497.13
Acrylic Sign Size : 88 x 98.3 cm.	6,500.00	1	1%	65.00	6,435.00	20%	1,300.00	5,200.00
Name Sign front height 30 cm.	65,600.00	1	1%	656.00	64,944.00	20%	13,120.00	52,480.00
Logo sign round 45 cm.	15,000.00	1	1%	150.00	14,850.00	20%	3,000.00	12,000.00
Sign PICK UP 10 x 37 cm.	4,500.00	1	1%	45.00	4,455.00	20%	900.00	3,600.00
Sign ORDER 10 x 37 cm.	4,500.00	1	1%	45.00	4,455.00	20%	900.00	3,600.00
Total	**5,317,000.00**			**52,860.00**	**5,233,140.00**		**99,853.33**	**5,186,146.67**
			Total value of decoration (round up)					**5,186,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 5,186,000.

3.2.2.5. Decoration and Renovation of MOM'S TOUCH, The Mall Bangkapi branch

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of The Mall Life Store Bangkapi, 3522 Lat Phrao Rd., Klong Chan, Bangkapi, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	4,417,000 Baht
Date of Valuation	16th February 2024
Valuation adjusted by IFA	4,361,000 Baht
Adjustment Date by IFA	11th July 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
System (Electrical, Fire, Air, Sanitary, GAS) MT1005	1,550,000.00	1	1%	15,500.00	1,534,500.00	1%	15,500.00	1,534,500.00
Interior MT1005	2,090,000.00	1	1%	20,900.00	2,069,100.00	1%	20,900.00	2,069,100.00
Automatic controller system	3,500.00	1	1%	35.00	3,465.00	1%	35.00	3,465.00
Electric system (additional)	76,200.00	1	1%	762.00	75,438.00	1%	762.00	75,438.00
Design MT1005	31,000.00	1	1%	-	No appraisal	1%	-	No appraisal

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Stainless steel durable articles	444,000.00	1	1%	4,440.00	439,560.00	1%	4,440.00	439,560.00
Sign MOM'S TOUCH MT1005	77,416.67	1	1%	774.17	76,642.50	20%	15,483.33	61,933.34
Sign MOM'S TOUCH MT1005	77,416.67	1	1%	774.17	76,642.50	20%	15,483.33	61,933.34
Sign Blade Sign MT1005	20,166.67	1	1%	201.67	19,965.00	20%	4,033.33	16,133.34
Sign MOM'S TOUCH MT1005	8,166.66	1	1%	81.67	8,084.99	20%	1,633.33	6,533.33
Sign MOM'S TOUCH MT1005	8,166.66	1	1%	81.67	8,084.99	20%	1,633.33	6,533.33
Canvas 80x80cm	1,933.33	1	1%	19.33	1,914.00	20%	386.67	1,546.66
Canvas 80x80cm	1,933.33	1	1%	19.33	1,914.00	20%	386.67	1,546.66
Canvas 80x80cm	1,933.33	1	1%	19.33	1,914.00	20%	386.67	1,546.66
Canvas 80x80cm	1,933.33	1	1%	19.33	1,914.00	20%	386.67	1,546.66
Sticker MOM'S TOUCH MT1005 15x770cm	2,333.34	1	1%	23.33	2,310.01	20%	466.67	1,866.67
Sticker PVC Open-Close MT1005	783.34	1	1%	7.83	775.51	20%	156.67	626.67
Neon sign MT1005 8mm + plastwood10mm	14,500.00	1	-	145.00	14,355.00	20%	2,900.00	11,600.00
Neon sign MT1005 10mm 99*99cm	9,000.00	1	1%	90.00	8,910.00	20%	1,800.00	7,200.00
Neon sign MT1005 8mm 54*49cm	4,500.00	1	1%	45.00	4,455.00	20%	900.00	3,600.00
Neon sign MT1005 8mm 43*51cm	4,500.00	1	1%	45.00	4,455.00	20%	900.00	3,600.00
Neon sign MT1005 8mm 9cm	3,900.00	1	1%	39.00	3,861.00	20%	780.00	3,120.00
Neon sign MT1005 8mm 9cm	300.00	1	1%	3.00	297.00	20%	60.00	240.00
New paint and new sticker MT1005	21,500.00	1	1%	215.00	21,285.00	20%	4,300.00	17,200.00
New paint and new sticker MT1005	21,500.00	1	1%	215.00	21,285.00	20%	4,300.00	17,200.00
Renovate sign Blade Sign	8,250.00	1	1%	82.50	8,167.50	20%	1,650.00	6,600.00
Renovate sign Blade Sign	8,250.00	1	1%	82.50	8,167.50	20%	1,650.00	6,600.00
Total Value	**4,493,083.33**			**44,620.83**	**4,417,462.50**		**101,313.67**	**4,360,769.66**
			Total value of decoration (round up)					**4,361,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 4,361,000.

3.2.2.6. Decoration and Renovation of MOM'S TOUCH, The Mall Bangkhae branch

Assets	Decoration and renovation inside rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of The Mall Bangkhae, 518, 518/1 Phetkasem Rd., Bangkhae Nuea, Bangkhae, Bangkok
Valuation Approach	Cost Approach
Valuation of decoration and renovation	3,899,000 Baht
Date of Valuation	16th February 2024
Valuation adjusted by IFA	3,856,000 Baht
Adjustment Date by IFA	11th July 2024

The Valuer uses Cost Approach which is finding similar replacement items. The estimate cost of construction replaced building with current price deducted with depreciation. The Valuer used assumption of construction price during 2023 – 2024 of The Valuers Association of Thailand as a standard criterion in consideration unit price. The Valuer also used depreciation assumption on building based on The Valuers Association of Thailand as follows; year 1 – 10 at 1.00 percent, year 11-42 at 2 percent, year 43 onwards at 76.00 percent for the rest of lifespan. The Valuer considered decoration and renovation as building attachment. The good maintenance shall prolong the asset lifespan with the building including other service fee for decoration. Moreover, the decoration cost from empty area to fully operated area needs lots of decoration and system installation as a standard.

From Independent Valuer's interview and basis from the Valuers Association of Thailand, IFA items attached to building with good condition such as sanitary ware, jamb, doors, windows, shall value as on building basis. However, IFA considered that the valuation of decoration and renovation has point of concern. IFA adjusted the valuation for some assets as appropriated to depreciation expense of 20.00 percent per year which included detail as follows;

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
System (Elactical, Fire, Air, Sanitary, GAS) MT1006	1,750,000.00	1	1%	17,500.00	1,732,500.00	1%	17,500.00	1,732,500.00
Interior MT1006	910,000.00	1	1%	9,100.00	900,900.00	1%	9,100.00	900,900.00
Construction MT1006	640,000.00	1	1%	6,400.00	633,600.00	1%	6,400.00	633,600.00
Additional wall with tile	40,000.00	1	1%	400.00	39,600.00	1%	400.00	39,600.00
Design MT1006	30,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Interior design MT1006	85,000.00	1	1%	-	No appraisal	1%	-	No appraisal
Additional system MT1006	323,106.60	1	1%	3,231.07	319,875.53	1%	3,231.07	319,875.53

Detail	Replacement Value (Baht)	Number of years	Appraisal by Independent Valuer			Adjusted by IFA		
			Depreciation		Appraisal Value on Valuation Date (Baht)	Depreciation		Adjusted Value
			%/year	Baht		%/year	Baht	
Additional fire alarm system	50,000.00	1	1%	500.00	49,500.00	1%	500.00	49,500.00
Neon sign MT1006 8mm + plastwood 10mm	19,700.00	1	1%	197.00	19,503.00	20%	3,940.00	15,760.00
Neon sign MT1006 8mm 145*156cm	12,700.00	1	1%	127.00	12,573.00	20%	2,540.00	10,160.00
Neon sign MT1006 8mm 83*99cm	9,200.00	1	1%	92.00	9,108.00	20%	1,840.00	7,360.00
Neon sign MT1006 8mm 56*67cm	4,200.00	1	1%	42.00	4,158.00	20%	840.00	3,360.00
Neon sign MT1006 8mm 57*59cm	4,200.00	1	1%	42.00	4,158.00	20%	840.00	3,360.00
Neon sign MT1006 8mm 74*49cm	5,600.00	1	1%	56.00	5,544.00	20%	1,120.00	4,480.00
Neon sign MT1006 8mm 9cm	3,600.00	1	1%	36.00	3,564.00	20%	720.00	2,880.00
Acrylic 40cm	1,000.00	1	1%	10.00	990.00	20%	200.00	800.00
Acrylic 40cm	1,000.00	1	1%	10.00	990.00	20%	200.00	800.00
Neon sign acrylic 8 mm. Size: 46 x 71 cm.	5,600.00	1	1%	56.00	5,544.00	20%	1,120.00	4,480.00
Neon sign acrylic 8 mm. Size: 99 x 22 cm.	5,400.00	1	1%	54.00	5,346.00	20%	1,080.00	4,320.00
Canvas with frame 80 cm. x 80 cm.	2,300.00	1	1%	23.00	2,277.00	20%	460.00	1,840.00
Canvas with frame 80 cm. x 80 cm.	2,300.00	1	1%	23.00	2,277.00	20%	460.00	1,840.00
Canvas with frame 80 cm. x 80 cm.	2,300.00	1	1%	23.00	2,277.00	20%	460.00	1,840.00
Canvas with frame 80 cm. x 80 cm.	2,300.00	1	1%	23.00	2,277.00	20%	460.00	1,840.00
Shop sign height 40 cm. acrylic 10 มม.	105,000.00	1	1%	1,050.00	103,950.00	20%	21,000.00	84,000.00
Round sign 2 side size 60 cm.	27,500.00	1	1%	275.00	27,225.00	20%	5,500.00	22,000.00
Sign PICK UP 10 x 37 cm.	5,500.00	1	1%	55.00	5,445.00	20%	1,100.00	4,400.00
Sign PICK UP 10 x 37 cm.	5,500.00	1	1%	55.00	5,445.00	20%	1,100.00	4,400.00
Total Value	**4,053,006.60**			**39,380.07**	**3,898,626.53**		**82,111.07**	**3,855,895.53**
			Total value of decoration (round up)					**3,856,000.00**

Valuer's opinion

Cost Approach is considered as an estimation of assets as purchasing or building the new stores and deductible with any depreciation or amortization. The result is Fair Market Value ("FMV") on the valuation date, Market Value for valuation standard, or Fair Value for accounting standard. Under new purchasing, the value is based on receipt. Therefore, the Valuer referred to beginning balance in accounting record of the Company for Replacement Cost New ("RCN").

IFA's opinion

IFA opined that asset value under Cost Approach for machinery and equipment is appropriated since it was suitable for type of assets. The value of appraisal asset is Baht 3,856,000.

3.3 Lease Agreement

The evaluation of fair value by Independent Valuer is evaluated by rental fee. IFA has considered the rental fee refer to appraisal rental fee of T.A. Management Corporation (1999) Co., Ltd. TA Management is in SEC approval list of Valuation Company and the Valuers Association of Thailand and Thai Valuers Association. The valuation report is assessed by Open Data Integrity and Transparency Assessment (ITA) which could be conclude as follows;

3.3.1. Rental Fee of BEAM CLUB from BEAM CLUB Co., Ltd. as connected persons of GH

Assets	Determination of rental fee of commercial area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Shop (CY1-6) Project 72 Courtyard Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Date of Valuation	23rd February 2024
Valuation Approach	Market Approach
Rental Fee	1,400 Baht/sqm./month
Limitation of use	None
Condition and Limitation of the Valuation	Rental fee is included service fee but excluded electric and water expenses.

The Valuer chooses an appropriated valuation methodology concerning many factors regarding to the assets such as legal right, characteristic, appropriate of use, market condition, condition, limitation, and additional assumption or specia1 condition. The Valuer determined to use Market Approach since the characteristic of the assets is similar in common with other assets at the same time with adequate information for analysis as follows;

Detail	Information No. 1	Information No. 2	Information No. 3	Information No. 4
Location	Next to Sukhumvit 55	Thonglor 10, Sukhumvit 55	Thonglor 10, Sukhumvit 55	Next to Sukhumvit 55
Characteristic	5-story building with 2.50-meter height	4-story building with 2.50-meter height	6-story building with 2.50-meter height	6-story building with 2.50-meter height
Rental Area	142.00 sqm.	240.00 sqm.	350.00 sqm.	2,000.00 sqm.
Rental Fee	1,500.00 Baht/month/sqm.	1,083.00 Baht/month/sqm.	1,114.00 Baht/month/sqm.	1,750.00 Baht/month/sqm.
Occupancy Rate	Above 60%	Above 60%	Above 60%	Above 60%
Floor	2nd Fl.	2nd Fl.	2nd Fl.	2nd – 3rd Fl.
Type	Commercial	Commercial	Commercial	Commercial

Remarks : Comparison assets used to operate the similar store, but currently shut down.

The Valuer compared 4 information which located in the same area and similar characteristic of location, usage, rental area without the exactly same location. The exactly same location shall misrepresent because all lessors and lessees in 72 Courtyard are the same group which are BEAM CLUB Co., Ltd., MEMBERSHIP, and TORO. The Independent Valuer used nearly information to compare and make some adjustment professionally for precisely fair rental rate.

The Analysis for Fair Value of Rental Fee

Since the market information taken has some different factor or characteristic with target assets which shall affect to the rental rate. Therefore, the Valuer shall use Weighted Quality Score (WQS) Approach to adjust some factors. If any factors have much variance compare to the target asset, the factors would be more weighted. Summary of total factor is 100.00 with the following analysis;

Factor	**Level**	**Comparison Information**				**Valuation property**
		1	**2**	**3**	**4**	
Location	15 %	8	7	7	8	7
Access	15 %	8	7	7	8	8
Design	15 %	8	6	6	8	8
Building Condition	10 %	7	4	5	8	9
Size and Decoration	10 %	7	4	5	8	6
Location	5 %	6	6	6	6	6
Facility	10 %	8	7	7	8	8
Environment	15 %	8	7	7	8	8
Trend	5 %	8	7	7	8	8
Total	**100 %**	**770**	**620**	**640**	**790**	**765**
Rating Scale	**1-2 Very Low 3-4 Low 5-6 Medium 7-8 Good 9-10 Very Good**					
Rental Fee		1,500	1,083	1,114	1,750	
Appropriate Fee		1,450	1,050	1,100	1,700	
Weighted Average		770	620	640	790	765
Adjustment ratio		0.9935	1.2339	1.1953	0.9684	1.0000
Adjusted rental fee		1,440.58	1,295.56	1,314.84	1,646.20	
Important		0.25	0.25	0.25	0.25	1.00
Comparison value		360.15	323.89	323.71	411.55	1,424.30
Market Value (Baht/sqm.) round up						**1,400.00**

Valuer's opinion

The Valuer chooses an appropriated valuation methodology for assets by determining the rental fee as Market Approach from market information. Since the assets have similar in common which could be sufficient support enormous market at the same time.

IFA's opinion

IFA opined that the appraisal from Independent Valuer by Market Approach is appropriated since the Value has compared market rental rate of 4 nearby areas. The Valuer also explored and considered the characteristics of the assets as professional and rating with factor. The Fair Value of the rental area is 1,400 Baht/sqm./month.

3.3.2. Rental Fee of BEER BELLY from MEMBERSHIP as connected persons of GIFT

Assets	Determination of rental fee of commercial area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Room No. (CY1 - 6) Project 72 Courtyard Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Date of Valuation	23rd February 2024
Valuation Approach	Market Approach
Rental Fee	1,500.00 Baht/sqm./month
Limitation of use	None
Condition and Limitation of the Valuation	Rental fee is included service fee but excluded electric and water expenses.

The Valuer chooses an appropriated valuation methodology concerning many factors regarding to the assets such as legal right, characteristic, appropriate of use, market condition, condition, limitation, and additional assumption or special condition. The Valuer determined to use Market Approach since the characteristic of the assets is similar in common with other assets at the same time with adequate information for analysis as follows;

Detail	Information No. 1	Information No. 2	Information No. 3	Information No. 4
Location	Next to Sukhumvit 55	Thonglor 10, Sukhumvit 55	Thonglor 10, Sukhumvit 55	Next to Sukhumvit 55
Characteristic	5-story building with 2.50-meter height	4-story building with 2.50-meter height	6-story building with 2.50-meter height	6-story building with 2.50-meter height
Rental Area	142.00 sqm.	240.00 sqm.	350.00 sqm.	2,000.00 sqm.
Rental Fee	1,500.00 Baht/month/sqm.	1,083.00 Baht/month/sqm.	1,114.00 Baht/month/sqm.	1,750.00 Baht/month/sqm.
Occupancy Rate	Above 60%	Above 60%	Above 60%	Above 60%

The Valuer compared 4 information which located in the same area and similar characteristic of location, usage, rental area without the exactly same location. The exactly same location shall misrepresent because all lessors and lessees in 72 Courtyard are the same group which are BEAM CLUB Co., Ltd., MEMBERSHIP, and TORO. The Independent Valuer used nearly information to compare and make some adjustment professionally for precisely fair rental rate.

The Analysis for Fair Value of Rental Fee

Since the market information taken has some different factor or characteristic with target assets which shall affect to the rental rate. Therefore, the Valuer shall use Weighted Quality Score (WQS) Approach to adjust some factors. If any factors have much variance compare to the target asset, the factors would be more weighted. Summary of total factor is 100.00 with the following analysis;

Factor	Level	Comparison Information				Valuation property
		1	2	3	4	
Location	15%	8	7	7	8	7
Access	15%	8	7	7	8	8
Design	15%	8	6	6	8	8
Building Condition	15%	7	4	5	8	9
Size and Decoration	10%	7	4	5	8	6
Location	5%	6	6	6	6	6
Facility	10%	8	7	7	8	8
Environment	15%	8	7	7	8	8
Trend	5%	8	7	7	8	8
Rating Scale	**1-2 Very Low 3-4 Low 5-6 Medium 7-8 Good 9-10 Very Good**					
Rental Fee		1,500	1,083	1,114	1,750	
Appropriate Fee		1,450	1,050	1,100	1,700	
Weighted Average		775	635	650	790	805
Adjustment ratio		0.9935	1.2339	1.1953	0.9684	1.0000
Adjusted rental fee		1,506.13	1,331.10	1,362.31	1,732.28	
Important		0.25	0.25	0.25	0.25	1.00
Comparison value		360.15	323.89	323.71	411.55	1,482.95
Market Value (Baht/sqm.) round up						**1,500.00**

Valuer's opinion

The Valuer chooses an appropriated valuation methodology for assets by determining the rental fee as Market Approach from market information. Since the assets have similar in common which could be sufficient support enormous market at the same time. The area CY1 – 6 (rental space of BEER BELLY), located on the 1st Fl, differs from CY7 – 8

(rental space of BEAM CLUB) which is on the 2nd Fl. The area of CY1 – 6 are larger and more efficiency than CY7 – 8. Therefore, the Valuer gave more weight on CY1 – 6 more than CY7 – 8.

IFA's opinion

IFA opined that the appraisal from Independent Valuer by Market Approach is appropriated since the Value has compared market rental rate of 4 nearby areas. The Valuer also explored and considered the characteristics of the assets as professional and rating with factor. The Fair Value of the rental area is 1,500 Baht/sqm./month.

3.3.3. Rental Fee of BEAM CLUB from TORO as connected persons of GIFT

Assets	Determination of rental fee of commercial area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Shop (CY8) Project 72 Courtyard Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Date of Valuation	23rd February 2024
Valuation Approach	Market Approach
Rental Fee	1,400 Baht/sqm./month
Limitation of use	None
Condition and Limitation of the Valuation	Rental fee is included service fee but excluded electric and water expenses.

The Valuer chooses an appropriated valuation methodology concerning many factors regarding to the assets such as legal right, characteristic, appropriate of use, market condition, condition, limitation, and additional assumption or special condition. The Valuer determined to use Market Approach since the characteristic of the assets is similar in common with other assets at the same time with adequate information for analysis as follows;

Detail	Information No. 1	Information No. 2	Information No. 3	Information No. 4
Location	Next to Sukhumvit 55	Thonglor 10, Sukhumvit 55	Thonglor 10, Sukhumvit 55	Next to Sukhumvit 55
Characteristic	5-story building with 2.50-meter height	4-story building with 2.50-meter height	6-story building with 2.50-meter height	6-story building with 2.50-meter height
Rental Area	142.00 sqm.	240.00 sqm.	350.00 sqm.	2,000.00 sqm.
Rental Fee	1,500.00 Baht/month/sqm.	1,083.00 Baht/month/sqm.	1,114.00 Baht/month/sqm.	1,750.00 Baht/month/sqm.
Occupancy Rate	Above 60%	Above 60%	Above 60%	Above 60%
Floor	2nd Fl.	2nd Fl.	2nd Fl.	2nd – 3rd Fl.
Type	Commercial	Commercial	Commercial	Commercial

Remarks : Comparison assets used to operate the similar store, but currently shut down.

The Valuer compared 4 information which located in the same area and similar characteristic of location, usage, rental area without the exactly same location. The exactly same location shall misrepresent because all lessors and lessees in 72 Courtyard are the same group which are BEAM CLUB Co., Ltd., MEMBERSHIP, and TORO. The Independent Valuer used nearly information to compare and make some adjustment professionally for precisely fair rental rate.

The Analysis for Fair Value of Rental Fee

Since the market information taken has some different factor or characteristic with target assets which shall affect to the rental rate. Therefore, the Valuer shall use Weighted Quality Score (WQS) Approach to adjust some factors. If any factors have much variance compare to the target asset, the factors would be more weighted. Summary of total factor is 100.00 with the following analysis;

Factor	**Level**	**Comparison Information**				**Valuation property**
		1	**2**	**3**	**4**	
Location	15 %	8	7	7	8	7
Access	15 %	8	7	7	8	8
Design	15 %	8	6	6	8	8
Building Condition	10 %	7	4	5	8	9
Size and Decoration	10 %	7	4	5	8	6
Location	5 %	6	6	6	6	6
Facility	10 %	8	7	7	8	8
Environment	15 %	8	7	7	8	8
Trend	5 %	8	7	7	8	8
Total	**100 %**	**770**	**620**	**640**	**790**	**765**
Rating Scale	**1-2 Very Low 3-4 Low 5-6 Medium 7-8 Good 9-10 Very Good**					
Rental Fee		1,500	1,083	1,114	1,750	
Appropriate Fee		1,450	1,050	1,100	1,700	
Weighted Average		770	620	640	790	765
Adjustment ratio		0.9935	1.2339	1.1953	0.9684	1.0000
Adjusted rental fee		1,440.58	1,295.56	1,314.84	1,646.20	
Important		0.25	0.25	0.25	0.25	1.00
Comparison value		360.15	323.89	323.71	411.55	1,424.30
Market Value (Baht/sqm.) round up						**1,400.00**

Valuer's opinion

The Valuer chooses an appropriated valuation methodology for assets by determining the rental fee as Market Approach from market information. Since the assets have similar in common which could be sufficient support enormous market at the same time.

IFA's opinion

IFA opined that the appraisal from Independent Valuer by Market Approach is appropriated since the Value has compared market rental rate of 4 nearby areas. The Valuer also explored and considered the characteristics of the assets as professional and rating with factor. The Fair Value of the rental area is 1,400 Baht/sqm./month.

3.4 Conclusion on Independent Financial Advisor's Opinion on Appropriateness

The appraisal report from Independent Valuer is evaluated on 3 assets which are (1) Machinery and Equipment, (2) Decoration and Renovation, and (3) Lease Agreement. IFA has evaluated asset value base on appraisal report of T.A. Management Corporation (1999) Co., Ltd., which is in SEC approval list of Valuation Company and the Valuers Association of Thailand and Thai Valuers Association. The appraisal report of Independent Valuer is to realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA). However, IFA considered that the valuation of decoration and renovation that is not connected to the building and removable are not solid and has concerned for depreciation calculation period. Therefore, IFA has adjusted some appraisal value to be more appropriate.

Comparison table of Transaction Value and Fair Value from Independent Valuer

Transaction	Value of consideration paid (Million Baht)	Adjusted Appraisal Value (Million Baht)
1. Assets Acquisition from BEAMX	**195.08**	
1.1 Assets acquisition for operation of 1 BEAM CUBE, 1 BEAM CLUB, and 1 BEER BELLY	85.50	85.52
1.2 Be transferred of lease agreement for 1 location of BEAM CUBE from BEAMX without charge[7]	3.59 [1]	No appraisal
1.3 Be transferred of lease agreement for 1 location of BEAM CLUB, 1 location of BEER BELLY, and 1 location of BEAMX without charge [2/7]		
1.3.1. Remaining rental fee according to lease agreement by Subsidiary to BEAMCLUB Co., Ltd., connected person of GH ค่าเช่าคงเหลือตามสัญญาเช่าที่บริษัทย่อยจะต้องชำระให้แก่บริษัท บีมคลับ จำกัด ซึ่งเป็นบุคคลที่เกี่ยวโยงกันของ GH	30.08 [4]	28.57
1.3.2. Remaining rental fee according to lease agreement to MEMBERSHIP as lessor, connected person of GIFT	65.72 [5]	66.89

Transaction	Value of consideration paid (Million Baht)	Adjusted Appraisal Value (Million Baht)
1.3.3. Remaining rental fee according to lease agreement to TORO as lessor, connected person of GIFT	10.19 /6	9.68
2. Assets Acquisition from MOM'S TOUCH	**60.63**	
2.1 Assets acquisition for operation of 6 MOM'S TOUCH	29.50	29.63
2.2 Be transferred of lease agreement for 6 locations of MOM'S TOUCH without charge/7	31.13 /1	No appraisal
Total	**255.71**	

Remarks : /1 Remaining Rental Fee by Subsidiary to lessor, non-connected person of GIFT

/2 Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

However, all 3 lease agreements with AIMCG were expired on 4th July 2024. Currently, all 3 tenants are on the final negotiation rental rate. The negotiation rate is in the similar rental rate of BEAMX. If the rental rate is finalized and lower or equal to proposed rate, Subsidiary plans to sign the lease agreement directly with AIMCG. If the rental rate is higher than proposed rate, Subsidiary shall sign the lease agreement with the existing tenant afterwards.

/3 BEAMCLUB Co., Ltd., Mr. Puttipong Yensamut is a director and major shareholder for 25.00 percent of BEAMCLUB. Mr. Puttipong Yensamut is also a director of GIFT HOSPILITY Co., Ltd. ("Subsidiary" or "GH"). Therefore, Mr. Puttipong Yensamut is connected person to Subsidiary. However, the transaction between GH and BEAMCLUB Co., Ltd. is not a connected transaction under exception of Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions Clause 4. This Notification shall not apply to any transactions between the subsidiary and the connected person of the subsidiary.

/4 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 599 square meter) is included service fee. Lease period is 2 years, 10 month, and 2 day; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 28.57 million. However, the total value of consideration paid is included deposit of Baht 1.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 28.57 million which is equivalent to fair rental value from Independent Valuer.

/5 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 1,309 square meter) is included service fee. Lease period is 2 years, 10 month, and 2 day; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 62.43 million. However, the total value of consideration paid is included deposit of Baht 3.30 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 62.43 million which is less than fair rental value from Independent Valuer at Baht 66.89 million.

/6 Rental rate according to lease agreement is 1,400 Baht per square meter (usage area of 203 square meter) is included service fee. Lease period is 2 years, 10 months, and 2 days; start from 2nd September 2024 to 4th July 2027. Lease agreement is valued for Baht 9.68 million. However, the total value of consideration paid is included deposit of Baht 0.51 million (5.28 percent of lease agreement). The value excluding deposit on this acquisition is Baht 9.68 million which is equivalent to fair rental value from Independent Valuer.

/7 Acceptance transferring of lease agreements is free of charge. After the transaction, the Company has an obligation to pay rental fee and service fee to lessor according to lease agreement.

IFA has compared the acquiring asset value between the Appraisal Value by Independent Valuer and Acquisition Value. IFA comparison includes of machinery, equipment, decoration, and renovation; but excludes obligation of rental fee for Baht 140.71 million. The obligation of rental fee is excluded from the comparison because it is accounting transaction to record for the rights on assets in long term. The record shall represent rights to use and obligation for each contract to reflect accounting liabilities of GIFT in the future, which is not appropriate to use rental fee to compare with machinery, equipment, decoration, and renovation. IFA would compare the acquisition value at Baht 115.00 million with appraisal value by Independent Value at Baht 115.15 million. The comparison is shown that the acquisition price is lower than the appraisal price which adjusted by IFA for Baht 0.15 million or equivalent to 0.13 percent of appraisal value. IFA opined that this Asset Acquisition for food and beverage business from BEAMX and MOM'S TOUCH is appropriated.

For lease transferring from BEAMX for 1 BEAM CLUB and 1 BEER BELLY, BEAMX is responsible to extend the lease agreement with lessor for 3 years from 5th July 2024 to 4th July 2027. After the acquisition, the Subsidiary shall be transferred the rights and renew lease contract for lease period of 2 years, 10 months, and 2 days. Lease contract is date from 2nd September 2024 to 4th July 2027. When consideration an liability from lease agreement for not exceed of Baht 100.67 million (rental fee excluding deposit) to rental fee from Independent Valuer at Baht 105.14 million, the rental fee according to lease agreement is lower than the rental fee appraisal by Independent Valuer for Baht 4.46 million or 4.24 percent of appraisal value. However, the Company is obligated to pay deposit for not exceed Baht 5.32 million which is account for 5.00 percent of rent and service fee for damage guarantee to all 3 lessors. The deposit is lower than BEAM CUBE's rate that Subsidiary has to pay for King Power Manakorn Co., Ltd. ("KM") which is not connected person at 7.79 percent of rent and service fee. Those are the rent for restaurant and entertainment complex. Therefore, the deposit is appropriated because lo lower rate than rate with others. For this transferring, IFA opined that the Rental Fee is appropriated since it is lower that the appraisal rental rate from Independent Valuer by Market Approach.

4. Feasibility of the Project

The asset acquisition is to acquire the rights to operate food and beverage business with trademark. The acquisition shall affect revenue, cost of goods sold, selling and administration expenses, investment, and liabilities according to the business plan. IFA has conducted a feasibility study and effects from the acquisition by Internal Rate of Return ("IRR") of the project with Discounted Cash Flow Approach ("DCF"). DCF is an appropriate method to find out the Company's investment rate because it considers cash flow from business to calculate return on assets in regard to business plan after the acquisition. The factors take into account include of revenue, cost of goods sold, and any related expenses in order to find an opportunity and worthiness of the transaction without any objective to evaluate the fair value of assets or price appropriation with the following details.

1. Project Internal Rate of Return is to calculate return rate that equalize discounted cash flow in each year with project value.
2. The payback Period is to find period of time to get back an investment from summary of cash flow stream from operation that equalize with an investment without concerning time value of money.
3. Net Present Value ("NPV") is compared the worthiness of initial investment for the transaction with net present value of project discounted with Return on Equity (Ke) as a discount rate for the lifespan of project.

In order to calculate for Internal Rate of Return with Discounted Cash Flow, IFA shall consider the ability to generate future cash flow of the acquisition asset from expected free cash flow discounted by Weighted Average Cost of Capital ("WACC") to find present value of cash flow statement from an investment. IFA created a projection for the period of 4 years 3 months (since 1st September 2024 to 31st December 2028. The assumption used by IFA is based on the Going Concern Basis from acquisition assets shall maintain without any significant changes under current economic situation. IFA opined that the projection period is appropriated by covering all potential revenue growth under current circumstance (1) Industry conditions of Food business by SCB EIC ("SCBEIC") Industry Insight from 2024 – 2027, (2) Growth of Gross Domestic Product ("GDP") by Office of the National Economic and Social Development Council, and (3) Inflation Rate by Bank of Thailand for the past 10 years.

IFA generated expected free cash flow projection from acquisition assets based on the assumption of financial statement, internal information from BEAMX and MOM'S TOUCH, GIFT management interview, BEAMX and MOM'S TOUCH management interview, public information, and other related document and information included of GIFT's information memorandum, financial statement, and business plan from the Company. IFA has adjusted an important assumption for a caution of internal rate of return calculation. This IFA report is generated under current industry conditions and other factors. IFA could not evaluate the effect from change of circumstance and factors after the period, and shall not obligate to any change or adjust IFA report to present situation.

4.1 Assumption for Free Cash Flow

4.1.1. Industry Condition of Food Business

From SCBEIC Industry insight : Food business industry insight has conducted in November 2023 by SCBEIC predicted that overall of food industry value shall grow continuously at the rate of 15 percent in 2023 and 11 percent in 2024. Cafeteria and bar sectors is predicted to grow at accelerate rate because of recover from COVID-19. In the mid of 2024 – 2027, food industry shall grow at the rate of 8 percent per year with the significant supporting factors in 2024 as follows;

- Consumption of private sector has grown continuously
- Number of tourists entering into Thailand
- Increase of wage basis which increased buying power (minimum wage rate and bachelor degree wage rate)
- Economic Stimulation Policy such as Digital Wallet 10,000 Baht
- Decrease of energy cost

Brance expansion of food business shall be moderated expansion. 3 types of services are Full-service, Café or Bar, and Limited-service. Full-service has enormous impacted from COVID-19, while Café or Bar, and Limited-service was expanded at sluggish rate. Economic Stimulation Policy after COVID-19 shall encourage all 3 types of services to expand their business. In the year 2026, the expenditure per bill of Full-service will be recovered at the same rate Pre-COVID-19. However, café service will be slightly lower that Pre-COVID-19 because of higher cost of living and limitation of purchasing power. The expenditure per bill shall not be high as Pre-COVID-19.

4.1.2. Assumption on expansion of Thailand Economic

IFA used an assumption on growth of Gross Domestic Product ("GDP") by referring to GDP from Office of the National Economic and Social Development Council. The GDP reflects all the change of economic structure in Thailand and worldwide. Office of the National Economic and Social Development Council develops GDP by Chain Volume Measures ("CVM") and related with Annual Overlap. The growth of GDP in Thailand can be calculated at 3.6 percent which represented the growth or economics in Thailand.

4.1.3. Assumption of Inflation Rate of Thailand

IFA used an assumption on inflation rate of Thailand from 2024 – 2028 at flat rate of 1.11 percent. The inflation rate referred to the Compound Annual Growth Rate ("CAGR") for the past 10 years from 2014 to 2023 at the growth rate of inflation at 1.11 percent (Information from Bank of Thailand).

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	CAGR
General Inflation Rate	96.47	98.30	97.42	97.60	98.25	99.30	100.00	99.15	100.37	106.47	107.78	**1.11 %**

Source : Information from Bank of Thailand

4.1.4. Main Assumption in Free Cash Flow of BEAMX

BEAMX is a food and beverage operator which could be separate into 2 groups as (1) entertainment venue under BEAM Club 1 branch and under BEAM Cube 1 branch (2) food business under BEAM Cube 1 branch and BEER BELLY 1 branch with the following details;

Brand	Business	Location	Area	Seat
BEAM Club	entertainment venue	72 Courtyard	802 sqm.	120
BEAM Cube	entertainment venue	Mahanakhon Bldg.	453 sqm.	80
BEER BELLY	restaurant	72 Courtyard	1,309 sqm.	240

Main Assumption could be summarized as follow;

(1) Revenue Assumption

In order to estimate revenue of BEAMX, IFA referred to the average monthly revenue in the past 12-month of BEAMX from point of sales ("POS"). The revenue in the first 6 month of 2023 shall increase revenue unrealistic because BEAM CLUB has revenue range from Baht 2.27 – 5.22 million, and BEER BELLY has revenue range from Baht 5.64 – 7.97 million which is differ from the present. IFA perceived that the average value shall cover for all variance factors of food business. Hence, (1) BEAMX has slow down the business in January 2024 because of renovation timetable (in the present, the renovation is still postponed for the direction of the transaction and shall re-open in October 2024 as plan). IFA considered only revenue per month during June 2023 to December 2023, totaling 7 months, as an average revenue of 1.99 million Baht per month. (2) BEAM Cube has started its business in mid of October 2023, IFA considered only revenue per month during November 2023 to May 2024, totaling 7 months, as an average revenue of 0.62 million Baht per month. (3) BEER BELLY located in 72 Courtyard, same location with BEAM Club, and has slow down the business as well because of lonely atmosphere and less attraction from consumers. It is not appropriated to use revenue per month during that period BEAM CLUB reoperate in October 2024 to determine the business. IFA considered revenue per month of September 2024 by actual average revenue between January – June 2024, totaling 6 months at the average revenue of Baht 3.69 million per month. The average use to determine the revenue in October – December 2024. Actual revenue during June 2023 to December 2023, totaling 7 months, which is the period BEAM CLUB was closed for renovation, used an average revenue of 5.22 million Baht per month.

IFA uses those revenue assumption during September to December of 2024 and determines the growth by SCBEIC growth rate for food business. The growth rate of revenue per month during September to December of 2024 is 11 percent. The growth rate of revenue per month during 2025 – 2027 is 8 percent respectively. That growth rate is synchronized with marketing plan as Digital Marketing for main communication with target customers. Influencer is another channel to introduce and convince target customers to come to BEAMX. Events that are attended by superstar or famous singer is another channel to be recognized and stimulate service used. IFA determined the growth rate of average revenue for the rest

of the year at 3.6 percent which is referred from Gross Domestic Product ("GDP") from Office of the National Economic and Social Development Council.

According to the above assumption, the projection of BEAMX's average revenue is as follows;

(Unit : Million Baht)

List	Actual/1	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Average Revenue per month						
BEAM Club	2.00/2	2.22	2.39	2.48	2.57	2.66
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
BEAM Cube	0.62/3	0.69	0.74	0.77	0.97	0.83
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
BEER BELLY	5.22/4	5.79	6.25	6.48	6.71	6.95
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*

Remarks : /1 Actual monthly average revenue in the past of BEAMX from POS. In the past, BEAMX was company limited and was not audited by listed auditor from SEC. The financial statement may not complete. IFA used information from POS to refer to the past performance.

/2 Actual monthly revenue of BEAM Club during June 2023 to December 2023, totaling 7 months

/3 Actual monthly revenue of BEAM Cube during November 2023 to May 2024, totaling 7 months

/4 Actual monthly revenue of BEER BELLY Cube during June 2023 to December 2023, totaling 7 months

/5 IFA considered revenue per month of September 2024 by actual average revenue between January – June 2024, totaling 6 months at the average revenue of Baht 3.69 million per month. The average use to determine the revenue in October – December 2024. Actual revenue during June 2023 to December 2023, totaling 7 months, which is the period BEAM CLUB was closed for renovation, used an average revenue of 5.22 million Baht per month.

IFA has reviewed that the average revenue per month is appropriated because the average revenue is not higher than the maximum revenue of BEAM CLUB and BEER BELLY used to receive each month in 2023 at Baht 5.22 million and Baht 7.97 million respectively. BEAM CUBE starts its business in the mid of October 2023, IFA used information from November 2023 to May 2024, totaling 7 months. The maximum revenue of BEAM CUBE is Baht 0.95 million per month. From pervious information, BEAMX's utilization is still not full for all the year in financial projection.

As per above information, the financial projection of BEAMX's revenue in each year are as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Revenue from sale and service	77.67/1	32.57/2	112.70	121.72	131.45	136.19

Remarks /1 From financial statement of BEAMX in 2023 which was not the same with information from POS. In the past, BEAMX was company limited and was not audited by listed auditor from SEC. The financial statement may not complete. BEAM CUBE started operation in mid of October 2023.

/2 IFA projected for BEAM CLUB's 2024 revenue only 3 months from October to December 2024 because renovation shall be completed and ready for operation in October 2024. IFA considered BEER BELLY revenue per month of September 2024 by

actual average revenue between January – June 2024, totaling 6 months at the average revenue of Baht 3.69 million per month. The average use to determine the revenue in October – December 2024. Actual revenue during June 2023 to December 2023, totaling 7 months, which is the period BEAM CLUB was closed for renovation, used an average revenue of 5.22 million Baht per month.

(2) Cost of Goods and Service Assumption

BEAMX's cost of goods sold consists of raw material, wage of musician, consumable expense, utilities expense, rent expense, financial institute charge, software license expense, and miscellaneous expense. The projection of BEAMX's cost of goods sold is as follows;

List	Assumption
Cost of raw material	IFA determined the cost of raw material at 30.00 percent of revenue refer to the percentage of actual cost of raw material in 2023 which was 29.13 percent of revenue.
Cost of musician	IFA determined the cost of musician of BEAM Club at Baht 120,000 per month. Wages of musician at BEAM Cube is Baht 72,000 per month. Wages of musician at BEER BELLY is Baht 128,000 per month. Those wages referred from hiring plan of Disc Jockey (DJ) and musician of the Company. IFA has reviewed cost of musician assumption compare with public hiring rate which are in the similar range. IFA determined the growth of cost of musician by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.
Consumable expense	IFA determined consumable expense at 1.00 percent of revenue refer to percentage of actual consumable expense rate in 2023 which was 0.08 of revenue.
Utilities expense	Utilities expense includes of electric, fuel, internet, telephone, and water expenses, etc. IFA determined utilities expense of BEAM Club at Baht 92,000 per month. Utilities expense of BEAM Cube is Baht 9,200 per month. Utilities expense of BEER BELLY is Baht 179,000 per month. Those expenses refer to actual average utilities expense in 2023. IFA also determined the growth of utilities expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.
Rent expense	IFA determined rental expense of BEAM Club at Baht 1,122,800 per month. The rental expense of BEAM Cube is Baht 165,750 per month. The rental expense of BEER BELLY is Baht 1,832,600 per month. (That rental rate is include rental fee and service fee.) Rental rate is referred from lease agreement. However, IFA determined fixed rental expense for the projection period which is in line with Industry Outlook in Retail Space in Bangkok Metropolitan Region of Krungsri Research. Krungsri Research indicated that rental rate shall remain the same since 2016 for attraction to tenant and high utilization rate especially downtown.
Financial institute charge	IFA determined financial institute charge at 0.84 percent of revenue refer to actual credit card payment proportion in 2023 at 42.05 percent and financial institute charge at 2.00

List	Assumption
	percent which is normal rate for international credit card used in domestic for Non-Premium.
Software license expense	IFA determined software license expense of BEAM Club at Baht 750 per month. Software license expense of BEAM Cube is Baht 750 per month. Software license expense of BEER BELY is Baht 750 per month. That expense refers to actual average software license expense in 2023. IFA also determined the growth of software license expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.
Miscellaneous expense	Miscellaneous expense in cost of goods sold included of all equipment used in main operating supplies as well as cleaning tools. IFA determined miscellaneous expense of BEAM Club at Baht 54,750 per month. Miscellaneous expense of BEAM Cube is Baht 54,750 per month. Miscellaneous expense of BEER BELLY is Baht 54,750 per month. That expense refers to actual average miscellaneous expense in 2023. IFA also determined the growth of miscellaneous expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.

From all assumption above, BAEMX's projection expenses are as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F[/1]	2025F	2026F	2027F	2028F
Cost of raw material	22.63	9.14	33.81	36.51	39.44	40.86
Cost of musician	6.09	1.17	3.93	3.97	4.01	4.06
Consumable expense	0.06	0.30	1.13	1.22	1.31	1.36
Utilities expense	3.36	1.04	3.44	3.48	3.51	3.55
Rent expense	30.45	11.36	37.45	37.45	37.45	37.45
Financial institute charge	0.92	0.26	0.95	1.02	1.10	1.14
Software license expense	0.03	0.01	0.03	0.03	0.03	0.03
Miscellaneous expense	1.97	0.61	2.02	2.04	2.06	2.08
Total Cost	**65.52**	**23.89**	**82.74**	**85.72**	**88.93**	**90.54**
Proportion of cost to revenue						
Cost of raw material	*29.13 %*	*30.00 %*	*30.00 %*	*30.00 %*	*30.00 %*	*30.00 %*
Cost of musician	*7.85 %*	*3.60 %*	*3.48 %*	*3.26 %*	*3.05 %*	*2.98 %*
Consumable expense	*0.08 %*	*1.00 %*	*1.00 %*	*1.00 %*	*1.00 %*	*1.00 %*
Utilities expense	*4.32 %*	*3.19 %*	*3.05 %*	*2.86 %*	*2.67 %*	*2.61 %*

List	2023A	Sep-Dec 2024F/1	2025F	2026F	2027F	2028F
Rent expense	*39.21 %*	*34.89 %*	*33.23 %*	*30.77 %*	*28.49 %*	*27.50 %*
Financial institute charge	*1.19 %*	*0.84 %*	*0.84 %*	*0.84 %*	*0.84 %*	*0.84 %*
Software license expense	*0.03 %*	*0.03 %*	*0.02 %*	*0.02 %*	*0.02 %*	*0.02 %*
Miscellaneous expense	*2.54 %*	*1.87 %*	*1.79 %*	*1.67 %*	*1.57 %*	*1.53 %*

Remarks /1 IFA projected revenue and expense of BEAM Club in 2024 for 3-month period between October 2024 to December 2024 because of renovation plan which shall be finished and ready for fully operation in October 2024.

(3) Assumption for Selling Expense

Selling expense of BEAMX includes of marketing expense, wages and salaries, and employees' benefit. IFA did not take into account for some miscellaneous expense in Selling sector in this projection because the actual miscellaneous expense in 2023 is not related to BEAMX's business in regard to management interview. It was an entertainment budget which shall not be occurred after this acquisition.

In order to project for selling expense of BEAMX, IFA determined the assumption as follows;

List	Assumption
Marketing expense	IFA determined marketing expense at 5.00 percent of revenue for September 2024 to 2027, and 1.50 percent of revenue in 2028. Those rates refer to Marketing Policy from management who would like to use Digital Marketing and Influencer to introduce and persuade target customers. IFA has reviewed marketing plan with hiring rate for Influencer for marketing and advertising expense on Digital media from public information. The assumption used for marketing expense is appropriated.
Wages and salaries	IFA determined wages and salaries of BEAM Club's employee at Baht 173,900 per month. Wages and salaries of BEAM Cube's employee is Baht 110,000 per month. Wages and salaries of BEER BELLY's employee is Baht 734,600 per month. Those rates refer to Salary Structure and number of employees from management. If the Company still have loss from operation, the Company shall not consider for increase of wages and salaries. However, IFA also determined the growth of Wages and salaries in 2024 – 2025 (the Company has loss from operation before depreciation expense) by inflation rate of Thailand during the past 10 years at 1.11 percent and in 2026 – 2028 at 4.43 percent by average of wages and salaries increase rate between 2019 – 2023 from Personnel Management Association of Thailand (PMAT).
Employee's benefits/1	IFA determined employee's benefits at Baht 1,000 per person per month refer to Employee Benefit Policy and management interview. The benefits include of telephone

List	Assumption
	bill, uniform, travelling (COVID-19's examination kit has been cancelled in mid of 2023).
Miscellaneous Expense	IFA did not take miscellaneous expense for consideration in projection because those expenses shall not be incurred after the transaction such as entertainment expense of management.

Remarks : /1 In 2023, BEAMX has record parts of employee's benefits as wages. However, for the feasibility of this project, IFA determined wages and employee's benefit from revenue structure and policy from management.

From the above assumptions, the expense projection for selling expense of BEAMX is as follows.

(Unit : Million Baht)

List	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Marketing expense	1.92	1.52	5.63	6.09	6.57
Wages and salaries	11.34	3.94	12.50	13.05	13.63
Employee's benefits	1.48	0.21	0.66	0.66	0.66
Miscellaneous expense	0.36	-	-	-	-
Total Selling Expense	**15.10**	**5.68**	**18.79**	**19.80**	**20.86**
Proportion of cost to revenue					
Marketing expense	*2.47 %*	*5.00 %*	*5.00 %*	*5.00 %*	*5.00 %*
Wages and salaries	*14.60 %*	*12.11 %*	*11.09 %*	*10.72 %*	*10.37 %*
Employee's benefits	*1.91 %*	*0.64 %*	*0.59 %*	*0.54 %*	*0.50 %*
Miscellaneous expense	*0.46 %*	-	-	-	-

Remarks /1 IFA projected revenue and expense of BEAM Club in 2024 for 3-month period between October 2024 to December 2024 because of renovation plan which shall be finished and ready for fully operation in October 2024.

(4) Administration Expense

Administration Expense of BEAMX includes salary, employee's benefits, office rental expense, and miscellaneous expense. In order to project the administration expense of BEAMX, IFA determined the assumption as follows.

List	Assumption
Salaries[/1]	IFA determined salaries of BEAMX's employee at Baht 375,000 per month refer to Salary Structure and number of employees from management. In the past, BEAMX hired outsource to support in each department. After the transaction, the Company shall cease the hiring which shall decrease extra expense of part time employees. Those rates refer to Salary Structure and number of employees from management. If the Company still have loss from operation, the Company shall not consider for increase of wages and

List	Assumption
	salaries. However, IFA also determined the growth of Wages and salaries in 2024 – 2025 (the Company has loss from operation before depreciation expense) by inflation rate of Thailand during the past 10 years at 1.11 percent and in 2026 – 2028 at 4.43 percent by average of wages and salaries increase rate between 2019 – 2023 from Personnel Management Association of Thailand (PMAT).
Employee's benefits/1	IFA determined employee's benefits at Baht 1,000 per person per month refer to Employee Benefit Policy and management interview. The benefits include of telephone bill, uniform, travelling (COVID-19's examination kit has been cancelled in mid of 2023).
Office Rental Expense	IFA determined office rental expense of BEAMX at Baht 30,000 per month refer to rental rate at Baht 520 per square meter. The office space of BEAMX is approximately 50 square meters. However, IFA determined fixed rental expense for the projection period which is in line with Industry Outlook in Retail Space in Bangkok Metropolitan Region of Krungsri Research. KrungSri Research indicated that rental rate shall remain the same since 2016 for attraction to tenant and high utilization rate especially downtown.
Miscellaneous Expense	Miscellaneous expense in administration expense includes of travelling expense, documentary expense, patent, first-aid kit, audit fee, employee training expense, pesticide expense, and general expense, etc. IFA did not take into account for some miscellaneous expense in this projection because the actual miscellaneous expense in 2023 is not related to BEAMX's business in regard to management interview. It was an entertainment budget which shall not be occurred after this acquisition. IFA determined miscellaneous expense of BEAMX at Baht 143,250 per month refer to actual average miscellaneous expense in 2023. IFA also determined the growth of miscellaneous expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.

Remarks : /1 In 2023, BEAMX has record parts of employee's benefits as wages. However, for the feasibility of this project, IFA determined wages and employee's benefit from revenue structure and policy from management.

From previous assumption, administration expense projection of BEAMX is as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Salaries	7.60	1.39	4.60	4.80	5.02	5.24
Employee's Benefit	0.21	0.04	0.12	0.12	0.12	0.12
Office Rental Expense	-	0.11	0.36	0.36	0.36	0.36
Miscellaneous Expense	7.32	0.53	1.76	1.78	1.80	1.82

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Total Administration Expense	**15.13**	**2.07**	**6.84**	**7.06**	**7.29**	**7.54**
Proportion of cost to revenue						
Salaries	*9.79 %*	*4.27 %*	*4.08 %*	*3.95 %*	*3.82 %*	*3.85 %*
Employee's Benefit	*0.26 %*	*0.11 %*	*0.11 %*	*0.10 %*	*0.09 %*	*0.09 %*
Office Rental Expense	-	*0.34 %*	*0.32 %*	*0.30 %*	*0.27 %*	*0.26 %*
Miscellaneous Expense	*9.43 %*	*1.63 %*	*1.56 %*	*1.46 %*	*1.37 %*	*1.33 %*

Remarks /1 IFA projected revenue and expense of BEAM Club in 2024 for 3-month period between October 2024 to December 2024 because of renovation plan which shall be finished and ready for fully operation in October 2024.

(5) Capital Expenditure

IFA has received information from management and interviewing that the Company has no plan for any capital expenditure for branch expansion. However, the management has a renovation plan which shall be completed in September. Business shall be re-opened in October 2024. Renovation budget is Baht 10.00 million which included of construction budget of Baht 5.20 million, sound system budget Baht 3.80 million, and furniture budget Baht 1.00 million.

(6) Working Capital Turnover

IFA determined working capital turnover as follows;

- Account Receivable approximately 3 days is an appropriated turnover for selling service which is paid by cash, transfer money, and credit card.
- Inventory approximately 45 days is an appropriated turnover for inventory stock of food and beverage business.
- Account Payable approximately 30 days is an appropriated turnover that BEAMX received from suppliers.

(7) Financial Cost

From information memorandum of this transaction and management interview, IFA acknowledged that the Company's sources of funds for this acquisition shall come from capital increase. That capital increase shall be used for working capital afterwards. The Company has no plan to borrow any money.

(8) Depreciation Expense

IFA calculated depreciation expense in regard to the lifespan of each asset refer from Depreciation Table of BEAMX. For additional invested assets will be depreciated as a straight-line method which is calculated according to accounting standard as follows;

Types of Assets	Depreciation Period (years)
Building Improvement	10 years
Machinery and Equipment	5 years

Types of Assets	Depreciation Period (years)
Furniture and Decoration	5 years

(9) Corporate Tax Rate

Corporate tax rate is 20.00 percent of earnings before taxes according to related laws. However, IFA shall take into account Tax Loss Carry Forward to deduct from earnings before taxes prior to tax calculation.

Conclusion of Projection

(Unit : Million Baht)

Income Statement	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Revenue from sales and service	77.67	30.46	112.70	121.72	131.45	136.19
Cost of goods sold	(65.52)	(23.89)	(82.74)	(85.72)	(88.93)	(90.54)
Gross profit	**12.15**	**6.57**	**29.96**	**36.00**	**42.53**	**45.65**
Selling expense	(15.10)	(5.68)	(18.79)	(19.80)	(20.86)	(16.94)
Administration expense	(15.13)	(2.07)	(6.84)	(7.06)	(7.29)	(7.54)
Depreciation expense	(2.15)	(1.50)	(4.48)	(4.48)	(4.48)	(3.70)
Profit (Loss) before Financial Cost	**(20.23)**	**(2.67)**	**(0.15)**	**4.66**	**9.89**	**17.47**
Financial Cost	(0.65)	-	-	-	-	-
Profit (Loss) before taxes	**(20.88)**	**(2.67)**	**(0.15)**	**4.66**	**9.89**	**17.47**
Corporate taxes	-	-	-	(0.63)	(1.98)	(3.49)
Net Profit (Loss)	**(20.88)**	**(2.67)**	**(0.15)**	**4.03**	**7.92**	**13.97**

IFA has examined the assumption used by comparing financial ratio with Food and Beverage Listed Company in the Stock Exchange of Thailand by 10 companies as follows;

Name	Abbreviation	Type of Business
1. After You Public Company Limited	AU	Business nature : 1. Dessert shop 2. Sales of merchandise and raw materials 3. Sales and off-site events 4. Franchise address
2. Central Plaza Hotel Public Company Limited	CENTEL	Business nature : 1. Food business in Thailand under its own brands, namely The Terrace, Aroydee, Kowloon, Arigato, Grab Kitchen by Every Food and franchises, namely Mister Donut, KFC, Auntie Anne's, Pepper Lunch, Shabu Tong, Cold Stone Creamer, Yoshinoya, Ootoya, Tenya, Katsuya, Ramen Kagetsu Arashi and other joint venture brands, with branches nationwide. 2. Hotel business in Thailand and abroad under its

Name	Abbreviation	Type of Business
		own brands, namely Centara Reserve, Centara Boutique Collection, Centara Grand, Centara, Centra by Centara and COSI, including hotel management business under hotel management contracts.
3. S&P Syndicate Public Company Limited	SNP	Business nature : Restaurant and bakery business, including product distribution, is divided into 1) restaurants and bakeries in the country, 2) restaurants abroad, 3) producing and distributing bakery products, frozen ready-to-eat food through restaurant and bakery branches and supermarkets, including exporting products abroad, 4) providing other related services such as home food delivery service and outside catering service.
4. MK Restaurant Group Public Company Limited	M	Business nature : Engaged in the restaurant business "MK Suki", Japanese restaurant "Yayoi" which received franchise rights from Japan, including 2 other Japanese restaurant brands: "Hakata" and "Miyazaki", Thai restaurants "Na Siam" and "Le Siam", coffee shop/bakery "Le Petit".
5. Minor International Public Company Limited	MINT	Business nature : It is engaged in the food and beverage business, hotel business and other businesses related to the hotel business, including residential development projects for sale, timeshare projects and leasing of shopping malls and real estate, and entertainment and distribution businesses.
6. Mud & Hound Public Company Limited	MUD	Business nature : The Company operates its business by holding shares in other companies (Holding Company) whose main business is the restaurant and beverage business, divided into (1) restaurant and beverage business under franchise rights, including the brands Dunkin' Donuts, Au Bon Pain and Baskin Robbins, and (2) restaurant and beverage business under its own brands, including the brands Greyhound Cafe, Another-hound Cafe, Krua M and Le Grand Vefour, including

Name	Abbreviation	Type of Business
		another business, the lifestyle business under the brand Greyhound. In this regard, Golden Donut (Thailand) Co., Ltd., which operates the restaurant and beverage business under the franchise rights of the brand Dunkin' Donuts, is the core company.
7. JCK Hospitality Public Company Limted	JCKH	Business nature : Agriculture and food industry
8. Thoresen Thai Agencies Public Company Limited	TTA	Business nature : Investment business by holding shares in other companies, investing in 5 main business groups: shipping business group, offshore service business group, agricultural chemical business group, food and beverage business group, and other investment groups.
9. Zen Corporation Group Public Company Limited	ZEN	Business nature : The company is engaged in business by holding shares in other companies (Holding Company), with the core company being Zen Restaurant Holding Company Limited, which operates Japanese restaurants under the brand name "ZEN" and other related businesses.
10. Maguro Group Public Company Limited	MAGURO	Business nature : Engaged in the restaurant business, selling Premium - Mass food and beverages under the trademarks "MAGURO", "SSMAMTHING TOGETHER" and "HITORI SHABU", including food delivery services and off-site catering.

Sources : www.set.or.th

Consideration of 1 Gross Profit Margin, 2 Profit (Loss) Before Interest and Taxes, and 3 Net Profit (Loss) of BEAMX in projection compared with Food & Beverage Sector performance in 2022 and 2023. The period is appropriated because it is a recovery period from COVID-19 which;

1. Gross Profit Margin of BEAMX for projection period is range between 21.57 and 33.52 percent which is in line with Gross Profit Margin of Food & Beverage Company in SET at 17.99 – 66.10 percent. Therefore, the assumption in cost structure sold is appropriate and practical.

2. Profit (Loss) Before Interest and Taxes of BEAMX for projection period is range between 4.23 and 14.07 percent which is in line with Profit (Loss) Before Interest and Taxes of Food & Beverage Company in SET at 2.92 – 50.36 percent. Therefore, the assumption in cost structure is appropriate and practical.
3. Net Profit (Loss) of BEAMX for projection period is range between 3.64 and 11.26 percent which is in line with Net Profit (Loss) of Food & Beverage Company in SET at 0.12 – 14.47 percent. Therefore, the assumption in cost structure is appropriate and practical.

Comparison Table for Financial Ratio of the Company with others in Food & Beverage Sector

List		Gross Profit Margin /1	Profit (Loss) Before Interest and Taxes /1	Net Profit (Loss) /1
2024 F – 2028 F	BEAMX	21.57 % - 33.52 %	3.84 % - 12.83 % /2	3.31 % - 10.26 % /2
2022	AU	63.15 %	16.32 %	12.43 %
2023		64.82 %	18.66 %	14.47 %
2022	CENTEL	39.99 %	11.48 %	5.64 %
2023		41.00 %	6.53 %	2.30 %
2022	SNP	55.77 %	49.81 %	7.75 %
2023		56.16 %	50.36 %	8.00 %
2022	M	49.50 %	N.A.	N.A.
2023		44.06 %	N.A.	N.A.
2022	MINT	65.28 %	11.64 %	9.08 %
2023		66.10 %	12.24 %	10.06 %
2022	MUD	42.76 %	5.57 %	3.58 %
2023		44.60 %	6.04 %	3.98 %
2022	JCKH	60.01 %	2.92 %	0.12 %
2023		59.32 %	3.23 %	N.A.
2022	TTA	25.35 %	12.37 %	11.02 %
2023		17.99 %	7.80 %	5.38 %
2022	ZEN	45.69 %	7.27 %	5.05 %
2023		42.81 %	6.49 %	4.50 %
2022	MAGURO	41.91 %	5.92 %	4.72 %
2023		45.17 %	8.69 %	6.95 %

Remarks /1 N.A. means operating loss in the year and ratio could not be calculated.

/2 Profitability Ratio during the projection year 2026 – 2028 only since projection operation during 2024 and 2025 is negative.

Source : www.set.or.th

However, the comparable information of 10 companies has different business operation, target customer, management policy, and services from BEAMX.

4.1.5. Main Assumption in Free Cash Flow of MOM'S TOUCH

MOM'S TOUCH is a food and beverage operator for fried chicken and fast food under trademark MOM'S TOUCH from South Korea. (MOM'S TOUCH in South Korea has more than 1,400 branches.) As of 30th June 2024, there are 6 branches as follows;

Trade Mark	Branch	Open Date	Area Size	No. or Seat
MOM'S TOUCH	Central Rama IX	June 2023	69.94 sqm.	34
	S-Oasis	June 2023	184.08 sqm.	79
	ICS Tower	June 2023	70.00 sqm.	25
	Silom Complex	September 2023	230.84 sqm.	102
	The Mall Bangkapi	September 2023	170.00 sqm.	71
	The Mall Bangkhae	November 2023	100.00 sqm.	31

After the acquisition transaction, the Company plans to open 2 new branches in the mid of September 2024 as a pilot project with one gas station. The pilot project is under to process of signing Memorandum of Understanding ("MOU") which expected to be signed in July 2024 for granting franchise to Franchisee under brand MOM'S TOUCH in gas station. From interview of the Company's management and Gas Station's management as well as information in MOU, IFA acknowledge the expansion plan of Franchise in Gas Station by both parties refer to statistic of customers in the Gas Station in each area. Therefore, the expansion plan for Franchise is possible.

Summary of Memorandum of Understanding

Objective	:	Coordinate to develop MOM'S TOUCH inside gas station in Thailand and promote service for gas station group of customers for not only standard store but also standalone shop.
Effective Period	:	Between 20th June 2024 to 19th June 2027
Conditions and Responsibilities	:	1. Gas station shall search for potential Franchisee under brand MOM'S TOUCH 2. MOM'S TOUCH shall not be operate in any other gas station neither Franchise or Investment. (Any other place except other gas station, MOM'S TOUCH could grant Franchise.) 3. MOM'S TOUCH grants the exclusivity rights to the gas station for 3 years. 4. Expand Franchise together for 45 branches under brand MOM'S TOUCH with the following target in each year;

Year	No. of new franchise
2024	5 branches

		<table><tr><td>2025</td><td>20 branches</td></tr><tr><td>2026</td><td>20 branches</td></tr></table> If contracting party could not open the new branches for the first target of 25 branches within the year 2025 or 20 branches within the year 2026 because of factors from contracting party, the exclusivity shall be terminated at the end of year. 5. Gas station's benefit is an Upfront Referral Fee for Baht 100,000 when Franchisee signs the Franchise Agreement. At the end of exclusivity period, an Upfront Referral Fee shall be increased to Baht 150,000.
Transferred Rights and Duty	:	Contracting party could not transfer rights and duty under this MOU to others persons unless receiving a written permission from another contracting party. On the MOU date, both contracting parties agree and accept that MOM'S TOUCH is under process or reorganization. Therefore, prohibition to transfer rights and duty as indicated shall not be covered for transfer rights and duty in part or in whole to GIFT HOSPITALITY Co., Ltd. or any other company under GIFT's control.

However, franchise agreement of MOM'S TOUCH between MOM'S TOUCH (Thailand) Co., Ltd. as Franchise and Mom's Touch&Co. as Master Franchise has agreed on the rights to sell food under trade mark MOM'S TOUCH inside Thailand for 10 years from 22nd April 2023. The condition in the agreement is to open restaurant under trade mark MOM'S TOUCH (include the restaurant that Franchise directly invests and grants the rights to others) for 6 branches a year (According to Franchise Agreement, MOM'S TOUCH should have at least 12 branches, but MOM'S TOUCH has only 6 branches in the present. However, it is still in grace period 3 year from the date MOM'S TOUCH (Thailand) Co., Ltd. grants the rights, whereas MOM'S TOUCH (Thailand) Co., Ltd. does not breach the agreement), totaling for 60 branches within 2031, pay royalty fee from gross profit, and pay initial fee for new branches to Mom's Touch&Co. Change of the rights or transferring to the others has to be approved from Mom's Touch&Co. as Master Franchise prior to the action otherwise the franchise agreement between MOM'S TOUCH (Thailand) Co., Ltd. and Mom's Touch&Co. shall be terminated. Therefore, if the cooperation between the Company and Gas Station is fail, the Company may have risk from unrenewable of lease agreement or termination under default. However, the Company has plan to expand branches and franchise prior to MOU's singing with Gas Station. MOU shall increase an opportunity for the Company.

Main Assumption could be summarized as follow;

(1) Revenue Assumption

In order to estimate revenue of MOM'S TOUCH, IFA referred to the average monthly revenue in the past 12-month of MOM'S TOUCH from point of sales ("POS"); from June 2023 to May 2024. IFA perceived that the average value

shall cover for all variance factors of food business. For Central Rama IX branch, S-Oasis Branch, and ICS Tower branch, the average revenues during the period are Baht 0.52 million, 0.42 million, and 0.39 million per month respectively. However, (1) Silom Complex branch and The Mall Bangkapi starts for service in September 2023, IFA considered monthly revenue from September 2023 to May 2024, totaling 9 months, as an average revenue of Baht 0.63 million and 0.39 million per month. (2) The Mall Bangkhae starts for service in November 2023, IFA considered monthly revenue from November 2023 to May 2024, totaling 7 months, as an average revenue of Baht 00.20 million per month.

Hence, the new 2 branches to be opened in the gas station, IFA determined monthly revenue of 2 branches equivalent to actual average monthly revenue of existing 6 branches in the past.

IFA used the revenue assumption during September to December 2023 and determined the growth by Growth by SCBEIC growth rate for food business. Growth rate for revenue during September to December 2024 is 11 percent. Growth rate for 2025 – 2027 is 8 percent respectively. That growth rate is synchronized with marketing plan as Digital Marketing for main communication with target customers. Influencer is another channel to introduce and convince target customers to come to MOM'S TOUCH. IFA determined the growth rate of average revenue for the rest of the year at 3.6 percent which is referred from Gross Domestic Product ("GDP") from Office of the National Economic and Social Development Council.

According to the above assumption, the projection of MOM'S TOUCH's average revenue per month is as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Average Revenue per month						
Central Rama IX	0.52[/1]	0.58	0.63	0.65	0.67	0.70
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
S-Oasis	0.42[/1]	0.47	0.50	0.52	0.54	0.56
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
ICS Tower	0.39[/1]	0.43	0.47	0.48	0.50	0.52
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
Silom Complex	0.63[/2]	0.70	0.75	0.78	0.81	0.84
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
The Mall Bangkapi	0.39[/2]	0.44	0.47	0.49	0.51	0.53
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
The Mall Bangkhae	0.20[/3]	0.22	0.24	0.25	0.26	0.27
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*
Gas Station 1 (new)	-	0.47	0.51	0.53	0.55	0.57
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Gas Station 2 (new)	0.52/1	0.58	0.63	0.65	0.67	0.70
Growth Rate	-	*11.00 %*	*8.00 %*	*8.00 %*	*8.00 %*	*3.60 %*

Remarks /1 Actual monthly revenue of Central Rama IX, S-Oasis, and ICS Tower during June 2023 to May 2024, totaling 12 months

/2 Actual monthly revenue of Silom Complex and The Mall Bangkapi during September 2023 to May 2024, totaling 9 months

/3 Actual monthly revenue of The Mall Bangkhae during November 2023 to May 2024, totaling 7 months

IFA has reviewed that the average revenue per month is appropriated because the average revenue is not higher than the maximum revenue of MOM'S TOUCH used to receive each month in 2023 at Baht 0.84 million. MOM'S TOUCH is service for dine in, take away, and delivery. Therefore, MOM'S TOUCH's utilization is still not full for all the year in financial projection.

As per above information, the financial projection of MOM'S TOUCH's revenue in each year are as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Revenue from sale and service	21.81	14.19/1	49.05	52.98	57.21	59.27

Remarks /1 IFA projected for Gas Station 1 and 2's 2024 revenue only 3 months from October to December 2024 because renovation shall be completed and ready for operation in September 2024.

(2) Assumption of Revenue from Franchise

For revenue projection of franchise, IFA determined the assumption refer to forecast number of branched of the Company, which shall be more than 40 branches within the year 2027. The forecast number of branches is an coordinate between the Company and the Gas Station operator, which is under the process of MOU signing. IFA determined revenue from franchise by an actual average revenue of existing 6 branches in the past, which is Baht 0.47 million per month with the following details;

- Upfront Referral Fee in 2024 at Baht 290,000 and from 2025 onwards at Baht 450,000 refer to conditions of Franchise application of MOM'S TOUCH. That fee shall be divided into (1) Gas Station in 2024 – 2026 for Baht 100,000 and 2027 onwards for Baht 150,000 refer to condition in MOU and (2) Mom's Touch&Co. (Master Franchise) in 2024 – 2028 for Baht 185,000 (USD 5,000 at the exchange rate of 1 USD for Baht 37.00 by BOT on 3rd Julu 2024) refer to condition in Master Franchise Agreement between MOM'S TOUCH (Thailand) Co., Ltd. (Franchise) and Mom's Touch&Co. (Master Franchise). The remaining after all deduction shall be upfront fee to the Company.

- Pre-Operating revenue at Baht 50,000 per branch. For Franchisee who starts in 2024 that fee shall be waived as promotion and conditions for applying Franchise of MOM'S TOUCH.

- Royalty Fee is payable to MOM'S TOUCH base on the proportion of revenue from sale by Franchisee. Royalty fee in 2024 is 3.00 percent, from 2025 – 2028 is 5.00 percent refer to promotion and conditions for applying Franchise of MOM'S TOUCH. Royalty fee shall be paid to Mom's Touch&Co. (Master Franchise) at 1.00 percent in 2024, 3.00 percent in 2025 – 2027, and 2.00 percent in 2028 refer to condition in Master Franchise Agreement between MOM'S TOUCH (Thailand) Co., Ltd. (Franchise) and Mom's Touch&Co. (Master Franchise). Therefore, royalty fee payable to the Company is 2.00 percent in 2024 – 2027 and 3.00 percent in 2028.

- Marketing Fee is at 2.00 percent of revenue from sale of each Franchisee refer to promotion and conditions for applying Franchise of MOM'S TOUCH.

- Number of new franchises in 2024 is 5 branches, 2025 is 20 branches, and 2026 is 20 branches refer to condition in MOU

List	2024	2025	2026	2027	2028
Number of new franchises	5	20	20	-	-
Total number of franchises	5	25	45	45	45
Revenue of Upfront Referral Fee per branch /1	5,000	165,000	165,000	115,000	115,000
Pre-Operating revenue	-	50,000	50,000	50,000	50,000
Royalty Fee /2	2.00 %	2.00 %	2.00 %	2.00 %	3.00 %
Marketing Fee	2.00 %	2.00 %	2.00 %	2.00 %	2.00 %

Remarks : /1 Upfront Referral Fee in 2024 at Baht 290,000 and from 2025 - 2028 at Baht 450,000. That fee shall be divided into (1) the Company in 2024 for Baht 5,000, 2025 – 2026 for Baht 165,000, 2027 – 2028 for Baht 115,000, (2) Gas Station in 2024 – 2026 for Baht 100,000 and 2027 onwards for Baht 150,000, and (3) Mom's Touch&Co. (Master Franchise) in 2024 – 2028 for Baht 185,000 (USD 5,000 at the exchange rate of 1 USD for Baht 37.00 by BOT on 3rd Julu 2024)

/2 Royalty fee in 2024 is 3.00 percent, from 2025 – 2028 is 5.00 percent. Royalty fee shall be paid to Mom's Touch&Co. (Master Franchise) at 1.00 percent in 2024, 3.00 percent in 2025 – 2027, and 2.00 percent in 2028 refer to condition in Master Franchise Agreement.

IFA has reviews for the appropriateness of Franchise Fee of MOM'S TOUCH with Franchise Fee of other 7 restaurants as follows;

List	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7
Entrance Fee	700,000	1,400,000	-	1,000,000	1,500,000	600,000	500,000
Pre-Operation Fee /1	-	-	-	-	-	-	-

Royalty Fee	4.00 %	7.00 %	5.00 %	6.00 %	5.00 %	6.00 %	5.00 %
Marketing Fee	3.00 %	5.00 %	5.00 %	4.00 %	1.00 %	1.50 %	3.00 %

Remarks : /1 There is none of Pre-Operation Fee public for comparison. However, Pre-Operation Fee may include in Entrance Fee or additional fee. However, combination of Entrance Fee of Baht 450,000 per branch and Pre-Operation Fee of Baht 50,000 per branch for MOM'S TOUCH, totaling for Baht 500,000 per branch can be compared with other 7 Entrance Fee which has the lowest rate at Baht 500,000 per branch. IFA opined that the assumption is appropriated and feasibility for operation.

From previous information, IFA opined that Franchise Fee of MOM'S TOUCH is comparable with other 7 restaurants. Therefore, those franchise fees are appropriated. From interview of the Company's management and Gas Station's management as well as information in MOU, IFA acknowledge the expansion plan of Franchise in Gas Station by both parties refer to statistic of customers in the Gas Station in each area. Hence, the expansion plan for franchise is possible.

For the assumption of revenue from raw material sold to Franchisee, IFA determined the proportion of raw material of Franchisee at 40.30 percent of revenue refer to actual proportionate of raw material from existing 6 branches from January to May 2024.

However, franchise agreement of MOM'S TOUCH between MOM'S TOUCH (Thailand) Co., Ltd. as Franchise and Mom's Touch&Co. as Master Franchise has agreed on the rights to sell food under trade mark MOM'S TOUCH inside Thailand for 10 years from 22nd April 2023. The condition in the agreement is to open restaurant under trade mark MOM'S TOUCH (include the restaurant that Franchise directly invests and grants the rights to others) for 6 branches a year (According to Franchise Agreement, MOM'S TOUCH should have at least 12 branches, but MOM'S TOUCH has only 6 branches in the present. However, it is still in grace period 3 year from the date MOM'S TOUCH (Thailand) Co., Ltd. grants the rights, whereas MOM'S TOUCH (Thailand) Co., Ltd. does not breach the agreement), totaling for 60 branches within 2031. Nevertheless, the number of MOM'S TOUCH branches, both direct investment and franchise, is 8 branches. The number of franchises in regard to business expansion plan is 45 branches, totaling for only 53 branches. Refer to Franchise Agreement between MOM'S TOUCH, as master franchise, and MOM'S TOUCH (Thailand) Co., Ltd., as franchise, MOM'S TOUCH (Thailand) Co., Ltd. has an obligation to open at least 8 new branches within 2028 for totaling 60 branches in 2031. Though, IFA projected for 45 branches according to MOU between the Company and the Gas Station is for conservative.

(3) Assumption for Cost of Goods Sold and Cost of Service

Cost of Goods Sold of MOM'S TOUCH included of cost of raw material, consumable expense, utilities expense, rent expense, financial institute charge, software license expense, transportation expense, and miscellaneous expense. For the projection of MOM'S TOUCH's cost of goods sold, IFA has determined the assumption as follows;

List	Assumption
Cost of raw material	IFA determined the cost of raw material at 40.30 percent of revenue refer to the percentage of actual cost of raw material from January to May 2024. Cost of raw material in 2023 is

<table>
<tr><th>List</th><th>Assumption</th></tr>
<tr><td></td><td>not appropriate for reference because MOM'S TOUCH imported raw material from South Korea due to non-experience of employees in preparing and stock raw material.
The actual cost of raw material during January to May 2024 is included of fuel expense due to regroup of accounting type.</td></tr>
<tr><td>Consumable expense</td><td>IFA determined consumable expense at 3.70 percent of revenue refer to percentage of actual consumable expense rate in 2023 which was 3.67 of revenue.</td></tr>
<tr><td>Utilities expense</td><td>Utilities expense includes of electric, fuel, internet, telephone, and water expenses, etc.

IFA determined utilities expense of MOM'S TOUCH for each branch as 1 Central Rama IX at Baht 29,340 per month, 2 S-Oasis at Baht 47,190 per month, 3 ICS Tower branch at Baht 32,460 per month, 4 Silom Complex branch at Baht 26,320 per month, 5 The Mall Bangkapi at Baht 21,410 per month, 6 The Mall Bangkhae at Baht 18,150 per month refer to actual average utilities expense per month in 2023. For 2 new branches in Gas Station 1 and Gas Station 2, IFA determined the utilities expense per month at Baht 25,540 per month refer to actual average utilities expense per month of the existing 5 branches, except S-Oasis branch. The utility charge at S-Oasis is quite expensive than the charge from gas station. Therefore, it is not appropriated to refer.

IFA determined the growth of utilities expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.</td></tr>
<tr><td>Rent expense</td><td>IFA determined rental expense of MOM'S TOUCH refer to lease agreement with the following details;
<table>
<tr><th>Branch</th><th>Rental Condition</th></tr>
<tr><td>Central Rama IX</td><td>Rental fee is determined from percentage rent or GP at 7.80 percent of revenue with minimum charge of Baht 1.48 million per month and service fee for Baht 0.11 million per month.</td></tr>
<tr><td>S-Oasis</td><td>Rental fee and service fee are Baht 0.11 million per month (That rate includes of rental fee and service fee).</td></tr>
<tr><td>ICS Tower</td><td>Rental fee is determined from percentage rent or GP at 5.20 percent of revenue with minimum charge of Baht 0.04 million per month and service fee for Baht 0.10 million per month.</td></tr>
<tr><td>Silom Complex</td><td>Rental fee and service fee are Baht 0.20 million per month (That rate includes of rental fee and service fee).</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>List</th><th>Assumption</th></tr>
<tr><td></td><td>
<table>
<tr><td>The Mall Bangkapi</td><td>Rental fee is determined from percentage rent or GP at 15.00 percent of revenue.</td></tr>
<tr><td>The Mall Bangkhae</td><td>Rental fee is determined from percentage rent or GP at 15.00 percent of revenue.</td></tr>
<tr><td>Gas Station 1 (new)</td><td>Rental fee and service fee are Baht 0.05 million per month (That rate includes of rental fee and service fee).</td></tr>
<tr><td>Gas Station 2 (new)</td><td>Rental fee and service fee are Baht 0.04 million per month (That rate includes of rental fee and service fee).</td></tr>
</table>

However, for S-Oasis, Silom Complex, and 2 new branches, totaling 4 branches, IFA determined fixed rental expense for the projection period which is in line with Industry Outlook in Retail Space in Bangkok Metropolitan Region of Krungsri Research. Krungsri Research indicated that rental rate shall remain the same since 2016 for attraction to tenant and high utilization rate especially downtown.</td></tr>
<tr><td>Financial institute charge</td><td>IFA determined financial institute charge at 0.36 percent of revenue refer to actual credit card payment proportion in 2023 at 18.00 percent and financial institute charge at 2.00 percent which is normal rate for international credit card used in domestic for Non-Premium.</td></tr>
<tr><td>Software license expense</td><td>IFA determined software license expense of every MOM’S TOUCH branch at Baht 2,000 per month. That expense refers to actual average software license expense in 2023. IFA also determined the growth of software license expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.</td></tr>
<tr><td>Transportation expense</td><td>IFA determined transportation expense of every MOM’S TOUCH branch at Baht 16,600 per month. That expense refers to actual average software license expense in 2023. IFA also determined the growth of software license expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.</td></tr>
<tr><td>Miscellaneous expense</td><td>Miscellaneous expense in cost of goods sold included of training expense, menu production cost, government charge, and other expense, etc.

IFA determined software miscellaneous expense of every MOM’S TOUCH branch at Baht 1,100 per month. That expense refers to actual average software license expense in 2023. IFA also determined the growth of software license expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.</td></tr>
</table>

From all assumption above, MOM'S TOUCH's projection expenses are as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Cost of raw material	14.20	5.72	19.77	21.35	23.06	23.89
Consumable expense	0.80	0.53	1.81	1.96	2.12	2.19
Utilities expense	2.15	1.05	3.33	3.37	3.41	3.44
Rent expense	7.53	4.70	14.50	14.63	14.77	14.85
Financial institute charge	0.16	0.05	0.18	0.19	0.21	0.21
Software license expense	0.14	0.06	0.20	0.20	0.20	0.20
Transportation expense	1.19	0.50	1.63	1.65	1.67	1.68
Miscellaneous expense	0.07	0.03	0.11	0.11	0.11	0.11
Total Cost	**26.25**	**12.64**	**41.52**	**43.45**	**45.53**	**46.59**
Proportion of cost to revenue						
Cost of raw material	*65.13 %*	*40.30 %*	*40.30 %*	*40.30 %*	*40.30 %*	*40.30 %*
Consumable expense	*3.67 %*	*3.70 %*	*3.70 %*	*3.70 %*	*3.70 %*	*3.70 %*
Utilities expense	*9.87 %*	*7.37 %*	*6.79 %*	*6.36 %*	*5.95 %*	*5.81 %*
Rent expense	*34.53 %*	*33.13 %*	*29.55 %*	*27.61 %*	*25.81 %*	*25.05 %*
Financial institute charge	*0.71 %*	*0.36 %*	*0.36 %*	*0.36 %*	*0.36 %*	*0.36 %*
Software license expense	*0.65 %*	*0.43 %*	*0.40 %*	*0.37 %*	*0.35 %*	*0.34 %*
Transportation expense	*5.45 %*	*3.55 %*	*3.32 %*	*3.11 %*	*2.91 %*	*2.84 %*
Miscellaneous expense	*0.34 %*	*0.24 %*	*0.22 %*	*0.21 %*	*0.19 %*	*0.19 %*

Remarks /1 IFA determined cost of goods sold of 2 gas station branches in 2024 for 3 months from October to December 2024 according to expansion business plan to open 2 new branches within September 2024 as a pilot project from coordinate between the Company and the Gas Station.

(4) Assumption on Cost of Franchise

Cost of Franchise could be divided into 2 main groups which are 1 cost of pre-open of MOM'S TOUCH at Baht 40,000 per new branch and 2 cost of raw material sold to Franchisee. Management policy determined gross profit margin on raw material sold by 10.00 percent. However, IFA determined gross profit margin on raw material sold by 7.00 percent refer to net profit ratio of 10 listed company for food and beverage sector in SET between 2022 – 2023. That rate is conservative determined.

(5) Assumption for Selling Expense

Selling expense of MOM'S TOUCH includes of marketing expense, delivery platform expense, wages and salaries, employees' benefit, royalty fee, and miscellaneous expense. In order to project for selling expense of MOM'S TOUCH, IFA determined the assumption as follows;

List	Assumption
Marketing expense	IFA determined marketing expense at 5.00 percent of revenue for September 2024 to 2027, and 1.50 percent of revenue in 2028. Those rates refer to Marketing Policy from management who would like to use Digital Marketing and Influencer to introduce and persuade target customers. IFA has reviewed marketing plan with hiring rate for Influencer for marketing and advertising expense on Digital media from public information. The assumption used for marketing expense is appropriated.
Delivery Platform expense	IFA determined Delivery Platform expense at 30.00 percent of revenue via Delivery Platform refer to Delivery Platform Agreement. However, IFA determined the proportion of sale via Delivery Platform by 30.00 percent for projection period refer to actual proportion of sale via Delivery Platform in 2023.
Wages and salaries	IFA determined wages and salaries of BEAM Club's employee at Baht 173,900 per month. Wages and salaries of BEAM Cube's employee is Baht 110,000 per month. Wages and salaries of BEER BELLY's employee is Baht 734,600 per month. Those rates refer to Salary Structure and number of employees from management. IFA also determined the growth of Wages and salaries by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period. IFA determined wages and salaries for each branch of MOM'S TOUCH as following; - Central Rama IX 80,100.00 Baht per month - S-Oasis 88,600.00 Baht per month - ICS Tower 88,700.00 Baht per month - Silom Complex 88,600.00 Baht per month - The Mall Bangkapi 88,600.00 Baht per month - The Mall Bangkhae 86,600.00 Baht per month - Gas Station 1 (new) 88,600.00 Baht per month - Gas Station 2 (new) 88,600.00 Baht per month Those rates refer to Salary Structure and number of employees from management. If the Company still have loss from operation, the Company shall not consider for increase of wages and salaries. However, IFA also determined the growth of Wages and salaries in 2024 – 2025 (the Company has loss from operation before depreciation expense) by inflation rate of Thailand during the past 10 years at 1.11 percent and in 2026 – 2028 at 4.43 percent by average of wages and salaries increase rate between 2019 – 2023 from Personnel Management Association of Thailand (PMAT).

List	Assumption
Employee's benefits/1	IFA determined employee's benefits at Baht 1,000 per person refer to Employee Benefit Policy and management interview. The benefits include of telephone bill, uniform, travelling (COVID-19's examination kit has been cancelled in mid of 2023).
Royalty Fee	IFA determined Royalty Fee for 2024 – 2025 at 1.00 percent of revenue, for 2026 – 2028 at 3.00 percent of revenue, refer to Master Franchise Agreement agreed and signed with MOM'S TOUCH&Co., the owner of Brand MOM'S TOUCH in South Korea.
Miscellaneous Expense	Miscellaneous expense in selling expense includes of machinery rent expense, kitchenware, pesticide expense, maintenance expense, government charge, and stamp duty, etc. IFA did not take into account for some miscellaneous expense in this projection because the actual miscellaneous expense in 2023 is not related to MOM'S TOUCH's business in regard to management interview. It was an entertainment budget which shall not be occurred after this acquisition. IFA determined miscellaneous expense of MOM'S TOUCH at Baht 5,280 per month refer to actual average miscellaneous expense in 2023. IFA also determined the growth of miscellaneous expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.

Remarks : /1 In 2023, BEAMX has record parts of employee's benefits as wages. However, for the feasibility of this project, IFA determined wages and employee's benefit from revenue structure and policy from management.

From all assumption above, MOM'S TOUCH's projection expenses are as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Marketing expense	0.44	0.71	2.45	2.65	2.86	0.89
Delivery Platform expense	0.97	1.28	4.41	4.77	5.15	5.33
Wages and salaries	4.69	2.65	8.57	8.95	9.35	9.81
Employee's benefits	0.36	0.18	0.56	0.56	0.56	0.56
Royalty Fee	0.75	0.14	1.47	1.59	1.72	1.19
Miscellaneous Expense	0.55	0.16	0.52	0.52	0.53	0.54
Total Cost	**7.77**	**5.11**	**17.99**	**19.04**	**20.17**	**18.32**
Proportion of cost to revenue						
Marketing expense	*2.04 %*	*5.00 %*	*5.00 %*	*5.00 %*	*5.00 %*	*1.50 %*
Delivery Platform expense	*4.47 %*	*9.00 %*	*9.00 %*	*9.00 %*	*9.00 %*	*9.00 %*
Wages and salaries	*21.49 %*	*18.64 %*	*17.47 %*	*16.89 %*	*16.33 %*	*16.55 %*
Employee's benefits	*1.65 %*	*1.24 %*	*1.15 %*	*1.06 %*	*0.99 %*	*0.95 %*
Royalty Fee	*3.44 %*	*1.00 %*	*3.00 %*	*3.00 %*	*3.00 %*	*2.00 %*

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Miscellaneous Expense	*2.53 %*	*1.13 %*	*1.06 %*	*0.99 %*	*0.93 %*	*0.90 %*

Remarks /1 IFA determined selling expense of 2 gas station branches in 2024 for 3 months from October to December 2024 according to expansion business plan to open 2 new branches within September 2024 as a pilot project from coordinate between the Company and the Gas Station.

(6) Assumption for Administration Expense

Administration expense of MOM'S TOUCH includes of wages and salaries, employees' benefit, office rental expense, and miscellaneous expense. In order to project for administration expense of MOM'S TOUCH, IFA determined the assumption as follows;

List	Assumption
Wages and salaries/1	IFA determined wages and salaries of MOM'S TOUCH's employee at Baht 796,700 per month. Those rates refer to Salary Structure and number of employees from management. If the Company still have loss from operation, the Company shall not consider for increase of wages and salaries. However, IFA also determined the growth of Wages and salaries in 2024 – 2025 (the Company has loss from operation before depreciation expense) by inflation rate of Thailand during the past 10 years at 1.11 percent and in 2026 – 2028 at 4.43 percent by average of wages and salaries increase rate between 2019 – 2023 from Personnel Management Association of Thailand (PMAT).
Employee's benefits/1	IFA determined employee's benefits at Baht 1,000 per person refer to Employee Benefit Policy and management interview. The benefits include of telephone bill, uniform, travelling (COVID-19's examination kit has been cancelled in mid of 2023).
Office Rental expense	IFA determined office rental expense of MOM'S TOUCH at Baht 30,000 per month refer to rental rate at Baht 520 per square meter. The office space of MOM'S TOUCH is approximately 50 square meters. However, IFA determined fixed rental expense for the projection period which is in line with Industry Outlook in Retail Space in Bangkok Metropolitan Region of Krungsri Research. Krungsri Research indicated that rental rate shall remain the same since 2016 for attraction to tenant and high utilization rate especially downtown.
Miscellaneous Expense	Miscellaneous expense in administration expense includes of seminar and training of employees, recruitment expense, audit fee, insurance expense, travelling expense, postal expense, and general expense, etc. IFA did not take into account for one miscellaneous expense in this projection because the actual miscellaneous expense in 2023 will not be occurred after the acquisition in regard to management interview. It was an entertainment budget and misplace of interest expense.

List	Assumption
	IFA determined miscellaneous expense of MOM'S TOUCH at Baht 69,760 per month refer to actual average miscellaneous expense in 2023. IFA also determined the growth of miscellaneous expense by inflation rate of Thailand during the past 10 years at 1.11 percent for projection period.

Remarks : /1 In 2023, BEAMX has record parts of employee's benefits as wages. However, for the feasibility of this project, IFA determined wages and employee's benefit from revenue structure and policy from management.

From previous assumption, administration expense projection of MOM'S TOUCH is as follows;

(Unit : Million Baht)

List	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Salaries	7.98	3.02	9.77	10.21	10.66	11.19
Employee's Benefit	0.45	0.08	0.25	0.25	0.25	0.25
Office Rental Expense	-	0.11	0.36	0.36	0.36	0.36
Miscellaneous Expense	3.33	0.26	0.86	0.87	0.88	0.88
Total Administration Expense	**11.76**	**3.48**	**11.24**	**11.69**	**12.15**	**12.69**
Proportion of cost to revenue						
Salaries	*36.60 %*	*21.28 %*	*19.93 %*	*19.27 %*	*18.63 %*	*18.89 %*
Employee's Benefit	*2.04 %*	*0.55 %*	*0.51 %*	*0.48 %*	*0.44 %*	*0.43 %*
Office Rental Expense	-	*0.79 %*	*0.73 %*	*0.68 %*	*0.63 %*	*0.61 %*
Miscellaneous Expense	*15.29 %*	*1.86 %*	*1.74 %*	*1.63 %*	*1.53 %*	*1.49 %*

Remarks /1 IFA determined administration expense of 2 gas station branches in 2024 for 3 months from October to December 2024 according to expansion business plan to open 2 new branches within September 2024 as a pilot project from coordinate between the Company and the Gas Station.

(7) Capital Expenditure

IFA has received information from management and interviewing that the Company has an expansion plan to open 2 new branches within September 2024 as a pilot project from coordinate between the Company and the Gas Station. The expansion plan requires capital expenditure for Baht 9.30 million divided into construction budget of Baht 6.00 million for each branch, and furniture budget Baht 3.30 million for each branch.

(8) Working Capital Turnover

IFA determined working capital turnover as follows;

- Account Receivable approximately 3 days is an appropriate turnover for selling service which is paid by cash, transfer money, and credit card.
- Inventory approximately 45 days is an appropriate turnover for inventory stock of food and beverage business.

- Account Payable approximately 30 days is an appropriated turnover that MOM'S TOUCH received from suppliers.

(9) Financial Cost

From the information memorandum of this transaction and management interview, IFA acknowledged that the Company's sources of funds for this acquisition shall come from capital increase. That capital increase shall be used for working capital afterwards. The Company has no plan to borrow any money.

(10) Depreciation Expense

IFA calculated depreciation expense in regard to the lifespan of each asset refer from Depreciation Table of MOM'S TOUCH. For additional invested assets will be depreciated as a straight-line method which is calculated according to accounting standard as follows;

Types of Assets	Depreciation Period (years)
Building Improvement	10 years
Machinery and Equipment	5 years
Furniture and Decoration	5 years

(11) Corporate Tax Rate

Corporate tax rate is 20.00 percent of earnings before taxes according to related laws. However, IFA shall take into account Tax Loss Carry Forward to deduct from earnings before taxes prior to tax calculation.

Conclusion of Projection

(Unit : Million Baht)

Income Statement	2023A	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Revenue from sales and service	21.81	16.10	95.45	159.95	199.78	210.31
Cost of goods sold	(26.25)	(14.44)	(77.94)	(131.11)	(166.15)	(171.55)
Gross profit	**(6.24)**	**1.67**	**17.51**	**28.83**	**33.64**	**38.76**
Selling expense	(7.77)	(5.11)	(17.99)	(19.04)	(20.17)	(18.32)
Administration expense	(11.76)	(3.48)	(11.24)	(11.69)	(12.15)	(12.69)
Depreciation expense	(6.28)	(3.44)	(10.06)	(5.25)	(1.65)	(0.54)
Profit (Loss) before Financial Cost	**(32.05)**	**(10.36)**	**(21.77)**	**(7.15)**	**(0.32)**	**7.21**
Financial Cost	(4.32)	-	-	-	-	-
Profit (Loss) before taxes	**(36.37)**	**(10.36)**	**(21.77)**	**(7.15)**	**(0.32)**	**7.21**
Corporate taxes	-	-	-	-	-	-
Net Profit (Loss)	**(36.37)**	**(10.36)**	**(21.77)**	**(7.15)**	**(0.32)**	**7.21**

IFA has examined the assumption used by comparing financial ratio with Food and Beverage Listed Company in the Stock Exchange of Thailand by 10 companies as follows;

Name	Abbreviation	Type of Business
1. After You Public Company Limited	AU	Business nature : 1. Dessert shop 2. Sales of merchandise and raw materials 3. Sales and off-site events 4. Franchise address
2. Central Plaza Hotel Public Company Limited	CENTEL	Business nature : 1. Food business in Thailand under its own brands, namely The Terrace, Aroydee, Kowloon, Arigato, Grab Kitchen by Every Food and franchises, namely Mister Donut, KFC, Auntie Anne's, Pepper Lunch, Shabu Tong, Cold Stone Creamer, Yoshinoya, Ootoya, Tenya, Katsuya, Ramen Kagetsu Arashi and other joint venture brands, with branches nationwide. 2. Hotel business in Thailand and abroad under its own brands, namely Centara Reserve, Centara Boutique Collection, Centara Grand, Centara, Centra by Centara and COSI, including hotel management business under hotel management contracts.
3. S&P Syndicate Public Company Limited	SNP	Business nature : Restaurant and bakery business, including product distribution, is divided into 1) restaurants and bakeries in the country, 2) restaurants abroad, 3) producing and distributing bakery products, frozen ready-to-eat food through restaurant and bakery branches and supermarkets, including exporting products abroad, 4) providing other related services such as home food delivery service and outside catering service.
4. MK Restaurant Group Public Company Limited	M	Business nature : Engaged in the restaurant business "MK Suki", Japanese restaurant "Yayoi" which received franchise rights from Japan, including 2 other Japanese restaurant brands: "Hakata" and "Miyazaki", Thai restaurants "Na Siam" and "Le Siam", coffee shop/bakery "Le Petit".
5. Minor International Public Company Limited	MINT	Business nature : It is engaged in the food and beverage business, hotel business and other businesses related to the

Name	Abbreviation	Type of Business
		hotel business, including residential development projects for sale, timeshare projects and leasing of shopping malls and real estate, and entertainment and distribution businesses.
6. Mud & Hound Public Company Limited	MUD	Business nature : The Company operates its business by holding shares in other companies (Holding Company) whose main business is the restaurant and beverage business, divided into (1) restaurant and beverage business under franchise rights, including the brands Dunkin' Donuts, Au Bon Pain and Baskin Robbins, and (2) restaurant and beverage business under its own brands, including the brands Greyhound Cafe, Another-hound Cafe, Krua M and Le Grand Vefour, including another business, the lifestyle business under the brand Greyhound. In this regard, Golden Donut (Thailand) Co., Ltd., which operates the restaurant and beverage business under the franchise rights of the brand Dunkin' Donuts, is the core company.
7. JCK Hospitality Public Company Limted	JCKH	Business nature : Agriculture and food industry
8. Thoresen Thai Agencies Public Company Limited	TTA	Business nature : Investment business by holding shares in other companies, investing in 5 main business groups: shipping business group, offshore service business group, agricultural chemical business group, food and beverage business group, and other investment groups.
9. Zen Corporation Group Public Company Limited	ZEN	Business nature : The company is engaged in business by holding shares in other companies (Holding Company), with the core company being Zen Restaurant Holding Company Limited, which operates Japanese restaurants under the brand name "ZEN" and other related businesses.
10. Maguro Group Public Company Limited	MAGURO	Business nature : Engaged in the restaurant business, selling Premium - Mass food and beverages under the trademarks

Name	Abbreviation	Type of Business
		"MAGURO", "SSMAMTHING TOGETHER" and "HITORI SHABU", including food delivery services and off-site catering.

Sources : www.set.or.th

Consideration of 1 Gross Profit Margin, 2 Profit (Loss) Before Interest and Taxes, and 3 Net Profit (Loss) of MOM'S TOUCH in projection compared with Food & Beverage Sector performance in 2022 and 2023. The period is appropriated because it is a recovery period from COVID-19 which;

1. Gross Profit Margin of MOM'S TOUCH for projection period is range between 10.35 and 18.43 percent which is in line with Gross Profit Margin of Food & Beverage Company in SET at 17.99 – 66.10 percent. Therefore, the assumption in cost structure sold is appropriate and practical.
2. Profit (Loss) Before Interest and Taxes of MOM'S TOUCH for projection period is 3.43 percent which is in line with Profit (Loss) Before Interest and Taxes of Food & Beverage Company in SET at 2.92 – 50.36 percent. Therefore, the assumption in cost structure is appropriate and practical.
3. Net Profit (Loss) of MOM'S TOUCH for projection period is 3.43 percent which is in line with Net Profit (Loss) of Food & Beverage Company in SET at 0.12 – 14.47 percent. Therefore, the assumption in cost structure is appropriate and practical.

Comparison Table for Financial Ratio of the Company with others in Food & Beverage Sector

List		Gross Profit Margin /1	Profit (Loss) Before Interest and Taxes /1	Net Profit (Loss) /1
2024 F – 2028 F	MOM'S TOUCH	10.35 % - 18.43 %	3.43 % /2	3.43 % /2
2022	AU	63.15 %	16.32 %	12.43 %
2023		64.82 %	18.66 %	14.47 %
2022	CENTEL	39.99 %	11.48 %	5.64 %
2023		41.00 %	6.53 %	2.30 %
2022	SNP	55.77 %	49.81 %	7.75 %
2023		56.16 %	50.36 %	8.00 %
2022	M	49.50 %	N.A.	N.A.
2023		44.06 %	N.A.	N.A.
2022	MINT	65.28 %	11.64 %	9.08 %
2023		66.10 %	12.24 %	10.06 %
2022	MUD	42.76 %	5.57 %	3.58 %
2023		44.60 %	6.04 %	3.98 %
2022	JCKH	60.01 %	2.92 %	0.12 %

List		Gross Profit Margin /1	Profit (Loss) Before Interest and Taxes /1	Net Profit (Loss) /1
2023		59.32 %	3.23 %	N.A.
2022	TTA	25.35 %	12.37 %	11.02 %
2023		17.99 %	7.80 %	5.38 %
2022	ZEN	45.69 %	7.27 %	5.05 %
2023		42.81 %	6.49 %	4.50 %
2022	MAGURO	41.91 %	5.92 %	4.72 %
2023		45.17 %	8.69 %	6.95 %

Remarks /1 N.A. means operating loss in the year and ratio could not be calculated.

/2 Profitability Ratio in the projection year 2028 only since projection operation during 2024 and 2027 is negative.

Source : www.set.or.th

However, the comparable information of 10 companies has different business operation, target customer, management policy, and services from MOM'S TOUCH.

4.2 Conclusion of Operating Performance from Financial Projection

This transaction shall be proposed to Extraordinary General Meeting ("EGM") No. 1/2024 on 15th August 2024 for consideration and permission to GIFT Hospitality Co., Ltd. ("Subsidiary" or "GH"), a subsidiary of GIFT that is hold 99.99 percent of paid-up capital, to acquire assets for Food & Beverage business from BEAMX and MOM'S TOUCH. Therefore, IFA generated a projection as the same juristic which is GH with the details as follow;

Conclusion of Financial Projection

(Unit : Million Baht)

Income Statement	Sep-Dec 2024F	2025F	2026F	2027F	2028F
Revenue from sales and service	46.57	208.15	281.66	331.24	346.49
Cost of goods sold	(38.33)	(160.68)	(216.83)	(255.07)	(262.09)
Gross profit	**8.24**	**47.47**	**64.83**	**76.16**	**84.41**
Selling expense	(7.74)	(25.63)	(26.86)	(28.16)	(24.47)
Administration expense	(8.59)	(29.23)	(30.73)	(32.31)	(31.01)
Depreciation expense	(4.93)	(14.54)	(9.73)	(6.12)	(4.24)
Profit (Loss) before Financial Cost	**(13.02)**	**(21.92)**	**(2.48)**	**9.57**	**24.68**
Financial Cost	-	-	-	-	-
Profit (Loss) before taxes	**(13.02)**	**(21.92)**	**(2.48)**	**9.57**	**24.68**
Corporate taxes /1	-	-	-	-	-
Net Profit (Loss)	**(13.02)**	**(21.92)**	**(2.48)**	**9.57**	**24.68**

Remarks /1 Corporate tax rate is 20.00 percent of earnings before taxes according to related laws. However, IFA shall take into account Tax Loss Carry Forward to deduct from earnings before taxes prior to tax calculation.

4.3 Valuation of Net Cash Flow

4.3.1. Free Cash Flow to Firm

The feasibility of firm evaluates by Net Cash Flow which reflects risk and return rate in the future.

4.3.2. Discount Rate

Discount rate used to calculate the present value of free cash flow comes from Weighted Average Cost of Capital ("WACC") of the firm which relies on;

- Debt-to-Equity Ratio
- Cost of Debt after tax : Kd*(1-t)
- Cost of Equity : Ke

Calculation Formula is

WACC	=	Kd * (1 - T) * (D / (D + E)) + Ke * (E / (D + E))
Ke	=	Return on Equity or Cost of Equity
Kd	=	Cost of Debt of firm, in projection IFA determined at 7.10 percent refer to interest rate of decent large customer or Minimum Loan Rate ("MLR") from existing financial institute.
T	=	Effective Tax Rate
D	=	Total value of interest bearing debt of the Company, as of financial statement in quarter 1 of the year 2024 is Baht 498.50 million.
E	=	Total value of equity of the Company, as of financial statement in quarter 1 of the year 2024 is Baht 1,527.08 million.

Though; Ke could be calculated from Capital Asset Pricing Model (CAPM) as follows;

$$Ke = Rf + \beta (Rm - Rf)$$

Rf	Rish Free Rate or Return Rate of Government Bond	3.42 %	Based on 25-year government bond yields, which is an appropriate period since government bonds with a maturity of 25 years onwards will have a slight increase in yield and remain relatively constant. (The yield curve has a flat curve) This is consistent with the valuation of the shares on the assumption that the business continues to operate (going concern basis). IFA based on information as of 3rd July 2024 from www.thaibma.or.th.

<table>
<tr><td>Rm</td><td>Expected Return of the Market or Return from Investment in Stock Exchange of Thailand</td><td>8.52 %</td><td>The average return on investment in the Stock Exchange of Thailand over the past 25 years from June 2000 to June 2024 since this is the period that best reflects the average return with less affected by the volatility of the Stock Exchange of Thailand. This did not calculate the return rate of the Stock Exchange of Thailand in the beginning of its inception because the trading volume and the number of listed companies are still low which may not reflect the actual returns (source: www.set.or.th)</td></tr>
<tr><td>β</td><td>The Sensitivity of the expected excess asset returns to the expected excess market returns or Coefficient of variance of changes in SET index and stock price which is adjusted for Financial Leverage and Country Risk</td><td>1.150</td><td>It is a market risk indicator of the stock price which is calculated from the variance coefficient of the securities of similar business with BEAMX and MOM'S TOUCH for 9 companies using a historical average of 3 years from 4th July 2021 to 3rd July 2024. The calculation is based on the theory of Professor Aswath Damodaran from New York University Stern School of Business, which is a period that is likely to reflect the rate of return of investors on the most current information. Then adjust debt effect to the variance coefficient to be Unlevered Beta (βu) in order to compare the calculation as follows;
Formula $\beta u = \beta / \{1 + [(1 - tax) \times (D/E)]\}$
by
βu = Unlevered Beta or Coefficient of variance of effect from debt of each companies which operate similar business for 9 companies.
Tax = Corporate Tax Rate
D/E = Debt-to-Equity Ratio, apply from average interest bearing debt to equity of 9 similar listed companies.
Calculation of Average Unlevered Beta (βu) as follows;
<table>
<tr><th>Company</th><th>β</th><th>tax</th><th>D/E</th><th>βu</th></tr>
<tr><td>AU</td><td>1.004</td><td>20 %</td><td>0.089</td><td>0.942</td></tr>
<tr><td>CENTEL</td><td>0.646</td><td>20 %</td><td>0.583</td><td>0.440</td></tr>
<tr><td>SNP</td><td>0.803</td><td>20 %</td><td>0.009</td><td>0.798</td></tr>
<tr><td>M</td><td>1.124</td><td>20 %</td><td>-</td><td>1.124</td></tr>
<tr><td>MINT</td><td>1.142</td><td>20 %</td><td>1.193</td><td>0.584</td></tr>
<tr><td>MUD</td><td>0.283</td><td>20 %</td><td>0.750</td><td>0.177</td></tr>
</table></td></tr>
</table>

JCKH	1.688	20 %	0.913	0.975
TTA	1.270	20 %	0.380	0.974
ZEN	1.546	20 %	0.145	1.386
Average			**0.451**	**0.822**

Remarks : IFA did not take MAGURO into consideration because MAGURO just started trading in the Stock Market on 5th June 2024. There is limitation for history trading data. ที่

Source: Information from Bloomberg and www.set.or.th

To calculate Unlevered Beta (βu) and average D/E ratio of comparable 3 companies as for Levered Beta (β) shall be as follows;

Formula $\beta = \beta u \times \{1 + [(1 - tax) \times (D/E)]\}$

βu	tax	D/E	β
0.822	20%	0.451	1.119

Calculation of WACC from previous information is 8.28 percent per year. However, from information memorandum of this transaction and management interview, IFA acknowledged that the Company's sources of funds for this acquisition shall come from capital increase. That capital increase shall be used for working capital afterwards. The Company has no plan to borrow any money. Therefore, IFA uses Return on Equity (Ke) as a discount rate replacing WACC in order to reflect all the information. Return on Equity (Ke) used is 9.13 percent.

However, IFA has reviewed that appropriateness of Discount Rate by comparing Risk Premium (equal to average investment return from the Stock Exchange of Thailand (Rm) minus return rate from Government Bond (Rf)) used in Discount Rate at 5.10 percent with Thailand Risk Premium from Country and Equity Risk Premiums Report of New York University Stern School of Business date 5th January 2024 at 6.94 percent which is higher. Therefore, IFA considered to use Thailand Risk Premium from Country and Equity Risk Premiums Report to calculate Discount Rate for Conservative Basis. The Discount Rate (Ke) is calculated to 11.18 percent.

4.3.3. Terminal Value

IFA determined the Terminal Value of the project with the assumption that business is on Going Concern Basis. However, IFA assumed that cash flow from the project has perpetuity growth (Perpetuity Growth Model). Therefore, Terminal Growth Rate of cash flow statement is determined by Conservative Basis under average Thailand inflation rate based on consumption index for the past 10 years which reflects Thailand Compound Annual Growth Rate ("CAGR"). Compound Annual Growth Rate in the past 10 year, from 2014 to 2023 has an inflation rate at 1.11 percent per year (sources from Bank of Thailand) with Conservative Basis for calculation of Terminal Value according to the formula below;

[(Earnings Before Interest and Tax * (1 – Corporate Tax Rate)) + Change of Working Capital] * (1 + Terminal Growth Rate)

(Discount rate – Terminal Growth Rate)

After the projection period, the Company has additional capital investment which are maintenance expense, decoration, and assets investment. However, IFA did not include maintenance, investment in property, plants, and equipment, and depreciation and amortization expense into the calculation. If the company has stable growth, both expenditure and expense in the future should be the same. Sum of expenditure and expense shall be nothing. It is not necessary to take both items to calculate Terminal Value. Terminal Value shall equal to summarize of Net Profit in the last year adjusted with change in working capital and discount rate. Nevertheless, the last year in projection period, 2028, there is Tax Loss Carry Forward which affects to Corporate Tax. Consequently, IFA determined Terminal Value with Corporate Tax Rate of 20 percent on Earnings Before Tax according to the related laws.

Free Cash Flow to Firm ("FCFF") is cash flow of the firm after expenses and tax in each year, included non-cash items, such as depreciation expense, into consideration, reflect with Change in Working Capital, and deducted with Investment for Free Cash Flow to Firm in each year. FCFF shall be discounted by Discount Rate for Net Present Value in each year. Finally, summary of each present value of FCFF as the Firm Value will be included with cash and excluded with interest bearing debt for Present Value of Equity.

From previous assumption, the calculation of cash flow of project is as follows;

(Unit : Baht)	Year 1 (Sep – Oct 2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)
Earnings Before Interest and Tax (EBIT) x (1 – Corporate Tax Rate)	(13,024,716.14)	(21,924,575.98)	(2,484,061.95)	9,570,784.32	24,681,249.33
Add Depreciation Expense	4,931,878.98	14,531,479.88	9,728,203.46	6,122,450.34	4,241,036.75
Change in Working Capital	1,134,343.53	2,632,735.87	95,219.10	102,340.47	53,964.56
Investment	(19,300,000.00)	-	-	-	-
Free Cash Flow to Firm	**(26,258,493.62)**	**(4,760,360.23)**	**7,339,360.61**	**15,795,575.13**	**28,976,250.63**
Terminal Value	-	-	-	-	198,825,449.29
Total Cash Flow to Firm	(26,258,493.62)	(4,760,360.23)	7,339,360.61	15,795,575.13	227,801,699.92
Present Value of Cash Flow	**(23,617,206.86)**	**(3,850,855.91)**	**5,339,915.72**	**10,336,424.70**	**134,075,858.85**
Total Present Value of Cash Flow	**122,292,415.34**				

Under Discounted Cash Flow Approach, the present value of the project is equal to **Baht 122.29 million**. IFA also performed a Sensitivity Analysis to evaluate the Reasonableness of Fair Price to cover for all effects from 2 factors which are (1) change in Discount Rate by increasing and decreasing Discount Rate and (2) Terminal Growth Rate from increase and decrease for 0.25 percent per year to finalize for project value. IFA opined that change in Discount Rate and Terminal Growth Rate for 0.25 percent per year is appropriated for variance of assumption and not expand the price range unnecessary with details as follows;

Sensitivity Analysis

(Unit : Million Baht)

Discount Rate or Ke		Terminal Growth Rate				
		+ 0.50 %	+ 0.25 %	Base	- 0.25 %	- 0.50 %
		1.61 %	1.36 %	1.11 %	0.86 %	0.61 %
- 0.50 %	10.18 %	150.87	139.32	129.02	119.77	111.43
- 0.25 %	10.68 %	146.43	135.42	125.57	116.71	108.70
Base	11.18 %	142.23	131.72	122.29	113.79	106.09
+ 0.25 %	11.68 %	138.26	128.21	119.17	111.01	103.59
+ 0.50 %	12.18 %	134.49	124.88	116.21	108.35	101.21

From previous table, Sensitivity Analysis by different Discount Rate would create the range of Project Value by **Baht 101.21 – 150.87 million**.

4.3.4. Return on Investment

IFA calculated for return on investment by Internal Rate of Return ("IRR") from Free Cash Flow from projection and calculated for Payback Period with the following details;

Return	Project	
	Based Case	Sensitivity
Project IRR	12.39 %	9.73 % – 15.62 %
Payback Period (years)	4.54	4.47 – 4.61

4.4 Summary of Independent Financial Advisor on Feasibility Study

IFA has considered for investment and feasibility study of the project and opined that this Asset Acquisition for operation of Food & Beverage from BEAMX and MOM'S TOUCH is **conceivable investment and appropriateness** by (1) Net Present Value of project on base case is equal to Baht 122.29 million which is positive value, (2) Project IRR on base case is equal to 12.39 percent which is higher than Return on Equity (Ke) at 11.18 percent represent that return on the project is higher than return on equity, and (3) the Payback Period on base case is 4.54 years. However, at the transaction period, the Company does not have any other similar transaction for comparison. IFA did not find any research or academic information to represent that what is the appropriated of payback period. Therefore, IFA calculated payback period on this transaction as a consideration information for shareholders to acknowledge that return period from operation or number of years the Company shall gain from investment.

5. Opinion Summary of Independent Financial Advisor

Board of Directors' meeting of GIFT INFINITE Plc. ("the Company" or "GIFT") No. 6/2024 on 4th July 2024 has resolution to purpose to Extraordinary General Meeting ("EGM") No. 1/2024 on 15th August 2024 for consideration and permission to GIFT Hospitality Co., Ltd. ("Subsidiary" or "GH"), a subsidiary of GIFT that is hold 99.99 percent of paid-up capital, to acquire assets for Food & Beverage business from 2 sellers. Those sellers are (1) BEAM X Co., Ltd. ("BEAMX") and (2) MOM'S TOUCH (Thailand) Co., Ltd. ("MOM'S TOUCH") which are connected persons at the value not greater than 255,713,861.36 Baht ("the Asset Acquisition") as follows;

1. Acquiring of Assets from BEAM X Co., Ltd. ("BEAMX") which is connected persons of the Company for the value not more than Baht 195,082,547.42 divided into:
   - 1.1 Asset Acquisition for operation of 1 BEAM CUBE, an entertainment place in Mahanakorn Cube Building at Sathorn, 1 BEAM CLUB, an entertainment place in 72 Courtyard at Thonglor, and 1 BEER BELLY, a pub and restaurant in 72 Courtyard. The assets include of machinery, equipment, decoration, furniture, etc. The total value of acquisition assets is not greater than Baht 85,500,000.00.
   - 1.2 Being Transferred of Lease Agreement for 1 BEAM CUBE from BEAMX without any charges. For the remaining lease obligation, the Company shall pay to existing tenant as agreed by BEAMX. The existing tenant is not a connected person of the Company. The value of lease agreement is not greater than Baht 3,588,556.45.
   - 1.3 Being Transferred of Lease Agreement for 1 BEAM CLUB and 1 BEER BELLY from BEAMX without any charges. For the remaining lease obligation, the Company shall pay to 3 existing tenants as agreed by BEAMX. The value of lease agreement is not greater than Baht 105,993,990.97 as follows;
     - 1.3.1. For the remaining lease obligation, the Subsidiary shall pay to BEAM CLUB Co., Ltd., which is a connected person of GH. The value of lease agreement is not greater than Baht 30,075,983.23.
     - 1.3.2. For the remaining lease obligation, the Subsidiary shall pay to MEMBERSHIP Co., Ltd., which is a lessor and connected person of GIFT. The value of lease agreement is not greater than Baht 65,725,312.26.
     - 1.3.3. For the remaining lease obligation, the Subsidiary shall pay to BAR TORO (Thailand) Co., Ltd., which is a lessor and connected person of GIFT. The value of lease agreement is not greater than Baht 10,192,695.48.
2. Acquiring of Assets from MOM'S TOUCH Co., Ltd. ("MOM'S TOUCH") which is connected persons of the Company for the value not more than Baht 60,631,313.94 divided into:
   - 2.1. Asset Acquisition for operation of 6 branches of MOM'S TOUCH, a Korea fried chicken and burger from South Korea. 6 branches of MOM'S TOUCH locates in Central Rama IX, S-Oasis, ICS Tower, Silom Complex, The Mall Bangkapi, The Mall Bangkhae. The assets include of machinery, equipment, decoration, furniture, etc. The total value of acquisition assets is not greater than Baht 29,500,000.00.
   - 2.2. Being Transferred of Lease Agreement for 6 branches of MOM'S TOUCH without any charges. For the remaining lease obligation, the Company shall pay to existing tenant as agreed by 6 branches of MOM'S TOUCH. The existing

tenant is not a connected person of the Company. The value of lease agreement is not greater than Baht 31,131,313.94.

The above transaction is considered as asset acquisition under Notification of the Capital Market Supervisory Board No. TorChor. 20/2551 Re: Rules on Entering into Material Transactions Deemed as Acquisition or Disposal of Assets and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Acquisition and Disposition of Assets, 2004 (as Amended) (together named "Acquisition or Disposal Notification") with the maximum transaction size of 11.84 percent base of the total value of consideration paid or received (total value of Baht 255.71 million). The value is considered from 3-month reviewed financial statement by certified auditor as of 31st March 2024. The number of other transactions is 1 transaction in the past 6 months with total transaction size of 13.49 percent base of the total value of consideration paid or received which is the maximum value. Therefore, the transaction size is less than 15.00 percent, the Company has no obligation to reveal any information memorandum to the Stock Exchange of Thailand (SET). Moreover, the above transaction between the Company and connected people is considered as Connected Transaction under Notification of the Capital Market Supervisory Board No. TorChor. 21/2551 Re: Rules on Connected Transactions and Notification of the Board of Governors of the Stock Exchange of Thailand Re: Disclosure of Information and Other Acts of Listed Companies Concerning the Connected Transactions, 2003 dated 19th November 2003 (as Amended) (together named "Connected Transaction Notification"). Transaction No. 1.1 is a transaction with BEAMX which has the same major shareholders. Transaction No. 1.3.2 is a transaction with MEMBERSHIP which has the same major shareholders. Transaction No. 1.3.3 is a transaction with TORO which has the same major shareholders. Transaction No. 2.1 is a transaction with MOM'S TOUCH which has the same major shareholders. Consideration size of transaction under Connected Transaction Notification, the connected transactions between the Company and BEAMX MEMBERSHIP TORO and MOM'S TOUCH is equivalent to 12.66 percent, 9.73 percent, 1.51 percent, and 4.37 percent of net tangible assets ("NTA") of the Company (NTA as of 31st March 2024 is Baht 675.60 million) respectively. Moreover, BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH has the same Ultimate Shareholders. When summarize transaction size together shall be equal to 28.27 percent of NTA of the Company based on 3-month reviewed financial statement by certified auditor as of 31st March 2024. There is another connected transaction with BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH or 4 connected persons in the past 6 months. IFA acknowledged that BOD's Meeting No. 5/2024 on 26th June 2024 resolved to grant approval for GIFT HOSPITALITY Co., Ltd. ("Subsidiary" or "GH") to acquire assets for operating of Food & Beverage business from OKONOMI, which is Japanese Eatery & Café, that serves original Japanese dishes including drink and bakery for 3 branches as 1) Sukhumwit branch, 2) Central Embassy branch, and 3) EMSPHERE branch from OKONOMI (Thailand) Co., Ltd. ("OKONOMI"), which is connected person of BEAMX, MEMBERSHIP, TORO, and MOM'S TOUCH because of the same Ultimate Shareholders with the transaction size of 2.96 percent of NTA of the Company (NTA of the Company at 31st March 2024 was Baht 675.60 million). The accumulation of transaction size in the past 6 months are 31.23 percent of NTA. Under Connected Transaction Notification, each transaction size is greater than 3.00 percent of NTA of the Company and value exceed of Baht 20.00 million. Therefore, the Company has to receive authorization from Board of Director and reveal information memorandum regarding to the transaction to the

Stock Exchange of Thailand ("SET") by Connected Transaction Notification. Moreover, shareholder's meeting has to grant the permission to conduct the transaction with the vote of at least 3 out of 4 of attended and eligible voter excluding connected persons vote, and appoint Independent Financial Advisor ("IFA") under Securities and Exchange Commission ("SEC") approval list.

Consequently, Pi Advisory Co., Ltd. as an Independent **Financial Advisor has opined that the transaction is reasonable**. The transaction could meet target of business plan to grow and make profit in the long run. The transaction shall generate advantage to the Company which are 1 The Company shall have an opportunity to receive new revenue and cash flow from new business, 2 An investment in other sector besides main business shall enhance to diversify business risk which is good for the company in long term as adjustable strategy in circumstance changes, and 3 the Company could start new business with in short period of time comparing by start new business. However, the transaction shall generate disadvantage to the Company which are 1 Large investment required for this asset acquisition which lower the Company liquidity, and 2 an expense occurred from the transaction in order to receive the permission from Shareholder's resolution. If the transaction has not occurred; there are advantage to the Company which are 1 the Company's cash flow does not decrease and has no liabilities or expenses regarding to the project, 2 none of expense occurred from the transaction, and 3 none of risk from new business. The disadvantages from not ensure the transaction are 1 No expansion investment as plan and do not received return from new business, and 2 loss an opportunity to diversify investment risk.

The Appropriateness of transaction value, IFA compared assets' value between the acquisition price and appraisal value from Independent Valuer. The comparison shall include machinery, equipment, decoration, and renovation, but exclude obligation from lease agreement for Baht 140.71 million. A lease agreement is an accounting transaction to realize the obligation and rights on the assets in long term. The rights on assets and obligation occurred from each agreement shall not appropriate to compare with the value of assets which are machinery and equipment, decoration and renovation. Therefore, IFA has compared the acquisition asset value at Baht 115.00 million with appraisal value from Independent Valuer at Baht 115.15 million. The acquisition value is lower than the appraisal value from Independent Valuer by Baht 0.15 million or equivalent to 0.13 of appraisal value. **IFA opined that the Asset Acquisition for food & beverage operation from BEAMX and MOM'S TOUCH is appropriate.**

Lease transferring from BEAMX for 1 of BEAM CLUB and 1 of BEER BELLY, BEAMX has an obligation to extend the lease agreement with the lessor for 3 years from 5th July 2024 – 4 July 2027. After asset acquisition, Subsidiary shall have the rights on lease agreement for 2 years 10 months 2 days or from 2nd September 2024 to 4th July 2027. When comparing the liability from lease agreement at the value not exceeding of Baht 100.67 million (rental fee in the agreement excluding deposit) with rental fee of Independent Valuer at Baht 105.14 million, the rental fee from lease agreement is lower than the appraisal rental rate by Independent Valuer for Baht 4.46 million or equivalent to 4.24 percent of appraisal value. However, the Company has an obligation to pay the deposit for not exceeding of Baht 5.32 million which is account for 5.00 percent of rent and service fee for damage guarantee to all 3 lessors. The deposit is lower than BEAM CUBE's rate that Subsidiary has to pay for King Power Manakorn Co., Ltd. ("KM") which is not connected person at 7.79 percent of rent and

service fee. Those are the rent for restaurant and entertainment complex. Therefore, the deposit is appropriated because lo lower rate than rate with others. For this transferring, **IFA opined that the rental fee is appropriate** since the rental rate is lower than the rate of Independent Valuer under Market Approach.

IFA has considered for investment and feasibility study of the project and opined that this Asset is conceivable investment and appropriateness by (1) Net Present Value of project is equal to Baht 122.29 million which is positive value, (2) Project IRR is equal to 12.39 percent which is higher than Return on Equity (Ke) at 11.18 percent represent that return on the project is higher than return on equity, and (3) the Payback Period of base case is 4.54 years. However, at the transaction period, the Company does not have any other similar transaction for comparison. IFA did not find any research or academic information to represent that what is the appropriated of payback period. Therefore, IFA calculated payback period on this transaction as a consideration information for shareholders to acknowledge that return period from operation or number of years the Company shall gain from investment.

Return of the investment could be calculated as follows;

Return	Project	
	Based Case	Based Case
Net Present Value	122.29	101.21 – 150.87
Project IRR	12.39 %	9.73 % – 15.62 %
Payback Period (years)	4.54	4.47 – 4.61

IFA has considered the characteristics of transaction, major conditions, and value of the transaction as well as connected transaction. IFA opined that this investment as a connected transaction is an expansion plan to Food & Beverage sector as business plan. When considering benefits, advantages, disadvantages, and risk on appropriated fair price, IFA opined that this connected transaction is reasonableness and benefit to the Company and shareholders. **Shareholders shall approve this Connected Transaction**.

Please read the summary of IFA Opinion in “Executive Summary” of this report.

The consideration for an approval on transaction is depend on discretion of shareholders, while shareholders shall read and consider the reason, advantages, disadvantages, effects, and opinion in every issue from this report as well as all other documents sent to the Shareholder for an appropriated decision on the resolution.

The opinion of the Independent Financial Advisor is based on the assumption that Information and documents received from the company as well as the assumption that the interviews with the Company's executives are true, accurate and complete and have not been changed or amended after the Independent Financial Advisor has received it. The Independent Financial Advisor cannot certify or guarantee the accuracy or completeness of information received from the Company. In addition, the Independent Financial Advisor has considered such information carefully and reasonably

according to the standards of professionals who should do so by considering the interests of shareholders and providing these opinions are based on the economic environment and information that occurred during the study only. If such factors have significantly changed from the current, this may have a significant impact on the Company and the transactions of the Company at this time including the decision of the shareholders. Therefore, the opinion of the Independent Financial Advisor cannot confirm the significant impact on the Company in the future.

Pi Advisory Company Limited who is the independent financial advisor hereby certify that independent financial advisor has studied and analyzed the above-mentioned information in accordance with professional standards and reasoned on the basis of fair data and analysis by taking into account the interests of shareholders as important.

Best Regards,

Independent Financial Advisor

Pi Advisory Company Limited

……..…….	……..…….
Mr. Bob Wouters	Miss Natcharinporn Jadesadapisit
Director	Director

…….....

Mr. Wicharn Meesuksabai

Supervisor

Appendix 1

1. General Information and Operation of Gift Infinite Public company Limited ("GIFT")

1.1. Company Information Summary

Company Name	:	Gift Infinite Public Company Limited ("GIFT ")
Head office location	:	27 RS Group Tower, 9th Floor Prasert-Manukit Road, Senanikom Sub-district, Chatuchak District, Bangkok 10900
Phone Number	:	02-037-8989
Type of business:	:	1.Technology and Innovations Business Group 2. Food and Beverage Business Group 3. Service Business Group 4. Health and Beauty Business Group
Registered Capital	:	881,082,298.00 Baht
Paid-up capital (ordinary share)	:	660,811,723.00 Baht
Par Value	:	0.50 Baht Per/Share

1.2. General Information of the Business

1. Historical

GIFT INFINITE Public Company Limited ("the Company" or "GIFT") was incorporated as a juristic person established in 1999 with registered capital of Baht 5 million. In Annual General Shareholders' Meeting 2010, UKEM (major shareholders of GIFT) had resolution for Union Intrago Co., Ltd. (pervious name of GIFT) to increase registered capital and transform into Public Company Limited and spin-off the Company to be listed in MAI by Initial Public Offering (IPO). Therefore, share proportion of UKEM decreased from 99.99 percent to 59.99 percent after IPO.

On 15th December 2023, Board of Directors' Meeting No 5/2023 has a resolution on;

1) Proposed to Shareholders' Meeting to approve the decrease of registered capital in the amount of Baht 41,218,226, from the existing registered capital of Baht 372,029,949 to the new registered capital of Baht 330,811,723, by decreasing the company's registered capital in the amount of 41,218,226 share at the par value of Baht 1 per share. The registered capital is to support the exercise of the Company's warrants (GIFE-W 1) which are expired. The Company do not need to maintain for that registered capital, and approved the amendment of the Company's Memorandum of Association, Clause 4, Regarding registered capital to be consistent with the decrease in the Company's registered capital.

2) Proposed to Shareholders' Meeting to approve the increase of registered capital in the amount of Baht 330,000,000, from the existing registered capital of Baht 330,811,723 to the new registered capital of Baht 660,811,723, by issuing common shares for 330,000,000 shares at the par value of Baht 1 to Private Placement. The offering price is Baht 1.65 per share. Total value of shares offering shall not exceed Baht 544,500,000 in order to increase the liquidity and investment opportunity.

2. Type of Business

2.1 Vision Mission and goal of Business

Vision

To deliver products and services that are like 'gifts' from diverse businesses and create 'infinite' sustainable growth for investors and consumer

Mission

Gift Infinite is a lifestyle-centric conglomerate covering various sectors, including culinary experience, hospitality, wellness, beauty services and innovative tech solutions.

2.2 Type of Product and Services

1) Tech&Innovations

Operates as a tech retail digital platform, as follows:

1. An authorized dealer for annual SIM cards or "SIM Thep" from major telecom service providers such as True, Dtac, NT, and AIS.
2. A distributor of communication and IoT devices, including various electronic devices connected to the internet, which play a role in facilitating convenient daily life, such as smartphones, tablets, mobile phone accessories, IoT smart watches, as well as cutting-edge IT devices for healthcare.

Marketing and Competition for Tech& Innovations Group

Marketing Strategies for Tech & Innovations Group

The Company focuses its strategies on being a leading online retailer that meets the lifestyle needs of the digital age. It offers a diverse range of products, including communication devices, smartphones, and tablets that allow consumers to connect to the online world anytime, anywhere. Additionally, A Lot Tech is an authorized distributor of SIM Thep or annual SIM cards from various mobile operators such as True, Dtac, and AIS, offering promotions from these operators that provide value for money. Consumers can pay once and use the service for the entire year. To increase product diversity and expand the A Lot Tech business, the company is also a distributor of IoT products or devices that can connect to the internet, providing convenience for consumers who desire ease in various aspects, such as smart vacuum cleaners and smart light bulbs. Furthermore, to keep up with the health trend, the company offers a range of smart devices that can connect to the internet and be controlled via mobile phones (Smart Devices), catering to health-conscious individuals. These include smartwatches and air purifiers, among others.

Marketing and Competition

During the year 2023 – 2025, there is growth potential in revenue in every sector especially digital service which is the main factor. Digital service business has potential in revenue growth from the competition from service provider via platform with new technology to support the development of several platforms. Moreover, the large market value shall

remain in e-Retail, e-Logistics, and e-Contents of Online media. The smaller market value, e-Tourism and e-Health, also expands from open the Country.

Software and software service: Potential on revenue growth from expansion in Cloud technology and development of 5G. The operators compete for specific service and large volume, which required large information support system. The businesses with good performance are SaaS and Software integration & customization which increase revenue of software consultation service with high competition.

Digital Content: Potential on revenue growth by game developer on new platform which allows players to collect digital money.

Khrunsri research mentioned that digital industry shall grow at acceleration rate from 2000 decade, which is a revolution to increase an efficiency in technology from the past 30 years. However, the revolution shall remain in some countries which expand huge productivity.

Digital service business grows at acceleration rate because of effects from COVID-19. McKinsey survey indicated that 900 operators all over the world in 2020 has changed into digital platform. The proportion increase from 35 percent at the end of 2019 to 55 percent in 2020 to support new normal lifestyle via internet. Digital service and software in Thailand have service value of Baht 4.4 thousand million in 2019 – 2021. Digital service has the highest revenue which accounted for half of total revenue (average at 60 percent), software and software service is the second one at 30 percent, and digital content at 10 percent. Most of the operators are Thai citizen at 95 percent. Large size of operators has only a few numbers. Foreign companies emphasized on new innovation that could be self-develop. The business could be change as technology change all the time. Overall potential business is domestically for 90 percent. International business is covered for Design. (Source: Trade Policy and Strategy Office: TPSO, MOC, and DEPA)

Food & Beverage Business

The Company has expanded to food & beverage sector, targeting new generation to support new lifestyle for differentiated new experience of dining.

Marketing and Competition of Food & Beverage Sector

Marketing Policy and Strategy

There is potential market in new generation group. This group is willing to pay for the new experience of dining and special menu on occasion. The Company foresees for this target group and interests in operation restaurant. Price should be worth for superior experience in service and impression from our restaurant.

Online communication is the channel to promote our restaurant. However, influence is another option to access target group conveniently and rapidly.

Quality control for both quality and quantity is the key factor for every serve. Hygiene in every dish is required with the proper quantity.

Marketing and Competition

Food service in 2024 by SCB: food service shall grow continuously in 2024 from private sector because of increase number of tourists and economic stimulus policy from government. Concerned factor for the business is increase of wages and salaries which affects for increase in cost of goods sold. Growth for food service is expected at 11 percent in 2024 from private sector expansion, increase number of tourists, and economic stimulus policy from government. Growth for the middle term is 8 percent in 2025 – 2027 from the number of tourists and increase purchasing power. Most food service business has developed since COVID-19. Online sale enhances for increase of revenue from various customers. Concerned factor for the business is increase of wages and salaries which affects for increase in cost of goods sold. Food service business relies so much on labor with minimum wages and face with highly competitive from new players. ESG factor is another concern for operator to decrease carbon footprint for sustainable, less effect to environment by local raw material, renewable energy, garbage management, friendly environment package, social fairness, and good ethics.

Full-service restaurant expects to grow at 11 percent in 2024 from COVID-19 and will be recovered from pent up demand, the number of tourists, and increase purchasing power from economic stimulus policy. However, increase in wages shall increase cost of goods sold. Chain restaurant has more opportunity to control human resource expense even use technology to replace human being because chain restaurant has more investment and liquidity. Limited-service restaurant expects to grow at 8 percent in 2024. This type of restaurant has less impact from COVID-19 because most are chain business with delivery service. Branch expansion to access customers and the number of tourists shall support growth. Increase of wages has less impacts to the restaurant because of replacement with technology. Cafeteria and bar expects to grow at 13 percent in 2024. Cafeteria and bar have severe impacts from COVID-19 but expects to recover because of change in consumer's lifestyle. Most operators create a unique for their own as well as customize menu to popular trends such as healthy menu, Thai tea menu, or local specialty. However, there is high competition in this sector between small operators and chain restaurant. Differentiate and supplementary service could increase ability in competition.

List of Major Shareholders

List of Major Shareholders as of 9th July 2024

Major Shareholders' Name	Number of Shares Held	% of Share
1. Chetchot Holding Co., Ltd	316,500,000	23.95
2. Mr. Surachai Chetchotisak	257,431,932	19.48
3. Mr. Weeraphat Punsakudomsin	238,238,600	18.02
4. Miss Kanokporn Remakarnon By Daol Securities (Thailand) Public Company Limited	98,093,487	7.42
5. Pol.Gen. Somyot Poompanmoung	60,800,000	4.60
6. Ms. Dared Sirilap	40,540,600	3.07
7. Mr. Chet Chetchotisak	37,343,600	2.83
8. Mr. Chot Chetchotisak	30,000,000	2.27
9. Ms. Kanda Stanakulpanich	23,745,000	1.80

Major Shareholders' Name	Number of Shares Held	% of Share
10. Mr. Kiritpat Supasinprapapong	22,000,000	1.66
11. Other shareholders'	196,930,227	14.90
Total	**1,321,623,446**	**100.00 %**

Source : Book of shareholders' registration on 9th July 2024

List Board of Director Members

Board Of Director on 9th July 2024 including 7 Persons the detail as follow:

No.	Name-Surname	Position
1)	Pol.Gen. Somyot Poompanmoung	Chairman of the Board of Directors
2)	Mr. Surachai Chetchotisak	CEO and Director
3)	Ms. Waleewan Rodjanapakdee	Director
4)	Mr. Phisit Dachanabhirom	Independent Director / Chairman of the Audit Committee
5)	Mr. Somsak Payapdechachai	Independent Director / Member of Audit Committee
6)	Mr. Suthep Tharawas	Independent Director / Member of Audit Committee
7)	Mrs. Wansuda Thanasaranart	Independent Director

Source: Information from Stock Market Exchange on 9th July 2024

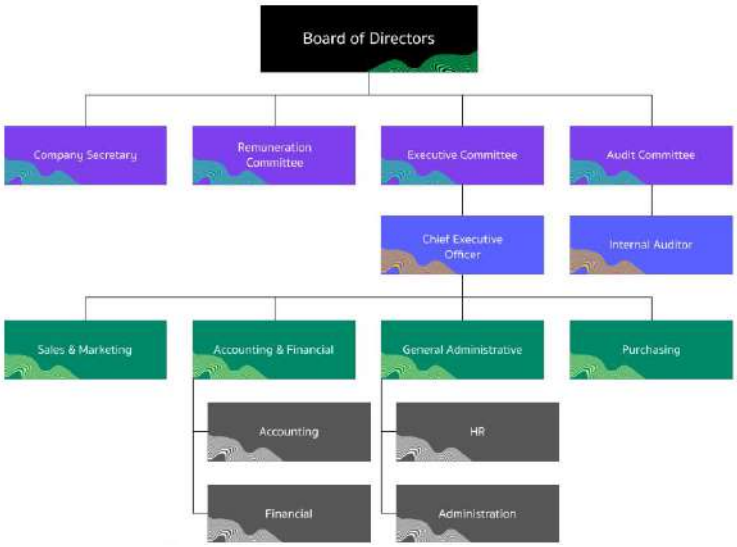
Directors authorized to sign to bind the Company

Directors authorized to bind the Company include "Mr. Surachai Chetchotisak and Ms. Waleewan Rodjanapakdee, two Directors signed together with the Company's seal."

(Source: Company Certificate)

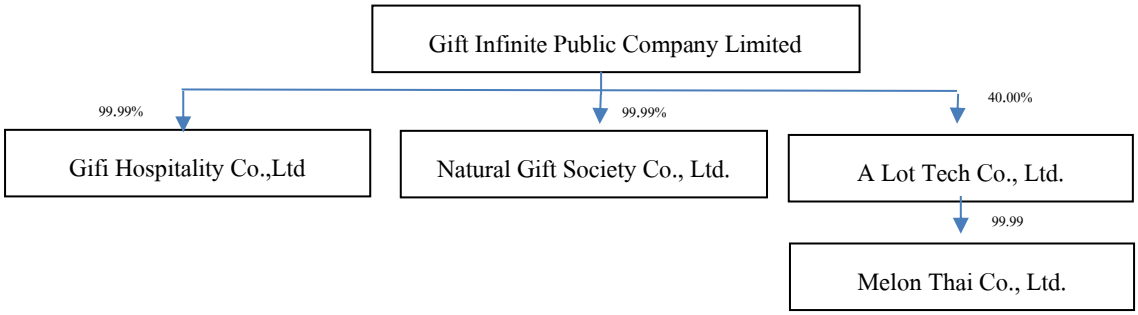
Limit of Authorized: -None-

Corporate governance structure



Source: Annual report 2023(One Report 56-1) of GIFT

2.3 Structure of Subsidiaries



Company Name	Nature of Business Operations	Registered Capital/ Shareholding
Gifi Hospitality Co.,Ltd	Produce and sell healthy food (stopped the principal business)	50 MB / 99.99%
Natural Gift Society Co., Ltd.	Sells pharmaceutical and medical products, perfumes and cosmetics, and food supplements. (Stopped its principal business)	5 MB/ 99.99%
A Lot Tech Co., Ltd.	Engaged in buy and sell products/services using electronic media or e-commerce	195 MB / 40.00%
Melon Thai Co., Ltd. (A Lot Tech CO., Ltd is the main shareholders)	Engaged in buy and sell products/services using electronic media or e-commerce	22 MB / 99.99%

2.3.1. General Information of subsidiaries and Associated company

The company has made investments in 3 subsidiaries are Gift Hospitality Co., Ltd, Natural Gift society Co., Ltd and A Lot Tech co., Ltd. 1 associated company. The details are as follows:

บริษัทย่อย

(1) Gift Hospitality Co., Ltd ("GH")

Company Name	:	Gift Hospitality Co., Ltd. ("Subsidiary" or "GH") [1/]
Head office location	:	27 RS Group Tower A, 9thfloor, Prasert Manukit Road, Sena Nikhom Sub-district, Chatuchak District, Bangkok, 1090
Type of business	:	Food and Beverage business group
Company registration number	:	0105557104410
Company Registration date	:	22 July 2014
Registered capital	:	50,000,000.00 Baht of ordinary 500,000 shares Fair Value 100 Baht per shared
Paid-up capital (ordinary shares)	:	50,000,000.00 Baht of ordinary 500,000 shares Fair Value 100 Baht per shared

Remarks :1/ GIFT HOSPITALITY Co., Ltd. was changed the name from Lavish Laboratory Co., Ltd. with Department of Business Development, Ministry of Commerce on 8th February 2024 to support the asset acquisition. On 26th June 2024, BOD No. 5/2024 has approved GH to acquire assets for Food & Beverage business from OKONOMI. On 4th July 2024, BOD has a resolution to purpose to Extraordinary General Meeting of Shareholders' Meeting No. 1/2024 on 15th August 2024 to approve GH for asset acquiring from BEAMX and MOM'S TOUCH, connected persons. Please consider information memorandum of Assets Acquisition and Connected Transaction of GIFT INFINITE Public Company Limited attached in EGM package (attachment 1).

(2) Natural Gift Society Co., Ltd. ("NGS")

Company Name	:	Natural Gift Society Co., Ltd. ("NGS")
Head office location	:	27 RS Group Tower A, 9thfloor, Prasert Manukit Road, Sena Nikhom Sub-district, Chatuchak District, Bangkok, 1090
Type of Business	:	Stopped run business
Company registration number	:	0105560218081
Company Registration date	:	26 December 2017
Registered capital	:	50,000,000.00 Baht of ordinary 50,000 shares Fair Value 100 Baht per shared
Paid-up capital (ordinary shares)	:	50,000,000.00 Baht of ordinary 50,000 shares Fair Value 100 Baht per shared

(3) A Lot Tech Co., Ltd. ("ALT")

Company Name	:	A Lot Tech Co., Ltd. ("ALT")
Head office location	:	66/19 Soi Suan Luang 2, Wang Mai Sub-district, Pathum Wan District, Bangkok 10330
Type of Business	:	It operates as a technology retail digital platform, selling a complete range of IT products both in stores and online channels. The main products are annual internet SIM cards, mobile phones, tablets, mobile phone accessories, IOT products, smartwatches, and modern IT equipment for health.
Company registration number	:	0105563092819
Company Registration date	:	24 June 2020
Registered capital	:	195,000,000 Baht of ordinary 1,950,000 shares Fair Value 100 Baht per shared
Paid-up capital(ordinary shares)	:	195,000,000 Baht of ordinary 1,950,000 shares Fair Value 100 Baht per shared

Indirect subsidiaries

Melon Thai Co., Ltd. ("MLT") A Lot Thai Co., Ltd is the main shareholders' ("ALT")

Company Name	:	Melon Thai Co., Ltd. ("MLT")
Head office location	:	188/21 Charoen Muang Road, Wang Mai Sub-district, Pathum Wan District, Bangkok 10330
Type of Business	:	Wholesale business of selling telephones and telecommunications equipment
Company registration number	:	0105561041508
Company Registration date	:	6 March 2018
Registered capital	:	22,000,000.00 Baht of ordinary 220,000 shares Fair Value 100 Baht per shared
Paid-up capital (ordinary shares)	:	22,000,000.00 Baht of ordinary 220,000 shares Fair Value 100 Baht per shared

2.4 Revenue Structure

	2021		2022		2023		Q1 Year 2023		Q1 Year 2024	
	MB	%	MB	%	MB	%	MB	%	MB	%
Original Business										
(Chemical Ingredients)	167.95	100.00	112.62	100.00	14.15	1.86	6.58	100.00	-	-
New Business Group										

	2021		2022		2023		Q1 Year 2023		Q1 Year 2024	
	MB	%	MB	%	MB	%	MB	%	MB	%
Tech&Innovations Business	-	-	-	-	747.70	98.14	-	-	542.01	100.00
Food and Beverage Business	-	-	-	-	-	-	-	-	-	-
Hospitality Business, Health, and Beauty Business	-	-	-	-	-	-	-	-	-	-
Total Revenue	**167.95**	**100.00**	**112.62**	**100.00**	**761.85**	**100.00**	**6.58**	**100.00**	**542.01**	**100.00**

2.5 Summary Financial statements of company and subsidiary

Balance Sheet

(Unit : Million Baht)

List	2021	2022	2023	Q1 Year 2024
Asset				
Current assets				
Cash and cash equivalents	231.57	195.79	329.09	331.66
Trade and other current receivables	90.04	23.04	43.45	
Short-term loans	-	-	270.00	270.00
Inventories	7.28	1.95	645.69	561.51
Other current assets	0.54	0.29	4.59	67.82
Total current assets	**329.42**	**221.07**	**1,292.82**	**1,230.99**
Non-current assets				-
Other non-current financial assets	49.66	138.79	376.08	461.54
Investment property	73.19	74.54	80.00	5.26
Property, plant and equipment	87.68	79.83	35.85	34.73
Right of use assets	2.75	-	30.16	28.30
Goodwill	-	-	385.08	385.08
Deferred tax assets	3.82	2.94	5.49	10.10
Other non-current assets	0.26	0.25	4.87	3.84
Total non-current assets	**217.36**	**296.35**	**917.54**	**928.85**
Total assets	**546.78**	**517.42**	**2,210.37**	**2,159.84**
Liabilities and shareholders' equity				-
Current liabilities				-
Trust receipts	-	6.52	0.52	-
Trade and other current payables	31.84	6.29	100.16	19.12
Interest received in advance	-	-	11.78	-
Current portion of long-term loans	-	-	7.50	13.50
Current portion of lease liabilities	0.17	-	6.44	6.66
Income tax payable	-	58.68	3.57	68.73
Other current liabilities	2.17	8.15	7.28	16.22
Total current liabilities	**34.18**	**220.43**	**142.86**	**124.23**

List	2021	2022	2023	Q1 Year 2024
Non-current liabilities				-
Lease liabilities - net of current portion	-	-	20.80	19.17
Long-term loans from financial institutions	-	-	490.87	485.00
Provision for long-term employee benefits	0.84	0.42	3.53	4.36
Total non-current liabilities	**0.84**	**0.42**	**515.20**	**508.53**
Total liabilities	**35.02**	**13.49**	**690.51**	**632.76**
Shareholders' equity				-
Registered				-
1,762,164,596 ordinary shares of Baht 0.50 each	-	-	881.08	881.08
372,029,949 ordinary shares of Baht 1 each	372.03	372.03	-	
Issued and fully paid up	-	-		-
1,321,623,446 ordinary shares of Baht 0.50 each	-	-	660.81	660.81
330,811,723 ordinary shares of Baht 1 each	330.81	330.81	-	-
Other deficits	151.78	151.78	366.28	366.28
Deficits on change in the shareholding percentage in subsidiaries	(1.16)	(1.16)	(1.16)	(1.16)
Appropriated - statutory reserve	39.12	39.12	41.32	39.12
Unappropriated	0.10	(10.62)	19.73	45.54
Other components of shareholders' equity	(8.89)	(5.99)	(14.49)	(35.31)
Equity attributable to owners of the Company	511.76	503.93	1,072.48	1,075.27
interests of the subsidiaries	(0.00)	-	447.38	451.80
Total shareholders' equity	**511.76**	**503.93**	**1,519.86**	**1,527.08**
Total liabilities and shareholders' equity	**546.78**	**517.42**	**2,210.37**	**2,159.84**

หมายเหตุ: The consolidated financial statements for the year ending 31 December 2021-2023 and for the three-month period ending 31 March 2024 are audited and reviewed financial statements, respectively. By Ms. Thanapon Tangthanopajai, Dharmniti Auditing Co., Ltd., a certified public accountant approved by the Office of the SEC.

Profit & Loss

(Unit : Million Baht)

List	2564	2565	2566	Q1 Year 2023	Q1 Year 2024
Revenue					
Sale Revenue	167.95	112.62	761.85	6.58	542.01
Other Revenue					
Dividend income	1.01	4.82	10.83	-	-
Interest income from loans			7.12		4.66
Gian from disposal of asset		0.17	18.56		8.46
Others	2.99	1.33	7.02	0.13	1.58
Total Revenue	**171.95**	**118.95**	**805.38**	**6.71**	**556.71**
Expense				-	-
Cost of sales	166.03	108.89	452.86	6.57	319.62
Selling Expense	2.00	0.89	93.75	0.22	63.72

List	2564	2565	2566	Q1 Year 2023	Q1 Year 2024
Administrative Expense	34.44	20.45	82.76	7.66	42.67
Total Expense	**202.47**	**130.24**	**629.37**	**14.45**	**426.01**
Profit(Loss) before financial cost and income tax expense	**(30.52)**	**(11.29)**	**176.00**	**(7.74)**	**130.71**
Finance cost	0.08	0.08	12.38	0.02	9.43
Profit(loss) before income tax expense	**(30.60)**	**(11.37)**	**163.62**	**(7.77)**	**121.27**
Income tax expense (income)	0.51	(0.01)	37.53	(0.02)	26.87
Net profit (loss) for the year	**(31.12)**	**(11.37)**	**126.09**	**(7.57)**	**94.40**
Other comprehensive income					
Profit(loss) from valuation of investment in equity securities with fair value	18.28	3.62	(10.63)	(8.67)	(26.02)
Less: Income tac effect	(3.66)	(0.72)	2.13	1.73	5.20
Net of income tax	14.62	2.89	(8.50)		
Profit (loss) from estimates by the actuarial principles	1.59	0.81	(0.24)		
Less: Income tax effect	(0.32)	(0.16)	0.05		
Net of income tax	1.27	0.65	(0.19)		
Item that will not be reclassified to profit or loss	**15.89**	**3.54**	**(8.69)**	**(6.93)**	**(20.82)**
Profit (loss) for the year	**(15.23)**	**(7.82)**	**117.40**	**(14.50)**	**73.59**

Note: The consolidated financial statements for the year ending 31 December 2021-2023 and for the three-month period ending 31 March 2024 are audited and reviewed financial statements, respectively. By Ms. Thanapon Tangthanopajai, Dharmniti Auditing Co., Ltd., a certified public accountant approved by the Office of the SEC.

Cash Flow Statement

(Unit : Million Baht)

List	Statement of financial Year 2021 (MB)	Statement of financial Year 2022 (MB)	Statement of financial Year 2023 (MB)	Statement of financial Year Q1 2023 (MB)	Statement of financial Year Q1 2024 (MB)
Profit Before tax	(30.60)	(11.37)	163.62	(7.77)	121.27
Cash flow from operating activities	14.19	37.51	46.71	7.51	111.11
Cash flows from investing activities	64.67	(79.52)	(936.25)	19.49	(37.29)
Cash flows from financing activities	(101.79)	6.23	1,022.85	(5.11)	(71.24)
Total Cash flows	(22.92)	(35.79)	133.31	21.89	2.57
Ending cash and cash equivalent	231.57	195.79	329.09	217.67	331.66

Financial Ratios

List		2021	2022	2023	Q1 Year 2023	Q1 Year 2024
Liquidity Ratios						
Current Ratios	Times	9.64	16.93	7.37	48.47	9.91

List		2021	2022	2023	Q1 Year 2023	Q1 Year 2024
Accounts Receivable Turnover	Times	2.08	1.99	22.92	0.14	15.10
Average Collection Period	Day	175.64	183.24	15.93	2500	24
Accounts Payable Turnover	Times	7.14	5.71	8.51	43.31	0.46
Average Collection Period	Day	51.11	63.91	42.90	783	8
Inventory Turnover	Times	9.68	23.60	1.40	1.01	1.14
Average Sale Period	Day	37.70	15.46	260.99	357	316
Cash Conversion Cycle	Day	162	135	234	2074	332
Profitability Ratios					-	-
Gross Margin	%	1.15	3.31	40.56	0.24	41.03
Operating Margin	%	(18.53)	(10.09)	16.55	(117.59)	24.12
Cash to Profit Ratio	%	(18.10)	(9.56)	15.66	(112.75)	5.38
Return on Equity (ROE)	%	(6.08)	(2.26)	11.76	(1.52)	2.97
Efficiency Ratio					-	-
Return on Assets (ROA)	%	(5.20)	(2.14)	9.24	(1.50)	9.83
Return on Fixed Assets	%	(17.64)	(6.61)	230.89	42.14	211.64
Asset Turnover	Times	0.29	0.22	0.59	0.01	0.42
Financial Policy Ratios					-	-
Debt to Equity Ratio	Times	0.07	0.30	0.64	0.01	0.41
Interest Coverage Ratio	Times	(267.07)	(66.68)	14.82	322.04	9.93
Dividend Payout Ratio	%	245.87	0.00	0.00	0.00	0.00

2.6 Management Discussion and Analysis : MD&A

Overview of performance

Income

In 2022, the company had a total income of 118.95 million baht, a decrease of 30.82 percent from the year 2021, due to Major product groups in sales decreased and from The overall economic situation in which customers' demand products decreases. and the liberalization of the market for alcoholic products make more competitors in the market As a result, price competition caused the company to reduce the gross profit ratio in order to maintain the revenue. in terms of other income The company's other income in 2022 was 6.33 million baht, an increase from 2021 by 58.25 percent.

In 2023, the company reported sales revenue of 762 million baht, marking a 574 percent increase from the previous year, attributable to the merger with A Lot business initiated in September 2023. Concurrently, total revenue for 2023 stood at 806 million baht, showing a 577 percent growth from the previous year, aligning with the trajectory of sales revenue

3-month period revenue in 2024, the Company has total revenue in quarter 1 of 2024 at Baht 557 million, increased by 8,210 from quarter 1 in 2023. Revenue increase came from a business expansion to technology and change of business

plan. Previous business was selling of Chemical Ingredients. New businesses are 1) Technology and Innovation, 2) Food and Beverage, and 3) Health and Beauty.

Business Group 1 Technology and Innovations

The revenue for the innovation and technology sector in 2023 totalled 753 million baht. This was the first year of revenue recognition following the commencement of control over A Lot in September 2023. The revenue streams included business operations as a tech retail digital platform, offering a comprehensive range of IT products through both physical stores and online channels. The principal products encompassed annual internet SIM cards, smartphones, tablets, accessories, IoT products, smartwatches, and modern IT equipment for various health applications.

Business Group 2 Food and Beverage

There was no revenue generated from this business segment in 2023. However, the company has ongoing plans to expand into the food and beverage sector, particularly targeting the restaurant and beverage business aimed at the new generation of working individuals. Execution of these plans is anticipated within 2024

• Business Group 3 Hospitality Business, Health, and Beauty Business Group

This business segment did not generate any revenue in 2023. Nevertheless, the company has plans to venture into the service industry, specifically focusing on the cosmetic surgery and beauty business, targeting hospitals or clinics associated with beauty and anti-aging treatment

Expenses

Cost of Goods Sold and Services

Cost of sales in 2022 is equal to108.89 million baht, a decrease from the year2021or 34.42 percent because of the decrease in sales of products due to the overall economic situation and the increased competition in the alcohol product market

In 2023, Cost of sale will be 453 increasing from 2022 around 344 million baht, representing a 315 percent increase from A Lot's product costs, corresponding with the rise in revenue

3-month period of 2024, cost of sale was Baht 320 million, increase from quarter 1 of 2023 because of cost of ALT which is increase along with revenue.

Gross Profit

In 2022, gross profit was Baht 10.05 million, increased for Baht 4.13 million from 2021 which was equivalent to 69.71 percent. Gross profit increases by decreasing of cost of sale from overall economic and more competition.

In 2023, gross profit was Baht 352.51 million, increased for Baht 342.46 million from 2022 which was equivalent to 40.56 percent. Gross profit increases from investment in ALT by purchasing 40 percent of paid-up capital in ALT. ALT then is a subsidiary. The Company realized revenue from ALT since 1st September 2023 onwards.

3-month period of 2024, gross profit was Baht 222.40 million, increased from quarter 1 of 2022 because of revenue from ALT which are technology and innovation business. Revenue from ALT enhance the performance of the Company.

Selling Administrative and Financial Costs

For 2022, selling administrative and financial costs was 0.90 million Baht less than previous year 1.10 million Baht accounting for 55 percent, the reason from decreasing of sale. Administrative expense was Baht 20.45 million decrease from last year by Baht 13.99 million accounting for 40.62 percent from company has setting aside reserves for idle assets and long-standing inventory which has already been recognized in 2021

For 2023, these costs total 177 million baht, surging by 743 percent from the previous year, primarily due to the integration of the A Lot business in its first year. Additionally, administrative expenses increased by 6 million baht due to financial and legal consultancy fees related to the merger, categorized as a one-off expense. Excluding these particular total expenses, the company's selling and administrative expenses would stand at 171-million-baht, accounting for 21.2 percent of total revenue. This ratio is anticipated to decrease as the company expands, benefiting from economies of scale in future operations

3-month period of 2024, administrative expense was Baht 426.01 million, increase by Baht 411.56 million from quarter 1 in 2023 or equivalent to 2,848.17 percent. The increase came from acquiring ALT. There was an extraordinary expense for advisor and valuer for Baht 1 million. Proportion of selling and administrative expense is Baht 98.57 million or account for 17.11 percent of total revenue. Business expansion shall decrease this expense because of efficiency.

Potential of Management Asset

Asset

Total assets of the company at the end of 2022 were 517.42 million baht , decreased from 2021 by 29.36 million baht for 5.37 % , with the company's assets consisting of current assets accounting for 42.73 %, non-current assets accounting for 57.27%, with the decrease in total assets mainly due to the decrease in trade accounts receivable from the year 2021, accounting for 74.67%. reduced sales And inventories decreased from 2021, accounting for 73.20 percent, because the company had a plan to purchase enough products to sell without holding the product longer than necessary, coupled with reduced sales.

Current assets Consists of trade receivables 22.80 million baht or 10.31 % of which the total number of trade receivables has customers who are not yet due in the amount of 10.80 million baht, representing 46.85% overdue 1-30 days in the amount of 10.80 million baht, accounted for is 46.84 percent overdue 30-61 days in the amount of 1.46 million baht, representing 6.31 percent. However, trade receivables that are overdue are caused by the conditions of the billing cycle and payment of each customer. by the Company Estimate expected credit losses. By using the past 3 years of data and found that

all current trade receivables are in good condition, none of them are overdue beyond the normal payment cycle. In this regard, the company has already set aside the allowance for doubtful accounts in the amount of 0.17 million baht. For inventories in 2022, the amount of 1.95 million baht is the net amount after deducting the allowance for finished goods and packaging of the company. and of subsidiaries

As of the end of 2023, the company's total assets amounted to 2,210.37 million baht, marking a significant increase from 1,692.95 million baht in 2022, or 327.19 percent. This increase in assets is divided into 58.49 percent current assets and 41.51 percent non-current assets. The rise in total assets is primarily due to a substantial increase in inventories from 2022 by 33,005.69 percent, following the inclusion of inventories from Alotek Co., Ltd. into the financial statements. Additionally, short-term loans amounted to 270 million baht in 2023, with no equivalent item in 2022. There was also an increase in other non-current financial assets, which are investments in securities available for sale, rising by 170.97 percent from 2022, and an increase in goodwill, stemming from the investment in Alotek Co., Ltd. in 2023, totaling 385.07 million baht—this item of Goodwill does not present in 2022

At the end of March 2024, the Company has total assets of Baht 2,159.84 million decrease from quarter 4 of 2023 because of disposition of land in Samutprakarn province.

Account receivables and other receivable at the end of 2023 was Baht 43.45 million, increased from 2022 by Baht 20.65 million or 90.57 percent. Account receivables and other receivable in 2023 included of account receivable Baht 40.24 million and other receivable Baht 3.21 million. Account receivables included of undue account receivables for Baht 39.53 million or 90.98 percent of account receivables and other receivable, overdue not more than 90-day for Baht 0.56 million or 0.35 percent of account receivables and other receivable. For overdue of each account receivable and other receivable, the Company evaluated from 3-year information, none of current account receivable is overdue.

At the end of March 2024, account receivable and other receivable as of 31st March 2024 was Baht 64.10, increased from 2023 by Baht 20.65 million or 47.53 percent. Account receivables and other receivable in first quarter 2024 included of account receivable Baht 54.61 million and other receivable Baht 9.49 million. Account receivables included of undue account receivables for Baht 54.34 million or 99.51 percent of account receivables and other receivable, overdue not more than 90-day for Baht 0.25 million or 0.46 percent of account receivables and other receivable. For overdue of each account receivable and other receivable, the Company evaluated from 3-year information, none of current account receivable is overdue.

Liabilities

Total liabilities of the company at the end of 2022 was 13.49 million baht, decreased from 2021 by 21.53 million baht or 61.49 % , with the company's liabilities consisting of current liabilities 96.85 % and non-current liabilities %. 3.15 The main current liabilities of the Company are trade and other payables. Non-current liabilities of the Company include provision for long-term employee benefits. The main liabilities of the company are creditors, trust receipts and trade payables. representing 95 percent of total liabilities

The company's total liabilities at the end of 2023 amounted to 690.51 million baht, an increase from 677.02 million baht in 2022, representing a growth of 5,020.34 percent. The liabilities comprise 25.39 percent current liabilities and 74.61

percent non-current liabilities. The primary components of current liabilities are Trade and Other Payables, while non-current liabilities include long-term loans from financial institutions and provisions for long-term employee benefits. The company's principal liabilities are Creditors for Trust Receipts and trade creditors. In 2023, the company reported trust receipt creditors of 0.52 million baht due to it being a transitional period in shifting the company's core business group. There were still imports of goods from abroad in mid-2023, and the increase in trade creditors mainly stemmed from sales of products by Alotek Co., Ltd., predominantly from purchases of SIM cards and mobile phones. The trade creditors for 2023 stood at 100.16 million baht, constituting 4.53 percent of the total

At the end of March 2024, total liabilities as of 31st March 2024 was Baht 632.76, decreased from 2023 by Baht 57.75 million or 8.36 percent. Total liabilities in first quarter 2024 included of current liabilities 5.75 percent and non-current liabilities 23.55 percent. Current liabilities included of accrued corporate tax and long-term loans from financial institute for Baht 553.72 million or 25.64 percent of total liabilities.

Account payables and other payable as of 31st March 2024 was Baht 12 million, decrease from 2023 by Baht 88.18 million or 88.01 percent. Decrease of account payables and other payable caused by payment to ALT.

Shareholders' Equity

The Company's shareholders' equity at the end of 2022 was 503.93 million baht, a decrease from 2021by 7.82 million baht, or 1.53 % , mainly due to Recognition of losses in 2022 in retained earnings.

At the end of 2023, the company's shareholders' equity reached 1,519.86 million baht, up from 1,015.93 million baht in 2022, which equates to a 201.60 percent increase. This significant growth was driven by changes in the shareholder structure and a capital increase from 330.81 million baht to 660.81 million baht. This was achieved through the issuance of an additional 330 million common shares at a par value of 1 baht per share, offered at 1.65 baht per share in a private placement, primarily to the Chetchotisak Group, a major shareholder.

At the end of March 2024, total shareholders' equity was Baht 1,527.07 million, increased from 2023 by Baht 7.22 million or 0.48 percent because of unappropriated retained earnings (deficits) by Baht 45.54 million.

Cash Flow Statement

In 2022, the Company had operating cash flow of 37.51 million baht, an increase from 2021 equal to 24.33 million baht or 184.51 %. Decreased trade accounts receivable. Net cash used in investing activities In 2022 equal to -79.52 million baht, a decrease from 2021 equal to 145.21 million baht or 221.07 %. The main reason is from 2022 the purchase of investments in equity securities amounted to 85.52 million baht, while net cash received from financing activities was 6.23 million baht, a decrease from 2021by 108.02 million baht because in 2021the money was used for paid a total dividend of 76.51 million baht and in 2022 there was no dividend payment

In 2023, the company generated cash flow from operations amounting to 46.71 million baht, marking an increase from 9.2 million baht in 2022, or 24.53 percent. The primary reason for this increase was the enhanced profitability following

the company's investment in A lot Tech Co., Ltd. Net cash used in investing activities in 2023 totaled 936.25 million baht, up from 856.73 million baht in 2022, reflecting a 1,077.38 percent increase. This significant rise was primarily due to the purchase of equity securities and investments in subsidiaries, including cash disbursements for short-term loans. Meanwhile, net cash received from financing activities stood at 1,022.85 million baht, an increase from 1,016.62 million baht in 2022. This was attributable to the receipt of a loan from financial institutions amounting to 500.72 million baht and cash from issuing additional common stock totaling 544.50 million baht, an item does not present in 2022

First quarter of 2024, the Company had operating cash flow of Baht 111.11 million, increase from first quarter or 2023 by Baht 103.60 million or 1,379.49 percent because of profit from investment in ALT. The Company had investing cash flow of Baht 37.29 million, increase from first quarter or 2023 by Baht 17.80 million or 91.33 percent because of purchasing office equipment for Baht 0.70 million, shares investment for Baht 140.60 million, sell non-operating land for Baht 83.00 million, share disposition for Baht 22.70 million. The Company had financial cash flow of Baht 71.24 million, increase from first quarter or 2023 by Baht 66.13 million or 1,294.13 percent because of dividend from ALT for Baht 60.00 million and debt payment on lease agreement of the Company and ALT.

2.7 Factors or evidences that may affect to Company's Financial Position or Income Statement

Market trend in 2024 is very challenge to operators since change in consumers' need by COVID-19, trend, and lifestyle. The Company has an investment plan in Food & Beverage business (2nd business) and Health and Beauty business (3rd business). For Food & Beverage business, target group is working persons and new generation, which the Company shall operate within 2024. Health and Beauty business is in the business plan because healthy trend in both female and male groups. The Company realizes the opportunity and expand business to anti-aging segment. The Company shall operate this business within 2024 – 2025.

2.8 Legal Disputes

- None-

Appendix 2 Conclusion on Assets Appraisal Report

Based on assets appraisal of equipment and rental area decoration by Cost Approach, GIFT hired a Valuation Company named T.A. Management Corporation (1999) Co., Ltd. ("TA Management"). TA Management is in SEC approval list of Valuation Company and the Valuers Association of Thailand and Thai Valuers Association. The valuation report is assessed by Open Data Integrity and Transparency Assessment (ITA) which could be conclude as follows;

Asset appraisal on assets, equipment, and rental area decoration of Beam Club, Beer Belly, and Mom touch by 9 branches for total value of Baht 148,560,000 with the following detail;

Store Name	Detail of assets	Location of assets	Machinery and Equipment Value	Decoration and Renovation Value	Total Value	Valuation Approach
Beam Club (FL.2)	- Machinery and equipment report for 178 items - Decoration and renovation in rental area	72 Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok	4,477,000.00	38,375,000.00	42,852,000.00	Cost Approach
Beam Cube (FL.6)	- Machinery and equipment report for 72 items - Decoration and renovation in rental area	96 6th Fl. Mahanakhon Cube Bldg., Narathiwat Ratchanakarin Rd., Silom, Bangrak, Bangkok	7,892,000.00	10,971,000.00	18,863,000.00	Cost Approach
Beer Belly	- Machinery and equipment report for 155 items - Decoration and renovation in rental area	72 Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok	2,981,000.00	20,826,000.00	23,807,000.00	Cost Approach
Mom touch, Central Rama IX branch (B1 Fl.) Room No. B09, B09T	- Machinery and equipment report for 122 items - Decoration and renovation in rental area / additional investment	Inside the department store area of Central Rama IX, 9/9 Rama IX Rd., Huai Khwang, Huai Khwang, Bangkok	991,000.00	2,110,000.00	3,101,000.00	Cost Approach
Mom touch, S-Oasis branch (G Fl.) Room No. G03	- Machinery and equipment report for 288 items - Decoration and renovation in rental area / additional investment	Inside Oasis Bldg., 199 Vibhavadi Rangsit Rd., Jomphol, Jatujak, Bangkok	1,282,000.00	4,400,000.00	5,682,000.00	Cost Approach
Mom touch, ICS branch (G Fl.) Room No. G09	- Machinery and equipment report for 90 items - Decoration and renovation in rental area / additional investment	Inside ICS Bldg., 299 Charoen Nakhon Rd., Klong Ton Sai, Khlong San, Bangkok	941,000.00	2,949,000.00	3,890,000.00	Cost Approach

Mom touch, Silom Complex branch (Basement Fl.) Room No. B06	- Machinery and equipment report for 224 items - Decoration and renovation in rental area / additional investment	Inside the department store area of Silom Complex, 191 Silom Rd., Silom, Bangrak, Bangkok	1,269,000.00	5,233,000.00	6,502,000.00	Cost Approach
Mom touch, The Mall Life Store Bangkapi (G Fl.) Room No. G-42	- Machinery and equipment report for 231 items - Decoration and renovation in rental area / additional investment	Inside the department store area of The Mall Life Store Bangkapi, 3522 Lat Phrao Rd., Klong Chan, Bangkapi, Bangkok	1,101,000.00	4,417,000.00	5,518,000.00	Cost Approach
Mom touch, The Mall Bangkhae (G Fl.) Room No. G34	- Machinery and equipment report for 97 items - Decoration and renovation in rental area / additional investment	Inside the department store area of The Mall Bangkhae, 518, 518/1 Phetkasem Rd., Bangkhae Nuea, Bangkhae, Bangkok	1,268,000.00	3,899,000.00	5,167,000.00	Cost Approach
(CY 1-6) Project 72 Courtyard	Determine rental fee for shopping and service areas size 1,309 sq.m. from 1st March 2013 – 4th July 2024	Project 72 Courtyard Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok			1,500 Baht/ month/ sq.m.	MarketApproach
Total Assets and Equipment			**36,247,000.00**	**111,179,000.00**	**148,560,000.00**	

The lease agreement of Beam Cube store shall be transferred from Beam X Co., Ltd. ("BEAMX") without any expenses, the Company's subsidiary shall be responsible for rental payment the existing tenant for the rest of the agreement which shall not be exceed of Baht 3,588,556.45. Moreover, the lease agreements of Beam Club and Beer Belly from BEAMX shall be transferred without any expenses as well. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to three existing tenants[/1] whose BEAMX signed the agreements for the proceed of Baht 105,993,990.97. The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

Remarks[/1]: Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET as of 3rd July 2024).

Summary of assets appraisal including machinery and equipment of Beam Club (Fl.2) as follows;

Assets	- Machinery and equipment report for 178 items - Decoration and renovation in rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	72 (not main street) Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	4,477,000.00 Baht
Valuation of decoration and renovation	38,375,000.00 Baht
Total Value	42,852,000.00 Baht
Date of Valuation	19th February 2024

The lease agreements of Beam Club and Beer Belly from BEAMX shall be transferred without any expenses as well. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to three existing tenants/1.

Remarks/1: Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 178 items as follow;

No.	Details	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
				%/year	total	Baht	
1	**Inside the store of Beam Club (FL.2)**						
	Building Bar Savoy	3,765,009.74	6	1%	6%	225,900.58	3,539,109.16
	Building Touche	8,839,556.70	7	1%	7%	618,768.97	8,220,787.73
	Building Improvement TOUCHE	158,878.50	5	1%	5%	7,943.93	150,934.58
	Building Improvement TOUCHE	68,850.00	6	1%	6%	4,131.00	64,719.00
	Interior Decoration Works for Renovate	15,949,817.14	3	1%	3%	478,494.51	15,471,322.63
	Kitchen	1,700,935.22	7	1%	7%	119,065.47	1,581,869.75
	Renovate BEAM	121,713.00	0	1%	0%	-	121,713.00
	Glass-wall installation	580,000.00	7	1%	7%	40,600.00	539,400.00
	Fixed door – foldable door	453,620.00	7	1%	7%	31,753.40	421,866.60
	Elevator and installation	300,000.00	7	1%	7%	21,000.00	279,000.00
	Tile – blue-gray, milk white, black	192,768.10	7	1%	7%	13,493.77	179,274.33
	Interior design and decoration	300,000.00	7	1%	7%	-	No appraisal
	2-piece of Sanitary wares	19,869.16	7	1%	7%	1,390.84	18,478.32
	Decorative floors and walls Pandomo	30,922.50	7	1%	7%	2,164.58	28,757.93
	Railway sleeper installation in front of tile table	252,450.00	7	1%	7%	17,671.50	234,778.50
	Concrete Pendant	272,225.13	7	1%	7%	19,055.76	253,169.37
	Construction from MBS	2,430,945.92	7	1%	7%	170,166.21	2,260,779.71
	Electric system from MBS	32,387.80	7	1%	7%	2,267.15	30,120.65
	Retractable woth motorized system Little Donky	1,067,650.00	4	1%	4%	42,706.00	1,024,944.00
	Renovate Little Donkey	4118600.86	4	1%	4%	164,744.03	3,953,856.83
	Total value of assets	**40,656,199.77**				**1,981,317.70**	**38,374,882.09**
						Total value of decoration (round up)	**38,375,000.00**

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
Assessment for decoration in rental area, machinery, and equipment total of 178 items															
1	Digital to Analog Audio Converter	AV0007	8,598.12	1	8,598.12	2/25/2560	6.99	6.99	1.00	5	1.00	20%	1.0	1.0	1,720
2	Sound craft Signature 10Mixer, Power Amp	AV0011	31,200.00	1	31,200.00	5/16/2561	5.77	5.77	1.00	5	1.00	20%	1.0	1.0	6,240
3	Sound System Installation	AV0019	90,650.00	1	90,650.00	5/4/2560	6.80	6.80	1.00	5	1.00	20%	1.0	1.0	18,130
4	Microphone	AV0020	35,327.10	1	35,327.10	8/9/2565	1.53	1.53	3.47	5	1.00	69%	1.0	1.0	24,506
5	MBOX Karaoke	AV0022	79,439.25	1	79,439.25	3/22/2565	1.92	1.92	3.08	5	1.00	62%	1.0	1.0	49,013
6	Audio set	AV0001	201,200.00	1	201,200.00	9/30/2559	7.39	7.39	1.00	5	1.00	20%	1.0	1.0	40,240
7	Mixer Sound #16/1930-50	AV0002	3,364.49	1	3,364.49	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	673
8	Mixer Sound craft Signature 10/Kavelive Media Plani	AV0012	14,500.00	1	14,500.00	9/26/2561	5.40	5.40	1.00	5	1.00	20%	1.0	1.0	2,900
9	Sound System Touche	AV0014	287,750.00	1	287,750.00	1/1/2559	8.14	8.14	1.00	5	1.00	20%	1.0	1.0	57,550
10	APC Back UPS 1400VA for AV Team	AV0003	5,500.00	1	5,500.00	2/15/2560	7.02	7.02	1.00	5	1.00	20%	1.0	1.0	1,100
11	Quik Stage Pro 60*60*83 cm.	AV0008	6,000.00	1	6,000.00	6/27/2559	7.65	7.65	1.00	5	1.00	20%	1.0	1.0	1,200
12	Sound System BEAM	AV0021	1,471,633.38	1	1,471,633.38	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	294,327
13	UPS Model ML-90R, D-1500K BS	CT0016	10,090.00	1	10,090.00	6/11/2562	4.70	4.70	1.00	5	1.00	20%	1.0	1.0	2,018
14	Telephone Samsung A10#TG	CT0001	4,196.26	1	4,196.26	5/10/2562	4.78	4.78	1.00	5	1.00	20%	1.0	1.0	839
15	Notebook HP	CT0007	20,800.00	1	20,800.00	10/3/2561	5.38	5.38	1.00	5	1.00	20%	1.0	1.0	4,160
16	Computer for Beam club	CT0014	15,900.00	1	15,900.00	8/22/2559	7.50	7.50	1.00	5	1.00	20%	1.0	1.0	3,180
17	ASUS EXPERTBOOK/I5-1135G7/16GB/14"	CT0020	28,000.00	1	28,000.00	5/19/2565	1.76	1.76	3.24	5	1.00	65%	1.0	1.0	18,165
18	Computer Notebook (HP)	CT0021	17,900.00	1	17,900.00	5/10/2562	4.78	4.78	1.00	5	1.00	20%	1.0	1.0	3,580

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
19	UPS Computer / 390w*7	CT0022	1,750.00	1	1,750.00	6/20/2562	4.67	4.67	1.00	5	1.00	20%	1.0	1.0	350
22	Wireless Modem Router-Touche	CT0018	25,060.00	1	25,060.00	6/14/2559	7.69	7.69	1.00	5	1.00	20%	1.0	1.0	1,318
23	Ipad 10.2 32GB 2qty.	CT0019	23,973.84	1	23,973.84	10/6/2563	3.38	3.38	1.62	5	1.00	32%	1.0	1.0	11,000
24	Big vase	D0002	45,000.00	1	45,000.00	5/19/2560	6.76	6.76	1.00	5	1.00	20%	1.0	1.0	5,012
25	Glass lamp	D0003	14,000.00	1	14,000.00	5/19/2560	6.76	6.76	1.00	5	1.00	20%	1.0	1.0	7,790
26	Decoration mirror	D0004	54,000.00	1	54,000.00	5/12/2560	6.78	6.78	1.00	5	1.00	20%	1.0	1.0	9,000
27	SIMCOX Wallpaper BS	D0005	119,991.97	1	119,991.97	7/21/2560	6.59	6.59	1.00	5	1.00	20%	1.0	1.0	2,800
28	SIMCOX Wallpaper BS	D0006	179,987.95	1	179,987.95	7/21/2560	6.59	6.59	1.00	5	1.00	20%	1.0	1.0	10,800
29	Koldby cow skin carpet	D0007	16,803.74	1	16,803.74	6/15/2560	6.68	6.68	1.00	5	1.00	20%	1.0	1.0	23,998
30	Valby Ruta Rug Low Pile Carpet	D0008	13,046.73	1	13,046.73	6/22/2560	6.67	6.67	1.00	5	1.00	20%	1.0	1.0	35,998
31	Wall Upholstery Curtain BS	D0009	135,100.00	1	135,100.00	6/16/2560	6.68	6.68	1.00	5	1.00	20%	1.0	1.0	3,361
32	Wall Upholstery Curtain BS	D0010	54,900.00	1	54,900.00	6/16/2560	6.68	6.68	1.00	5	1.00	20%	1.0	1.0	2,609
33	Wooden blind 4qty. BS	D0011	30,000.00	1	30,000.00	6/16/2560	6.68	6.68	1.00	5	1.00	20%	1.0	1.0	27,020
34	Wall covering BS	D0012	209,970.00	1	209,970.00	5/30/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	10,980
35	Vintage Mirror Big 25,000*4 pieces	D0017	100,000.00	1	100,000.00	5/4/2560	6.80	6.80	1.00	5	1.00	20%	1.0	1.0	6,000
36	Printing Sticker	D0027	20,000.00	1	20,000.00	3/13/2560	6.94	6.94	1.00	5	1.00	20%	1.0	1.0	41,994
37	Motorized Folding Rain Curtain/ TOUCHE HOMBRE	D0013	220,581.00	1	220,581.00	12/15/2559	7.19	7.19	1.00	5	1.00	20%	1.0	1.0	20,000
38	Additional Sunscreen, Roller Blinds/TOUCHE HOMBRE	D0014	10,400.00	1	10,400.00	5/12/2559	7.78	7.78	1.00	5	1.00	20%	1.0	1.0	4,000
39	Sunscreen, Roller Blinds/TOUCHE HOMBRE	D0015	36,880.00	1	36,880.00	5/12/2559	7.78	7.78	1.00	5	1.00	20%	1.0	1.0	44,116

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
40	Sunscreen roller blinds with installation /TOUCHE HOMBRE	D0016	4,532.00	1	4,532.00	5/12/2559	7.78	7.78	1.00	5	1.00	20%	1.0	1.0	2,080
41	Glass-ball dimension 1 meter	D0028	28,000.00	1	28,000.00	5/29/2559	7.73	7.73	1.00	5	1.00	20%	1.0	1.0	7,376
42	T Quelle Fete art piece	D0018	190,637.50	1	190,637.50	9/21/2561	5.42	5.42	1.00	5	1.00	20%	1.0	1.0	906
43	Front sign installation Beam	D0019	10,000.00	1	10,000.00	2/15/2562	5.01	5.01	1.00	5	1.00	20%	1.0	1.0	5,600
44	Sign BEAM beside front door	D0020	27,500.00	1	27,500.00	5/10/2562	4.78	4.78	1.00	5	1.00	20%	1.0	1.0	38,128
45	VR room	D0021	43,730.00	1	43,730.00	12/26/2559	7.16	7.16	1.00	5	1.00	20%	1.0	1.0	2,000
46	Alpha mesh ring mesh	D0030	299,000.00	1	299,000.00	8/29/2561	5.48	5.48	1.00	5	1.00	20%	1.0	1.0	5,500
47	Furniture - main	FT0001	990,000.00	1	990,000.00	8/31/2559	7.48	7.48	1.00	5	1.00	20%	1.0	1.0	8,746
48	Furniture – addition #1	FT0002	588,000.00	1	588,000.00	9/30/2559	7.39	7.39	1.00	5	1.00	20%	1.0	1.0	59,800
49	Tolix Arm Chair Gunmetal 15 QTY.	FT0003	21,028.04	1	21,028.04	2/24/2560	6.99	6.99	1.00	5	1.00	20%	1.0	1.0	198,000
50	Tolix Arm Chair Gunmetal 9 QTY.	FT0004	12,616.82	1	12,616.82	2/28/2560	6.98	6.98	1.00	5	1.00	20%	1.0	1.0	117,600
51	Fermob Luxembourg Chair Style	FT0005	26,848.59	1	26,848.59	9/13/2562	4.44	4.44	1.00	5	1.00	20%	1.0	1.0	4,206
52	Tolix Barstool With low back style	FT0006	16,299.07	1	16,299.07	9/13/2562	4.44	4.44	1.00	5	1.00	20%	1.0	1.0	2,523
53	P.M Chair	FT0007	51,200.00	1	51,200.00	9/26/2562	4.40	4.40	1.00	5	1.00	20%	1.0	1.0	5,370
54	Metal table 1800*800*H740	FT0008	28,000.00	1	28,000.00	11/7/2562	4.29	4.29	1.00	5	1.00	20%	1.0	1.0	3,260
55	LONG BENCH SEAT 1500*350	FT0009	30,000.00	1	30,000.00	11/7/2562	4.29	4.29	1.00	5	1.00	20%	1.0	1.0	10,240
56	Metal table 700*700*H750	FT0010	66,000.00	1	66,000.00	11/7/2562	4.29	4.29	1.00	5	1.00	20%	1.0	1.0	5,600
57	Metal table Dia 650*H1000	FT0011	40,200.00	1	40,200.00	11/7/2562	4.29	4.29	1.00	5	1.00	20%	1.0	1.0	6,000
58	Metal table Dia 650*H1000	FT0012	12,800.00	1	12,800.00	11/7/2562	4.29	4.29	1.00	5	1.00	20%	1.0	1.0	13,200
59	Nichi Barstool	FT0054	42,260.00	1	42,260.00	9/26/2562	4.40	4.40	1.00	5	1.00	20%	1.0	1.0	8,040
60	Stone Table	FT0046	19,000.00	1	19,000.00	5/12/2560	6.78	6.78	1.00	5	1.00	20%	1.0	1.0	2,560
61	Delilah Dining chair 5qty.	FT0048	45,467.29	1	45,467.29	5/12/2560	6.78	6.78	1.00	5	1.00	20%	1.0	1.0	8,452

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
62	Cabinet, cupboard	FT0050	7,452.34	1	7,452.34	8/18/2560	6.51	6.51	1.00	5	1.00	20%	1.0	1.0	3,800
63	Traverine&Black forest marble table	FT0051	62,054.80	1	62,054.80	4/1/2560	6.89	6.89	1.00	5	1.00	20%	1.0	1.0	9,093
64	Chair 1 item/Touche	FT0041	4,290.00	1	4,290.00	8/13/2562	4.52	4.52	1.00	5	1.00	20%	1.0	1.0	1,490
65	Metal chairs with backrest MARDRID white 12 items	FT0043	12,000.00	1	12,000.00	6/20/2561	5.67	5.67	1.00	5	1.00	20%	1.0	1.0	12,411
66	Bar stools Brussel Beach 10 items	FT0044	12,500.00	1	12,500.00	6/11/2561	5.70	5.70	1.00	5	1.00	20%	1.0	1.0	858
67	CustomChair/TOUCHE HOMBRE	FT0047	223,500.00	1	223,500.00	4/11/2559	7.87	7.87	1.00	5	1.00	20%	1.0	1.0	2,400
68	Archer Chai Copper, Copper Bar Stool; /TOUCHE HOM	FT0049	91,118.69	1	91,118.69	2/11/2559	8.03	8.03	1.00	5	1.00	20%	1.0	1.0	2,500
69	Black BEO Square Stone top table/ TOUCHE HOMBRE	FT0052	184,100.00	1	184,100.00	1/21/2559	8.08	8.08	1.00	5	1.00	20%	1.0	1.0	44,700
70	Bikini Chair 24 pcs/ TOUCHE HOMBRE	FT0053	257,943.92	1	257,943.92	1/1/2559	8.14	8.14	1.00	5	1.00	20%	1.0	1.0	18,224
71	Metal tale 6 mm.	FT0017	6,850.00	1	6,850.00	12/1/2563	3.22	3.22	1.78	5	1.00	36%	1.0	1.0	36,820
72	Beam live chairs 4 sets	FT0019	6,850.00	1	6,850.00	11/7/2562	4.29	4.29	1.00	5	1.00	20%	1.0	1.0	51,589
73	Loose furniture	FT0034	512,160.00	1	512,160.00	9/15/2561	5.43	5.43	1.00	5	1.00	20%	1.0	1.0	2,436
74	Loose furniture Dalmation shelf	FT0039	914,425.00	1	914,425.00	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	1,370
75	Coffee Table	FT0040	122,500.00	1	122,500.00	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	102,432
76	Micro Rack System for store room of Beam club T00	FT0056	18,090.00	1	18,090.00	2/25/2559	7.99	7.99	1.00	5	1.00	20%	1.0	1.0	182,885
77	Stainless steel freezer 2 doors	KT0008	49,000.00	1	49,000.00	8/4/2559	7.55	7.55	1.00	5	1.00	20%	1.0	1.0	24,500
78	Kitchen Tortilla Press bread machine Touche	KT0036	60,000.00	1	60,000.00	1/6/2559	8.13	8.13	1.00	5	1.00	20%	1.0	1.0	3,618

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
79	Kitchen Equipment Touche	KT0037	151,280.00	1	151,280.00	1/15/2559	8.10	8.10	1.00	5	1.00	20%	1.0	1.0	9,800
80	Kitchen Touche Custom Enamel Mug (1,143*35.96USD)	KT0038	41,102.28	1	41,102.28	1/28/2559	8.07	8.07	1.00	5	1.00	20%	1.0	1.0	12,000
81	KItchen Equipment	KT0039	41,420.56	1	41,420.56	2/25/2559	7.99	7.99	1.00	5	1.00	20%	1.0	1.0	30,256
82	DoubleTank Slush Machine,SS-240:Touche	KT0040	50,825.00	1	50,825.00	2/25/2559	7.99	7.99	1.00	5	1.00	20%	1.0	1.0	8,220
83	Induction Cooker 220V 3500W :Touche	KT0041	9,000.00	1	9,000.00	5/6/2559	7.80	7.80	1.00	5	1.00	20%	1.0	1.0	8,284
84	Rolan Heat Lamp 1 unit Touche	KT0042	13,900.00	1	13,900.00	8/4/2559	7.55	7.55	1.00	5	1.00	20%	1.0	1.0	10,165
85	Roller Grill:Single Waffle Iron Touche	KT0043	26,900.00	1	26,900.00	8/4/2559	7.55	7.55	1.00	5	1.00	20%	1.0	1.0	1,800
86	Ice Cream blender 1 items	KT0044	3,200.00	1	3,200.00	6/11/2561	5.70	5.70	1.00	5	1.00	20%	1.0	1.0	2,780
87	Ice-cream blender ICE and tank	KT0045	7,378.50	1	7,378.50	7/3/2561	5.64	5.64	1.00	5	1.00	20%	1.0	1.0	5,380
88	Coffee Machine-Touche	KT0054	18,170.00	1	18,170.00	4/7/2559	7.88	7.88	1.00	5	1.00	20%	1.0	1.0	640
89	Kitchen Equipment	KT0055	284,762.00	1	284,762.00	4/7/2559	7.88	7.88	1.00	5	1.00	20%	1.0	1.0	1,476
90	Stainless steel cooler with 3 glass doors	KT0056	147,000.00	1	147,000.00	4/25/2559	7.83	7.83	1.00	5	1.00	20%	1.0	1.0	3,634
91	Smoking machine 1 set	KT0062	5,490.00	1	5,490.00	8/30/2562	4.48	4.48	1.00	5	1.00	20%	1.0	1.0	56,952
92	Kitchenware	KT0072	2,001,869.16	1	2,001,869.16	4/28/2559	7.82	7.82	1.00	5	1.00	20%	1.0	1.0	29,400
93	Metal trolley one leyer	KT0046	3,900.00	1	3,900.00	6/24/2559	7.66	7.66	1.00	5	1.00	20%	1.0	1.0	1,098
94	Stainless steel shelf	KT0047	13,000.00	1	13,000.00	8/22/2559	7.50	7.50	1.00	5	1.00	20%	1.0	1.0	400,374
95	Refrigerator	KT0050	108,000.00	1	108,000.00	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	780
96	Stainless steel ice tank	KT0057	33,000.00	1	33,000.00	9/21/2563	3.42	3.42	1.58	5	1.00	32%	1.0	1.0	2,600

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
97	Lighting,Lamp	LT0011	4,260.00	1	4,260.00	3/6/2560	6.96	6.96	1.00	5	1.00	20%	1.0	1.0	21,600
98	Lighting,Lamp	LT0012	20,640.00	1	20,640.00	3/6/2560	6.96	6.96	1.00	5	1.00	20%	1.0	1.0	10,452
99	Butterfly square lamp	LT0013	4,000.00	1	4,000.00	5/19/2560	6.76	6.76	1.00	5	1.00	20%	1.0	1.0	852
100	Lamp on the table	LT0014	16,000.00	1	16,000.00	5/19/2560	6.76	6.76	1.00	5	1.00	20%	1.0	1.0	4,128
101	Hanging lamp	LT0015	22,050.00	1	22,050.00	5/19/2560	6.76	6.76	1.00	5	1.00	20%	1.0	1.0	800
102	Lamp Type B H1 8qty. (Last Payment 20%) BS	LT0016	4,832.00	1	4,832.00	6/9/2560	6.70	6.70	1.00	5	1.00	20%	1.0	1.0	3,200
103	Lamp Type B H1 8qty. (1st Payment 80%) BS	LT0017	19,328.00	1	19,328.00	6/9/2560	6.70	6.70	1.00	5	1.00	20%	1.0	1.0	4,410
104	Ceiling Lamp 7qty. (Last Payment 50%) BS	LT0018	6,300.00	1	6,300.00	5/30/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	966
105	Ceiling Lamp 7qty. (1st Payment 50%) BS	LT0019	6,300.00	1	6,300.00	5/30/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	3,866
106	Pendant Lamp 620mm*100mm 15qty. (Last Payment 50%)	LT0020	33,750.00	1	33,750.00	6/6/2560	6.71	6.71	1.00	5	1.00	20%	1.0	1.0	1,260
107	Pendant Lamp 620mm*100mm 15qty. (1st Payment 50%)	LT0021	33,750.00	1	33,750.00	6/6/2560	6.71	6.71	1.00	5	1.00	20%	1.0	1.0	1,260
108	Chandelier 1 qty. BS	LT0022	20,747.66	1	20,747.66	5/31/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	6,750
109	Brass Signage SAVOY (Last payment) BS	LT0023	41,330.84	1	41,330.84	6/19/2560	6.67	6.67	1.00	5	1.00	20%	1.0	1.0	6,750
110	LED Lightng,Spot Light	LT0033	20,000.00	1	20,000.00	3/13/2560	6.94	6.94	1.00	5	1.00	20%	1.0	1.0	4,150
111	Lighting	LT0024	28,500.00	1	28,500.00	9/20/2559	7.42	7.42	1.00	5	1.00	20%	1.0	1.0	8,266
112	Light box Little Donkey	LT0001	14,000.00	1	14,000.00	9/20/2559	7.42	7.42	1.00	5	1.00	20%	1.0	1.0	4,000

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
113	Lighting - Wall Lamp 20 SET	LT0002	12,429.00	1	12,429.00	9/24/2562	4.41	4.41	1.00	5	1.00	20%	1.0	1.0	5,700
114	Lighting - Spotlight Lamp Led	LT0003	54,915.00	1	54,915.00	9/19/2562	4.42	4.42	1.00	5	1.00	20%	1.0	1.0	2,800
115	Lighting - RIBBON LIGHT	LT0004	20,550.00	1	20,550.00	10/12/2562	4.36	4.36	1.00	5	1.00	20%	1.0	1.0	2,486
116	Lighting set	LT0025	65,362.50	1	65,362.50	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	10,983
117	Neon signage	LT0026	67,500.00	1	67,500.00	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	4,110
118	LED (100 %)	LT0027	1,270,455.80	1	1,270,455.80	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	13,073
119	Mini Downlight LED	LT0028	20,780.00	1	20,780.00	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	13,500
120	Lighting	LT0029	278,350.00	1	278,350.00	1/31/2560	7.06	7.06	1.00	5	1.00	20%	1.0	1.0	254,091
121	lamp	LT0030	261,682.24	1	261,682.24	11/10/2563	3.28	3.28	1.72	5	1.00	34%	1.0	1.0	4,156
122	CB-16FC(Colour Bar) And Air freight Shipment	LT0034	299,000.00	1	299,000.00	5/29/2561	5.73	5.73	1.00	5	1.00	20%	1.0	1.0	55,670
123	Installation and dismantling of light and sound	LT0035	266,355.14	1	266,355.14	9/22/2561	5.41	5.41	1.00	5	1.00	20%	1.0	1.0	90,047
124	Stage Light Fixtures	LT0036	10,400.00	1	10,400.00	9/15/2563	3.43	3.43	1.57	5	1.00	31%	1.0	1.0	59,800
125	Neoz Cordless and Rechargeable table light	LT0037	78,575.00	1	78,575.00	11/10/2563	3.28	3.28	1.72	5	1.00	34%	1.0	1.0	53,271
126	2 of 18-door-locker model Space Pro	FE0005	13,000.00	1	13,000.00	2/19/2559	8.01	8.01	1.00	5	1.00	20%	1.0	1.0	3,260
127	Finger Scan K28/ TOUCHE HOMB	FE0007	11,500.00	1	11,500.00	5/13/2559	7.78	7.78	1.00	5	1.00	20%	1.0	1.0	27,038
128	2-drawer steel cabinet cream color FURRADEC OF-022/ TOUC	FE0008	3,224.30	1	3,224.30	7/18/2559	7.60	7.60	1.00	5	1.00	20%	1.0	1.0	2,600
129	Sliding door cabinet SPACE PRO model SPSL-975 light grey 4 items	FE0009	11,840.00	1	11,840.00	6/7/2561	5.71	5.71	1.00	5	1.00	20%	1.0	1.0	2,300
130	Office desk and chairs	FE0014	11,401.88	1	11,401.88	3/31/2559	7.90	7.90	1.00	5	1.00	20%	1.0	1.0	645

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			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
131	Office desk and chairs	FE0015	5,906.56	1	5,906.56	2/14/2559	8.02	8.02	1.00	5	1.00	20%	1.0	1.0	2,368
132	Locker #16/1930-26	FE0001	5,500.00	1	5,500.00	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	2,280
133	Hot-cold water heater	FE0004	4,299.07	1	4,299.07	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	1,181
134	Finger Scan	FE0006	13,500.00	1	13,500.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	1,100
135	Computer desks, metal cabinets with glass door	FE0010	6,728.97	1	6,728.97	6/23/2559	7.67	7.67	1.00	5	1.00	20%	1.0	1.0	860
136	Locker	FE0011	40,000.00	1	40,000.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	2,700
137	Locker 12 door	FE0012	11,000.00	1	11,000.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	1,346
138	Safe	FE0013	28,000.00	1	28,000.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	8,000
139	Fire Extinguisher 2qty. BS	OE0009	12,920.00	1	12,920.00	5/29/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	2,200
140	Compressor Air 60000 BTU+Installing	OE0024	24,500.00	1	24,500.00	3/14/2560	6.94	6.94	1.00	5	1.00	20%	1.0	1.0	5,600
141	Acrylic Awning Maxima+Motor awning BS	OE0037	93,457.94	1	93,457.94	6/18/2560	6.68	6.68	1.00	5	1.00	20%	1.0	1.0	2,584
142	LED TV 55` Samsung UHD Smart DTV 4qty. (Ba	OE0053	87,476.64	1	87,476.64	2/28/2560	6.98	6.98	1.00	5	1.00	20%	1.0	1.0	4,900
143	LED TV 55` Samsung UHD Smart DTV 4qty. (Ba	OE0054	9,345.79	1	9,345.79	2/28/2560	6.98	6.98	1.00	5	1.00	20%	1.0	1.0	18,692
144	TV Karaoke / Power by / EOI200208747	OE0055	10,831.78	1	10,831.78	12/31/2562	4.14	4.14	1.00	5	1.00	20%	1.0	1.0	17,495
145	Vaccum cleaner	OE0063	3,635.51	1	3,635.51	7/19/2560	6.59	6.59	1.00	5	1.00	20%	1.0	1.0	1,869
146	CCTV system upgrade 72CY	OE0072	17,200.00	1	17,200.00	11/4/2563	3.30	3.30	1.70	5	1.00	34%	1.0	1.0	2,166

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			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
147	Fire extinguisher CO2 10 pound 1 item Touche	OE0010	2,660.00	1	2,660.00	6/28/2559	7.65	7.65	1.00	5	1.00	20%	1.0	1.0	727
148	Fire extinguisher BF-2000 10 pound 2 items Touc	OE0011	5,700.00	1	5,700.00	6/28/2559	7.65	7.65	1.00	5	1.00	20%	1.0	1.0	5,862
149	Fire Extinguisher Stand 3 items /May17: Touche	OE0012	5,700.00	1	5,700.00	5/29/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	532
150	Chrome queue post Touche	OE0047	11,742.00	1	11,742.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	1,140
151	Pinball Machine Star Pool Touche	OE0058	7,000.00	1	7,000.00	9/18/2559	7.43	7.43	1.00	5	1.00	20%	1.0	1.0	1,140
152	Pinball Machine/ TOUCHE HOMBRE	OE0059	80,250.00	1	80,250.00	1/1/2559	8.14	8.14	1.00	5	1.00	20%	1.0	1.0	2,348
153	CCTV system upgrade 72CY	OE0073	17,200.00	1	17,200.00	11/4/2563	3.30	3.30	1.70	5	1.00	34%	1.0	1.0	1,400
154	Fire extinguisher	OE0001	13,490.00	1	13,490.00	8/31/2559	7.48	7.48	1.00	5	1.00	20%	1.0	1.0	16,050
155	Fire extinguisher	OE0002	8,360.00	1	8,360.00	5/29/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	5,862
156	Industrial fan	OE0014	2,800.00	1	2,800.00	9/7/2559	7.46	7.46	1.00	5	1.00	20%	1.0	1.0	2,698
157	Fan 3 items	OE0015	89,700.00	1	89,700.00	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	1,672
158	BIG ASS FANS for Little Donkey	OE0022	165,000.00	1	165,000.00	10/18/2562	4.34	4.34	1.00	5	1.00	20%	1.0	1.0	560
159	Air conditioner	OE0023	698,678.35	1	698,678.35	10/6/2559	7.38	7.38	1.00	5	1.00	20%	1.0	1.0	17,940
160	Motorized Folding Rain Curtain with Clear PVC	OE0034	197,018.40	1	197,018.40	9/12/2559	7.44	7.44	1.00	5	1.00	20%	1.0	1.0	33,000
161	CCTV installation Little Donkey	OE0071	17,440.00	1	17,440.00	11/25/2562	4.24	4.24	1.00	5	1.00	20%	1.0	1.0	139,736
162	Fire Extinguisher Stand 5 items	OE0013	1,900.00	1	1,900.00	5/29/2560	6.73	6.73	1.00	5	1.00	20%	1.0	1.0	39,404
163	Air Conditioning equipment (Tray)	OE0029	75,000.00	1	75,000.00	5/12/2559	7.78	7.78	1.00	5	1.00	20%	1.0	1.0	3,488
164	Air Conditioning System	OE0033	3,980,000.00	1	3,980,000.00	9/30/2559	7.39	7.39	1.00	5	1.00	20%	1.0	1.0	380

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	(Baht)
165	Queue Post – retractable belt	OE0043	21,000.00	1	21,000.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	15,000
166	Queue Post – retractable belt	OE0044	7,000.00	1	7,000.00	3/18/2559	7.93	7.93	1.00	5	1.00	20%	1.0	1.0	796,000
167	Queue Post – retractable belt BEAMFEST	OE0045	1,750.00	1	1,750.00	11/16/2560	6.26	6.26	1.00	5	1.00	20%	1.0	1.0	4,200
168	Crowd control queue poles – black	OE0046	10,600.00	1	10,600.00	2/25/2562	4.99	4.99	1.00	5	1.00	20%	1.0	1.0	1,400
169	Projector Optoma X316 1 pcs.	OE0056	22,000.00	1	22,000.00	4/21/2559	7.84	7.84	1.00	5	1.00	20%	1.0	1.0	350
170	Vacuum cleaner	OE0062	2,588.79	1	2,588.79	9/24/2559	7.41	7.41	1.00	5	1.00	20%	1.0	1.0	2,120
171	Vacuum Cleaner Mini -Global Version	OE0064	46,200.00	1	46,200.00	7/12/2559	7.61	7.61	1.00	5	1.00	20%	1.0	1.0	4,400
172	Metal detector	OE0067	236,728.97	1	236,728.97	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	518
173	Sanitaryware	OE0068	105,378.01	1	105,378.01	8/26/2563	3.49	3.49	1.51	5	1.00	30%	1.0	1.0	9,240
174	CCTV system Hikvision Analog 2MP	OE0075	100,000.00	1	100,000.00	10/28/2565	1.31	1.31	3.69	5	1.00	74%	1.0	1.0	47,346
175	CCTV system Hikvision Analog 2MP	OE0076	17,380.00	1	17,380.00	10/28/2565	1.31	1.31	3.69	5	1.00	74%	1.0	1.0	31,873
176	Vacuum cleaner 1800w	OE0079	11,018.69	1	11,018.69	11/15/2559	7.27	7.27	1.00	5	1.00	20%	1.0	1.0	73,753
177	POS Hardware	SA0004	171,500.00	1	171,500.00	12/1/2559	7.22	7.22	1.00	5	1.00	20%	1.0	1.0	12,818
178	POS SOFTWARE	SA0005	20,000.00	1	20,000.00	11/11/2562	4.28	4.28	1.00	5	1.00	20%	1.0	1.0	2,204
	Total value of assets			**178**	**21,383,430.22**										**4,476,681.00 Baht**
														Total market value (round up)	**4,477,000.00 Baht**

Summary of assets appraisal including machinery and equipment of Beam Cube (Fl.6) as follows;

Assets	- Machinery and equipment report for 72 items - Decoration and renovation in rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	96 (no label) 6th Fl. Mahanakhon Cube Bldg., Narathiwat Ratchanakarin Rd., Silom, Bangrak, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	7,892,000.00 Baht
Valuation of decoration and renovation	10,971,000.00 Baht
Total Value	18,863,000.00 Baht
Date of Valuation	19th February 2024

The lease agreements of Beam Club from BEAMX shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to existing tenant not exceeding of 3,588,556.45 Baht.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 72 items as follow;

No.	Details	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
				%/year	total	Baht	
1	**Inside the store of BEAM CUBE (FL.6)**						
	Design Fee Beam Cube	258,075.00	0	0%	0%	-	No appraisal
	Stone wall Black Berry Slate	240,192.00	0	0%	0%	-	240,192.00
	System design work	70,000.00	0	0%	0%	-	No appraisal
	MEP Work	3,550,000.00	0	0%	0%	-	3,550,000.00
	ID Work	5,700,934.58	0	0%	0%	-	5,700,934.58
	VO - MEP	802,476.40	0	0%	0%	-	802,476.40
	VO - ID	677,376.15	0	0%	0%	-	677,376.15
	Total value of assets	**11,367,054.13**					**10,970,979.13**
			Total value of decoration (round up)				**10,971,000.00**

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
Details of assessment for machinery and equipment total of 72 items															
1	Sound level Meter SW-525B	BAV0001	5,200.00	1	5,200.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	4,926
2	MFR	BAV0002	1,433,964.00	1	1,433,964.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	1,358,534
3	MFR sub	BAV0003	238,994.00	1	238,994.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	226,422
4	V28	BAV0004	281,671.50	1	281,671.50	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	266,855
5	UC15 Sub	BAV0005	136,568.00	1	136,568.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	129,384
6	PM 2000 Amp	BAV0006	204,852.00	1	204,852.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	194,076
7	PM 8000 Amp	BAV0007	194,609.40	1	194,609.40	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	184,372
8	PM 10000 Amp	BAV0008	211,680.40	1	211,680.40	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	200,545
9	DSP Producer	BAV0009	234,726.26	1	234,726.26	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	222,379
10	DSP Wall Unit	BAV0010	16,217.45	1	16,217.45	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	15,364
11	Wall Brackets	BAV0011	23,045.88	1	23,045.88	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	21,834
12	AV Design	BAV0012	64,016.25	1	64,016.25	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	60,649
13	Sound & DJ System for Beam Cube	BAV0013	884,240.00	1	884,240.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	837,727
14	Sound & DJ System for Beam Cube Additional	BAV0014	416,142.00	1	416,142.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	394,252
15	Void Cyclone 5 Speakers	BAV0015	101,928.00	1	101,928.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	96,566
16	IPHONE 13 128G Blue	BCT0001	20,373.83	1	20,373.83	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	19,302
17	Chair 380 W350xD425xH805 mm.	BFT0001	109,440.00	1	109,440.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	103,683

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
18	Barstool 387 W350xD345xH650 mm.	BFT0002	72,200.00	1	72,200.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	68,402
19	Table 4400 W700xD700xH730 mm.	BFT0003	74,100.00	1	74,100.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	70,202
20	Table 4903/AC Dia. 800 mm.	BFT0004	39,900.00	1	39,900.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	37,801
21	Stool 327 Dia. 400 mm.	BFT0005	52,440.00	1	52,440.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	49,682
22	Table 4400 W700xD700xH950 mm.	BFT0006	43,225.00	1	43,225.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	40,951
23	DJ Booth W2000xD650xH950 mm.	BFT0007	48,000.00	1	48,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	45,475
24	Curtain Beam cube	BFT0008	91,310.00	1	91,310.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	86,507
25	316BE: POLTRONA ARA LOUNGE, POLIPROPILENE, BEIGE	BFT0009	248,489.23	1	248,489.23	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	235,418
26	863BE : BASAMENTO IKON ALTEZZA H.460mm, COLONNA C	BFT0010	54,867.15	1	54,867.15	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	51,981
27	D_69COP_527_865 : RIPIANO IN STRATIFICATO	BFT0011	73,417.27	1	73,417.27	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	69,555
28	867BE : BASAMENTO IKON ALTEZZA H.1060mm, COLONNA	BFT0012	20,693.69	1	20,693.69	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	19,605

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
29	3669/BL_BL300E : POLTRONA TRIBECA LOUNGE	BFT0013	30,669.54	1	30,669.54	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	29,056
30	3669/BE_BI200E : POLTRONA TRIBECA LOUNGE	BFT0014	61,339.08	1	61,339.08	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	58,112
31	3666/BE_BI200E_1 : DIVANO TRIBECA LOUNGE	BFT0015	31,535.21	1	31,535.21	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	29,876
32	ARK200X100BIE_CFCBI : TAVOLO ARKI-TABLE, mm.2000X1	BFT0016	74,612.73	1	74,612.73	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	70,688
33	BASAMENTO : BASAMENTO, SPECIFICHE COME SEGUE	BFT0017	9,233.84	1	9,233.84	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	8,748
34	D_70L_BL300E_4000 : KIT RIPIANO IN LAMIERA	BFT0018	8,697.95	1	8,697.95	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	8,240
35	480NE : POUF WOW, DIAM.400mm	BFT0019	4,905.48	1	4,905.48	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	4,647
36	IMBALLO : SPESE DI IMBALLO	BFT0020	5,996.00	1	5,996.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	5,681
37	SAV2 J351 140 Savane Tornado	BFT0021	71,498.70	1	71,498.70	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	67,738
38	Microwave 24 liter black Toshiba MW2-MM24PC	BKT0001	2,794.39	1	2,794.39	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	2,647
39	Juice extractor Kuvings Commercial CS 520	BKT0002	27,943.93	1	27,943.93	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	26,474
40	VACUUM BLENDER SV-400M	BKT0003	16,728.97	1	16,728.97	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	15,849

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
41	ICE CUBE MACHINE HOSHIZAKI IM-220AA	BKT0004	100,800.00	1	100,800.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	95,498
42	ICE BIN HOSHIZAKI B-301SA	BKT0005	25,400.00	1	25,400.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	24,064
43	COUNTER TOP REFRIGERATOR, 3-SOLID DOOR HOSHIZAKI R	BKT0006	44,500.00	1	44,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	42,159
44	COUNTERTOP FREEZER, 2-SOLID DOOR HOSHIZAKI FT-126	BKT0007	39,500.00	1	39,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	37,422
45	COUNTERTOP REFRIGERATOR, 3-SOLID DOOR HOSHIZAKI R	BKT0008	44,500.00	1	44,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	42,159
46	COUNTERTOP FREEZER, 2-SOLID DOOR HOSHIZAKI FT-126	BKT0009	39,500.00	1	39,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	37,422
47	ICE CUBE MACHINE (73 kg/hr) IM-100CNE	BKT0010	119,600.00	1	119,600.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	113,309
48	COUNTERTOP REFRIGERATOR, 2-SOLID DOOR HOSHIZAKI R	BKT0011	35,800.00	1	35,800.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	33,917
49	COUNTERTOP FREEZER, 2-SOLID DOOR HOSHIZAKI FT-126	BKT0012	39,500.00	1	39,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	37,422

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
50	COUNTERTOP REFRIGERATOR, 2-SOLID DOOR HOSHIZAKI R	BKT0013	35,800.00	1	35,800.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	33,917
51	Kitchen Equipment Installation	BKT0014	20,000.00	1	20,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	18,948
52	SINK TABLE, 1-BOWL (DIRTY DISH TABLE) 1600x900	BKT0015	24,500.00	1	24,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	23,211
53	WORKTABLE 1000x700	BKT0016	14,200.00	1	14,200.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	13,453
54	2-TIER WALL SHELF 2600x430	BKT0017	32,500.00	1	32,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	30,790
55	GREASE TRAP (CUSTOM FAB.)	BKT0018	8,700.00	1	8,700.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	8,242
56	WATER FILTER W/ PRE-FILTER & UV SYSTEM EVERPURE QC	BKT0019	20,800.00	1	20,800.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	19,706
57	UPRIGHT REFRIGERATOR 2-SOLID DOOR SANDEN SRR3-0687	BKT0020	40,000.00	1	40,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	37,896
58	SINK CABINET, 1-BOWL 1050x650	BKT0021	29,500.00	1	29,500.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	27,948
59	WALL SHELF, 1-TIER 1000x350	BKT0022	5,200.00	1	5,200.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	4,926

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
60	COUNTER TOP REFRIGERATOR,2-SOLID DOOR SANDEN SCR3-	BKT0023	764,972.90	1	764,972.90	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	724,733
61	FILLER TOP 1200x50	BKT0024	2,000.00	1	2,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	1,895
62	ELECTRIC SALAMANDER ROLLER GRILL SEM600B	BKT0025	74,800.00	1	74,800.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	70,865
63	SALAMANDER SUPPORT 600x600	BKT0026	6,000.00	1	6,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	5,684
64	INDUCTION COOKER LKK IND300L	BKT0027	15,000.00	1	15,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	14,211
65	Lighting	BLT0001	268,593.30	1	268,593.30	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	254,465
66	Lighting System	BLT0002	607,000.00	1	607,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	575,070
67	Label printer Brother PT-D200 code 8001289	BOF0001	1,485.98	1	1,485.98	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	1,408
68	Digital safe – finger scan	BOF0002	13,074.77	1	13,074.77	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	12,387
69	Fire Extinguisher Fire Ade 2000 NON CFC 15 ibs. Green tank (with stand)	BOE0001	17,000.00	1	17,000.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	16,106
70	Vacuum cleaner KARCHER CLASSIC 1300 watts 18-liter	BOE0002	2,981.31	1	2,981.31	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	2,824
71	HDD 6TB CCTV camera	BOE0003	14,980.00	1	14,980.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	14,192

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors	Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	N(year)	C	P	F	E	
72	HIKVISION IP BULLET Camera 2 MP	BOE0004	79,780.00	1	79,780.00	11/15/2566	0.26	0.26	4.74	5	1.00	95%	1.0	1.0	75,583
	Total value of assets			**72**	**8,330,235.39 Baht**							**Total market value**			**7,892,037.00 Baht**
												Total market value (round up)			**7,892,000.00 Baht**

Summary of assets appraisal including machinery and equipment of Beer Belly as follows;

Assets	- Machinery and equipment report for 155 items - Decoration and renovation in rental area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	72 Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	7,892,000.00 Baht
Valuation of decoration and renovation	10,971,000.00 Baht
Total Value	18,863,000.00 Baht
Date of Valuation	19th February 2024

The lease agreements of Beam Club and Beer Belly from BEAMX shall be transferred without any expenses as well. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to three existing tenants/1.

Remarks/1: Three existing tenants were granted the rights to lease from AIM Commercial Growth REIT (AIMCG) which the major shareholder is Allianz Ayudhya Assurance Pcl., holds 15.60 percent of shares. (SET information as of 3rd July 2024).

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 155 items as follow;

No.	Details	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
				%/year	total	Baht	
1	**Inside the store of Beer Belly (FL.1)**						
	Building BB	6,403,337.63	7	1%	7%	448,233.63	5,955,104.00
	Kitchenware BB	367,500.00	3	1%	3%	11,025.00	356,475.00
	Renovate BB	1,355,140.19	2	1%	2%	27,102.80	1,328,037.39
	Building CB	3,960,450.98	7	1%	7%	277,231.57	3,683,219.41
	Building Improvement Carbar	1,380,189.27	6	1%	6%	82,811.36	1,297,377.91
	Building EMB	5,943,865.03	7	1%	7%	416,070.55	5,527,794.48
	Building Lucky Fish	2,879,900.00	7	1%	7%	201,593.00	2,678,307.00
	Total value of assets	**22,290,383.10**				**1,464,067.91**	**20,826,315.19 Baht**
			Total value of decoration (round up)				**20,826,000.00 Baht**

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 155 items														
1	Venu 360 DBX Digital Processor BB	AV0004	32,310.00	1	32,310.00	7/7/2559	7.63	1.00	5	1.00	20%	1.0	1.0	6,462
2	Allen and Heath Qu-32	AV0005	79,439.25	1	79,439.25	12/19/2560	6.17	1.00	5	1.00	20%	1.0	1.0	15,888
3	Sound System ABS Rack BB	AV0006	4,900.00	1	4,900.00	8/22/2559	7.50	1.00	5	1.00	20%	1.0	1.0	980
4	Microphone BB	AV0009	17,066.50	1	17,066.50	6/16/2559	7.68	1.00	5	1.00	20%	1.0	1.0	3,413
5	Sound System - BB	AV0010	163,770.00	1	163,770.00	12/19/2560	6.17	1.00	5	1.00	20%	1.0	1.0	32,754
6	Sound System - BB	AV0018	441,200.00	1	441,200.00	6/9/2559	7.70	1.00	5	1.00	20%	1.0	1.0	88,240
7	Speaker system installation CARBAR	AV0013	36,600.00	1	36,600.00	6/18/2561	5.68	1.00	5	1.00	20%	1.0	1.0	7,320
8	Amplifier CARBA	AV0015	25,000.00	1	25,000.00	11/12/2561	5.27	1.00	5	1.00	20%	1.0	1.0	5,000
9	Sound System	AV0017	107,250.00	1	107,250.00	7/21/2559	7.59	1.00	5	1.00	20%	1.0	1.0	21,450
10	Sound system equipment	AV0016	366,000.00	1	366,000.00	4/28/2559	7.82	1.00	5	1.00	20%	1.0	1.0	73,200
11	Mobile phone Galaxy J7 - Beer Belly	CT0002	7,383.18	1	7,383.18	2/7/2560	7.04	1.00	5	1.00	20%	1.0	1.0	1,477
12	Mobile phone Samsung Galaxy J4+	CT0003	4,102.80	1	4,102.80	3/25/2562	4.91	1.00	5	1.00	20%	1.0	1.0	821
13	Notebook HP - BB	CT0009	20,800.00	1	20,800.00	10/4/2561	5.38	1.00	5	1.00	20%	1.0	1.0	4,160
14	UPS Model ML-900R,D-1500K BB	CT0010	6,590.00	1	6,590.00	6/11/2562	4.70	1.00	5	1.00	20%	1.0	1.0	1,318
15	UPS additional	CT0011	9,362.50	1	9,362.50	6/18/2562	4.68	1.00	5	1.00	20%	1.0	1.0	1,873
16	Temp drive entranal 4 TB for dropbox	CT0012	3,168.22	1	3,168.22	3/11/2563	3.95	1.05	5	1.00	21%	1.0	1.0	667

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
17	UPS Model : D-1500K CARBAR	CT0013	6,590.00	1	6,590.00	6/11/2562	4.70	1.00	5	1.00	20%	1.0	1.0	1,318
18	UPS Model ML-900R,D-1500K	CT0008	8,340.00	1	8,340.00	6/11/2562	4.70	1.00	5	1.00	20%	1.0	1.0	1,668
19	Mobile phone Samsung J2/ LUCKY FISH	CT0004	3,775.70	1	3,775.70	11/29/2559	7.23	1.00	5	1.00	20%	1.0	1.0	755
20	Ipod Touch 16GB gold-LF	CT0005	6,728.97	1	6,728.97	11/25/2559	7.24	1.00	5	1.00	20%	1.0	1.0	1,346
21	Ipod Touch 32GB	CT0006	6,822.43	1	6,822.43	7/20/2561	5.59	1.00	5	1.00	20%	1.0	1.0	1,364
22	UPS Model ML-900R/Lucky Fish	CT0015	6,590.00	1	6,590.00	6/10/2562	4.70	1.00	5	1.00	20%	1.0	1.0	1,318
23	Beer mug art /BEER BELLY	D0022	80,000.00	1	80,000.00	9/24/2559	7.41	1.00	5	1.00	20%	1.0	1.0	16,000
24	Stage Curtain Beer Belly	D0023	18,000.00	1	18,000.00	8/22/2559	7.50	1.00	5	1.00	20%	1.0	1.0	3,600
25	Interior Design Decoration Bar2	D0024	138,144.49	1	138,144.49	4/22/2560	6.83	1.00	5	1.00	20%	1.0	1.0	27,629
26	Night curtain - BB	D0025	16,000.00	1	16,000.00	6/21/2560	6.67	1.00	5	1.00	20%	1.0	1.0	3,200
27	Slide door, back door / BEER BELLY	D0029	800,000.00	1	800,000.00	6/23/2559	7.67	1.00	5	1.00	20%	1.0	1.0	160,000
28	Night Curtain	D0001	5,000.00	1	5,000.00	12/26/2559	7.16	1.00	5	1.00	20%	1.0	1.0	1,000
29	Folding door	D0026	116,822.43	1	116,822.43	2/27/2560	6.98	1.00	5	1.00	20%	1.0	1.0	23,364
30	Bastille Chair (Beer Hall) /BEER BELLY	FT0013	361,504.00	1	361,504.00	2/25/2559	7.99	1.00	5	1.00	20%	1.0	1.0	72,301
31	American Pool table /BEER BELLY	FT0014	88,000.00	1	88,000.00	5/18/2559	7.76	1.00	5	1.00	20%	1.0	1.0	17,600
32	Import Chair/BEER BELLY	FT0015	124,019.26	1	124,019.26	6/9/2559	7.70	1.00	5	1.00	20%	1.0	1.0	24,804
33	Alcohol shelf, round table, plant pot/BEER BELLY	FT0016	198,674.00	1	198,674.00	6/23/2559	7.67	1.00	5	1.00	20%	1.0	1.0	39,735
34	Folding chair/BEER BELLY	FT0018	21,028.04	1	21,028.04	9/24/2559	7.41	1.00	5	1.00	20%	1.0	1.0	4,206

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
35	Folding chair black /BEER BELLY	FT0020	21,028.04	1	21,028.04	11/29/2559	7.23	1.00	5	1.00	20%	1.0	1.0	4,206
36	Stool chairs 50 ตัว	FT0021	16,121.50	1	16,121.50	6/20/2560	6.67	1.00	5	1.00	20%	1.0	1.0	3,224
37	Metal booth chair Beer Belly	FT0022	30,150.00	1	30,150.00	10/3/2560	6.38	1.00	5	1.00	20%	1.0	1.0	6,030
38	Arena Coffee Table chair - BB	FT0023	51,750.00	1	51,750.00	9/19/2560	6.42	1.00	5	1.00	20%	1.0	1.0	10,350
39	Round Table - BB	FT0024	69,500.00	1	69,500.00	10/10/2560	6.36	1.00	5	1.00	20%	1.0	1.0	13,900
40	Metal chairs with backrest 60 qty. BB	FT0025	68,850.00	1	68,850.00	12/22/2560	6.16	1.00	5	1.00	20%	1.0	1.0	13,770
41	Goodseal table Timbercare Premium Nano#3	FT0026	18,000.00	1	18,000.00	6/12/2564	2.69	2.31	5	1.00	46%	1.0	1.0	8,315
42	Goodseal table Timbercare Premium Nano#3	FT0027	5,500.00	1	5,500.00	6/12/2564	2.69	2.31	5	1.00	46%	1.0	1.0	2,541
43	Goodseal table Timbercare Premium Nano#3	FT0028	81,500.00	1	81,500.00	7/29/2564	2.56	2.44	5	1.00	49%	1.0	1.0	39,745
44	Goodseal chair Timbercare Premium Nano#3	FT0029	60,500.00	1	60,500.00	7/29/2564	2.56	2.44	5	1.00	49%	1.0	1.0	29,504
45	Seattle 8ft	FT0030	109,250.00	1	109,250.00	6/4/2564	2.71	2.29	5	1.00	46%	1.0	1.0	49,986
46	Cherner Style barstool	FT0031	12,616.82	1	12,616.82	8/9/2562	4.53	1.00	5	1.00	20%	1.0	1.0	2,523
47	Carbar chair /Nathan Rhodes degign	FT0032	15,490.65	1	15,490.65	9/9/2562	4.45	1.00	5	1.00	20%	1.0	1.0	3,098
48	Carbar chair /Nathan Rhodes degign	FT0033	40,373.83	1	40,373.83	9/9/2562	4.45	1.00	5	1.00	20%	1.0	1.0	8,075

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
49	Mike Chair Funky&Bold Chair with diamond Hopeland	FT0035	43,177.57	1	43,177.57	6/6/2560	6.71	1.00	5	1.00	20%	1.0	1.0	8,636
50	Furniture CARBAR	FT0036	129,324.65	1	129,324.65	5/9/2561	5.79	1.00	5	1.00	20%	1.0	1.0	25,865
51	Furniture & Fixture CARBAR	FT0037	7,401.87	1	7,401.87	6/28/2562	4.65	1.00	5	1.00	20%	1.0	1.0	1,480
52	Furniture & Fixture CARBAR	FT0038	4,644.86	1	4,644.86	6/28/2562	4.65	1.00	5	1.00	20%	1.0	1.0	929
53	KURF Round Dining Table/ EMB	FT0055	140,186.92	1	140,186.92	1/1/2559	8.14	1.00	5	1.00	20%	1.0	1.0	28,037
54	Loose Furniture/ LUCKY FISH	FT0042	752,768.50	1	752,768.50	12/3/2559	7.22	1.00	5	1.00	20%	1.0	1.0	150,554
55	Metal tables 8 items 700x750mm metal stand Epoxy M10103TN/LF	FT0045	52,000.00	1	52,000.00	9/28/2562	4.40	1.00	5	1.00	20%	1.0	1.0	10,400
56	Refrigerator - BB Popup	KT0009	25,514.02	1	25,514.02	10/24/2560	6.33	1.00	5	1.00	20%	1.0	1.0	5,103
57	Craft Beer Bar&System	KT0011	51,000.00	1	51,000.00	10/27/2560	6.32	1.00	5	1.00	20%	1.0	1.0	10,200
58	Stainless steel sink - BB	KT0012	13,000.00	1	13,000.00	6/6/2559	7.71	1.00	5	1.00	20%	1.0	1.0	2,600
59	Trolley - BB	KT0014	3,500.00	1	3,500.00	8/22/2560	6.50	1.00	5	1.00	20%	1.0	1.0	700
60	Flame Sus Beer Trap - BB	KT0015	33,500.00	1	33,500.00	7/7/2559	7.63	1.00	5	1.00	20%	1.0	1.0	6,700
61	Microwave 22L BB	KT0016	1,672.89	1	1,672.89	11/15/2559	7.27	1.00	5	1.00	20%	1.0	1.0	335
62	Craft Beer Bar - BB	KT0049	287,000.00	1	287,000.00	10/10/2560	6.36	1.00	5	1.00	20%	1.0	1.0	57,400
63	Nomiku Circulator	KT0059	4,330.00	1	4,330.00	4/1/2563	3.89	1.11	5	1.00	22%	1.0	1.0	961
64	Yahitori Grill	KT0065	9,000.00	1	9,000.00	10/15/2564	2.35	2.65	5	1.00	53%	1.0	1.0	4,774
65	Refrigerator, mini mart refrigerator, freezer - BB	KT0066	359,000.00	1	359,000.00	5/12/2559	7.78	1.00	5	1.00	20%	1.0	1.0	71,800
66	Kitchen Equipment BB	KT0069	228,655.00	1	228,655.00	6/9/2559	7.70	1.00	5	1.00	20%	1.0	1.0	45,731
67	Kitchenware BB	KT0071	300,000.00	1	300,000.00	8/3/2561	5.55	1.00	5	1.00	20%	1.0	1.0	60,000
68	Kitchen Equipment CARBAR	KT0004	3,439.25	1	3,439.25	6/26/2561	5.65	1.00	5	1.00	20%	1.0	1.0	688

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
69	Kitchen Equipment CARBAR	KT0005	3,950.00	1	3,950.00	8/8/2561	5.54	1.00	5	1.00	20%	1.0	1.0	790
70	Kitchen supplies LB	KT0017	80,000.00	1	80,000.00	7/8/2559	7.62	1.00	5	1.00	20%	1.0	1.0	16,000
71	Kitchen Equipment LB	KT0018	10,000.00	1	10,000.00	7/7/2559	7.63	1.00	5	1.00	20%	1.0	1.0	2,000
72	Hot and cold water dispenser LB	KT0019	4,299.07	1	4,299.07	8/2/2559	7.56	1.00	5	1.00	20%	1.0	1.0	860
73	Fruit Juice Extractor Hopeland	KT0020	18,598.13	1	18,598.13	6/8/2560	6.70	1.00	5	1.00	20%	1.0	1.0	3,720
74	Hamilton Beach Blender Container Hopeland	KT0021	28,000.00	1	28,000.00	6/9/2560	6.70	1.00	5	1.00	20%	1.0	1.0	5,600
75	Vegetable Slicer HL	KT0022	2,290.00	1	2,290.00	8/15/2560	6.52	1.00	5	1.00	20%	1.0	1.0	458
76	Kitchen Equipment CARBAR	KT0048	2,794.39	1	2,794.39	9/30/2562	4.39	1.00	5	1.00	20%	1.0	1.0	559
77	Stainless steel refrigerator 4 door LB	KT0051	52,000.00	1	52,000.00	7/14/2559	7.61	1.00	5	1.00	20%	1.0	1.0	10,400
78	Rice cooker	KT0058	4,072.90	1	4,072.90	8/19/2563	3.51	1.49	5	1.00	30%	1.0	1.0	1,216
79	Rice cooker	KT0060	2,701.87	1	2,701.87	9/16/2563	3.43	1.57	5	1.00	31%	1.0	1.0	848
80	Kitchen Equipment Little Bao	KT0068	1,980,000.00	1	1,980,000	7/21/2559	7.59	1.00	5	1.00	20%	1.0	1.0	396,000
81	เตา Pizza	KT0070	245,000.00	1	245,000.00	7/6/2561	5.63	1.00	5	1.00	20%	1.0	1.0	49,000
82	Drink refrigerator / EMB	KT0006	31,000.00	1	31,000.00	3/31/2559	7.90	1.00	5	1.00	20%	1.0	1.0	6,200
83	Drink refrigerator size 535x455x810 -EMB	KT0007	15,500.00	1	15,500.00	4/21/2559	7.84	1.00	5	1.00	20%	1.0	1.0	3,100
84	Sandwich maker	KT0010	3,415.89	1	3,415.89	6/4/2560	6.72	1.00	5	1.00	20%	1.0	1.0	683
85	Veranda kitchenware	KT0013	2,400.00	1	2,400.00	6/16/2559	7.68	1.00	5	1.00	20%	1.0	1.0	480
86	Kitchen Equipment EMB	KT0064	72,080.00	1	72,080.00	1/1/2559	8.14	1.00	5	1.00	20%	1.0	1.0	14,416
87	Microwave Samsung 23L	KT0003	1,790.00	1	1,790.00	7/20/2561	5.59	1.00	5	1.00	20%	1.0	1.0	358

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
88	Weighing scale - Lucky Fish	KT0023	5,400.00	1	5,400.00	11/7/2559	7.29	1.00	5	1.00	20%	1.0	1.0	1,080
89	Fruit and vegetable juice extractor - Lucky Fish	KT0024	14,915.89	1	14,915.89	11/7/2559	7.29	1.00	5	1.00	20%	1.0	1.0	2,983
90	Table vacuum sealer - Lucky Fish	KT0025	22,000.00	1	22,000.00	11/7/2559	7.29	1.00	5	1.00	20%	1.0	1.0	4,400
91	Kitchen Equipment LF	KT0026	2,607.48	1	2,607.48	11/15/2559	7.27	1.00	5	1.00	20%	1.0	1.0	521
92	Yakitori oven LF	KT0027	9,500.00	1	9,500.00	11/15/2559	7.27	1.00	5	1.00	20%	1.0	1.0	1,900
93	Kitchen Equipment LF	KT0028	7,429.91	1	7,429.91	11/15/2559	7.27	1.00	5	1.00	20%	1.0	1.0	1,486
94	Filter set BWT Half Set - Lucky Fish	KT0029	10,682.24	1	10,682.24	11/16/2559	7.27	1.00	5	1.00	20%	1.0	1.0	2,136
95	Deep pot 4 pieces 26 centimeters LF	KT0030	1,784.11	1	1,784.11	11/17/2559	7.26	1.00	5	1.00	20%	1.0	1.0	357
96	Water dispenser LF	KT0031	9,024.00	1	9,024.00	11/17/2559	7.26	1.00	5	1.00	20%	1.0	1.0	1,805
97	Kitchen Equipment - Lucky Fish	KT0032	4,979.44	1	4,979.44	11/29/2559	7.23	1.00	5	1.00	20%	1.0	1.0	996
98	GAS: `LKK` FRYER 1 TANK x 18 LTS, 1 BASKET Model: W	KT0033	11,100.00	1	11,100.00	12/7/2560	6.21	1.00	5	1.00	20%	1.0	1.0	2,220
99	Orange juice machine	KT0034	3,215.00	1	3,215.00	2/22/2561	5.99	1.00	5	1.00	20%	1.0	1.0	643
100	Food warmer Nomiku Circulator Original 220V CE	KT0035	4,330.00	1	4,330.00	2/10/2563	4.03	1.00	5	1.00	20%	1.0	1.0	866
101	Coffee Machine-LF	KT0052	110,747.66	1	110,747.66	11/11/2559	7.28	1.00	5	1.00	20%	1.0	1.0	22,150
102	Kitchenware - Lucky Fish	KT0053	150,000.00	1	150,000.00	11/7/2559	7.29	1.00	5	1.00	20%	1.0	1.0	30,000
103	Kitchen Equipment LUCKY FISH	KT0061	105,000.00	1	105,000.00	11/15/2559	7.27	1.00	5	1.00	20%	1.0	1.0	21,000
104	Kitchenware installation LF	KT0067	360,000.00	1	360,000.00	1/1/2560	7.14	1.00	5	1.00	20%	1.0	1.0	72,000

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
105	Lighting Equipment/ BEER BELLY	LT0006	23,700.00	1	23,700.00	3/31/2559	7.90	1.00	5	1.00	20%	1.0	1.0	4,740
106	Neon:Pig Face/ BEER BELLY	LT0007	16,000.00	1	16,000.00	9/30/2559	7.39	1.00	5	1.00	20%	1.0	1.0	3,200
107	Neon light of pig head/BEER BELLY	LT0008	3,300.00	1	3,300.00	12/2/2559	7.22	1.00	5	1.00	20%	1.0	1.0	660
108	Neon Light - Beer Belly	LT0009	28,500.00	1	28,500.00	5/19/2559	7.76	1.00	5	1.00	20%	1.0	1.0	5,700
109	Neon - Pig Face, transformer - BB	LT0010	12,800.00	1	12,800.00	10/31/2560	6.31	1.00	5	1.00	20%	1.0	1.0	2,560
110	Neon Light EMB	LT0005	12,000.00	1	12,000.00	2/25/2562	4.99	1.00	5	1.00	20%	1.0	1.0	2,400
111	Locker 12 doors/BEER BELLY	FE0003	11,000.00	1	11,000.00	2/18/2559	8.01	1.00	5	1.00	20%	1.0	1.0	2,200
112	Locker 18 doors / LITTLE BAO	FE0002	6,500.00	1	6,500.00	8/17/2559	7.52	1.00	5	1.00	20%	1.0	1.0	1,300
113	Fire extinguishing /BEER BELLY	OE0005	18,050.00	1	18,050.00	8/31/2559	7.48	1.00	5	1.00	20%	1.0	1.0	3,610
114	Fire extinguishing with stainless steel stand BB	OE0006	9,500.00	1	9,500.00	5/29/2560	6.73	1.00	5	1.00	20%	1.0	1.0	1,900
115	Fan/BEER BELLY	OE0016	6,968.00	1	6,968.00	5/12/2559	7.78	1.00	5	1.00	20%	1.0	1.0	1,394
116	Air conditioner Daikin/ BEER BELLY	OE0025	532,710.28	1	532,710.28	7/25/2559	7.58	1.00	5	1.00	20%	1.0	1.0	106,542
117	Air conditioner Daikin/ BEER BELLY	OE0026	319,626.17	1	319,626.17	7/25/2559	7.58	1.00	5	1.00	20%	1.0	1.0	63,925
118	Air conditioner Daikin/ BEER BELLY	OE0027	400,000.00	1	400,000.00	7/25/2559	7.58	1.00	5	1.00	20%	1.0	1.0	80,000
119	Air conditioner Daikin/ BEER BELLY	OE0031	313,084.09	1	313,084.09	7/25/2559	7.58	1.00	5	1.00	20%	1.0	1.0	62,617
120	Outdoor fabric FL.2 - Beer Belly	OE0035	16,250.00	1	16,250.00	10/10/2560	6.36	1.00	5	1.00	20%	1.0	1.0	3,250

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
121	Cover canvas of 2nd Fl. - BB	OE0036	12,096.00	1	12,096.00	10/10/2560	6.36	1.00	5	1.00	20%	1.0	1.0	2,419
122	Acrylic foldable baldachin	OE0038	33,761.68	1	33,761.68	10/17/2560	6.35	1.00	5	1.00	20%	1.0	1.0	6,752
123	Paint work for pine wood slats, oak barrel, teak cutting board/BEER BEL	OE0039	83,600.00	1	83,600.00	8/9/2559	7.54	1.00	5	1.00	20%	1.0	1.0	16,720
124	Paint work for pine wood slats, oak barrel, teak cutting board /BEER BEL	OE0040	63,100.00	1	63,100.00	8/9/2559	7.54	1.00	5	1.00	20%	1.0	1.0	12,620
125	Fiber Glass/ BEER BELLY	OE0041	258,132.95	1	258,132.95	11/16/2559	7.27	1.00	5	1.00	20%	1.0	1.0	51,627
126	Guard rail/BEER BELLY	OE0042	25,000.00	1	25,000.00	6/23/2559	7.67	1.00	5	1.00	20%	1.0	1.0	5,000
127	TV Sumsung LED 40' 8 เครื่อง/ BEER BELLY	OE0049	89,644.86	1	89,644.86	4/21/2559	7.84	1.00	5	1.00	20%	1.0	1.0	17,929
128	Hanging stand LED TV 40' 8 items/BEER BELLY	OE0050	12,000.00	1	12,000.00	4/28/2559	7.82	1.00	5	1.00	20%	1.0	1.0	2,400
129	Smoke Machine BB	OE0057	5,800.00	1	5,800.00	8/31/2559	7.48	1.00	5	1.00	20%	1.0	1.0	1,160
130	Cornilleau 850 ITTF Blue standard table tennis table	OE0060	60,750.00	1	60,750.00	6/4/2564	2.71	2.29	5	1.00	46%	1.0	1.0	27,795
131	Bonzini B90 football tables	OE0061	69,500.00	1	69,500.00	10/10/2560	6.36	1.00	5	1.00	20%	1.0	1.0	13,900
132	CCTV system BB	OE0074	21,500.00	1	21,500.00	11/4/2563	3.30	1.70	5	1.00	34%	1.0	1.0	7,328
133	Projector D952HD BB	OE0077	33,900.00	1	33,900.00	6/9/2559	7.70	1.00	5	1.00	20%	1.0	1.0	6,780
134	Fire extinguishing / LITTLE BAO	OE0007	10,830.00	1	10,830.00	12/26/2559	7.16	1.00	5	1.00	20%	1.0	1.0	2,166
135	Fan / LITTLE BAO	OE0018	18,871.00	1	18,871.00	12/26/2559	7.16	1.00	5	1.00	20%	1.0	1.0	3,774
136	Ceiling fan CARBAR	OE0021	24,413.28	1	24,413.28	5/28/2561	5.73	1.00	5	1.00	20%	1.0	1.0	4,883

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
137	Air conditioning system and installation/LITTLE BAO	OE0032	818,400.00	1	818,400.00	7/7/2559	7.63	1.00	5	1.00	20%	1.0	1.0	163,680
138	LEDTV Hopeland	OE0052	40,654.21	1	40,654.21	6/28/2560	6.65	1.00	5	1.00	20%	1.0	1.0	8,131
139	Multi-purpose stairs 2- way 6-story Sanki LD-TK06 1 set	OE0066	2,257.29	1	2,257.29	8/15/2559	7.52	1.00	5	1.00	20%	1.0	1.0	451
140	CCTY upgrade system 72CY	OE0069	3,000.00	1	3,000.00	11/4/2563	3.30	1.70	5	1.00	34%	1.0	1.0	1,022
141	Fire extinguishing / EMB	OE0003	10,830.00	1	10,830.00	8/31/2559	7.48	1.00	5	1.00	20%	1.0	1.0	2,166
142	Fire extinguishing with stainless steel stand - EMB	OE0004	8,360.00	1	8,360.00	5/29/2560	6.73	1.00	5	1.00	20%	1.0	1.0	1,672
143	Fan EMB	OE0020	10,934.58	1	10,934.58	5/17/2559	7.77	1.00	5	1.00	20%	1.0	1.0	2,187
144	Air conditioning system / EMB	OE0030	457,491.00	1	457,491.00	3/31/2559	7.90	1.00	5	1.00	20%	1.0	1.0	91,498
145	Polaroid	OE0048	4,289.72	1	4,289.72	4/28/2560	6.82	1.00	5	1.00	20%	1.0	1.0	858
145	Polaroid	OE0048	4,289.72	1	4,289.72	4/28/2560	6.82	1.00	5	1.00	20%	1.0	1.0	858
146	Fire extinguishing CO2 with stainless steel stand	OE0008	4,560.00	1	4,560.00	5/29/2560	6.73	1.00	5	1.00	20%	1.0	1.0	912
147	Ceiling Fan/ LUCKY FISH	OE0017	75,919.50	1	75,919.50	5/10/2559	7.79	1.00	5	1.00	20%	1.0	1.0	15,184
148	Ceiling fan installation/ LUCKY FISH	OE0019	9,000.00	1	9,000.00	10/28/2559	7.32	1.00	5	1.00	20%	1.0	1.0	1,800
149	Air conditioning installation LF	OE0028	142,056.20	1	142,056.20	1/1/2560	7.14	1.00	5	1.00	20%	1.0	1.0	28,411
150	LED/ LUCKY FISH	OE0051	305,000.00	1	305,000.00	11/14/2559	7.27	1.00	5	1.00	20%	1.0	1.0	61,000
151	CCTV upgrade system 72CY	OE0070	8,600.00	1	8,600.00	11/4/2563	3.30	1.70	5	1.00	34%	1.0	1.0	2,931
152	Projector ViewSonic PJD5155/ LUCKY FISH	OE0078	13,308.41	1	13,308.41	12/1/2559	7.22	1.00	5	1.00	20%	1.0	1.0	2,662

No.	Details	Accounting Code	Price/piece	Total number	Total value	Started year	Used life	Lifespan	Remaining life	Lifespan	Condition factors			Remaining depreciation
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
153	Food Story Hardware for BB	SA0001	40,983.33	1	40,983.33	6/29/2563	3.65	1.35	5	1.00	27%	1.0	1.0	11,094
154	Food Story Hardware	SA0002	40,983.33	1	40,983.33	6/29/2563	3.65	1.35	5	1.00	27%	1.0	1.0	11,094
155	Food Story Hardware	SA0003	40,983.33	1	40,983.33	6/29/2563	3.65	1.35	5	1.00	27%	1.0	1.0	11,094
	Total value of assets			**155**	**14,363,835.33 Baht**								**Total market value**	**2,980,720.00 Baht**
													Total market value (round up)	**2,981,000.00 Baht**

Summary of assets appraisal including machinery and equipment of Mom's, Touch Central Rama IX as follows;

Assets	- Machinery and equipment report for 120 items - Decoration and renovation in rental area / additional investment for 2 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of Central Rama IX, 9/9 Rama IX Rd., Huai Khwang, Huai Khwang, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	991,000 Baht
Valuation of decoration and renovation	2,110,000 Baht
Total Value	3,101,000 Baht
Date of Valuation	19th February 2024

The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 120 items as follow;

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
1	**Inside are (Inside decoration of rental areas)**	**69.94 sq.m.**						
	- Electric system -3P 80A MT1001		94,362.50	1	1%	1%	943.63	93,418.88
	- Wiring work Advance 30% MT1001		170,000.00	1	1%	1%	1,700.00	168,300.00
	- Partition wall MT1001		22,728.04	1	1%	1%	227.28	22,500.76
	- Construction MOM'S TOUCH MT1001		1,126,383.50	1	1%	1%	11,263.84	1,115,119.67
	- Additional decoration MOMS TOUCH MT1001		37,050.00	1	1%	1%	370.50	36,679.50
	- Sprinkle system MOMS TOUCH MT1001		61,100.00	1	1%	1%	611.00	60,489.00
	- Fire extinguishing system Hood MOMS TOUCH MT1001		120,000.00	1	1%	1%	1,200.00	118,800.00
	- Air conditioning system MOMS TOUCH MT1001		140,500.00	1	1%	1%	1,405.00	139,095.00
	- Gas system MOMS TOUCH MT1001		124,000.00	1	1%	1%	1,240.00	122,760.00
	- Smoking system MOMS TOUCH MT1001		147,200.00	1	1%	1%	1,472.00	145,728.00
	- Installation Sticker MOMS TOUCH MT1001		11,450.00	1	1%	1%	114.50	11,335.50
	- Interior MOMS TOUCH MT1001		84,000.00	1	1%	1%	-	No appraisal
2	**Addition Investment**							
	- Light Sign MOM'S TOUCH MT1001		69,500.00	1	1%	1%	695.00	68,805.00
	- Acrylic Sign MOM'S TOUCH MT1001		7,000.00	1	1%	1%	70.00	6,930.00
	Total replacement value / Depreciation		**2,215,274.04**				**21,312.74**	
				Total value of decoration and additional investment				**2,109,961.30 Baht**
				Total value of decoration and additional investment (round up)				**2,110,000.00 Baht**

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 120 items														
Accounting Code 1311002 Building Improvement														
1	BI-ST-MT1001-0001	Electric system -3P 80A MT1001	94,362.50	1	94,362.50	9/12/2565	-	-	-	-	-	-	-	Including in construction
2	BI-ST-MT1001-0002	Wiring work Advance 30% MT1001	170,000.00	1	170,000.00	9/20/2565	-	-	-	-	-	-	-	Including in construction
3	BI-ST-MT1001-0003	Partition wall MT1001	22,728.04	1	22,728.04	9/21/2565	-	-	-	-	-	-	-	Including in construction
4	BI-ST-MT1001-0004	Construction MOM'S TOUCH MT1001	1,126,383.50	1	1,126,383.50	9/22/2565	-	-	-	-	-	-	-	Including in construction
5	BI-ST-MT1001-0005	Additional decoration MOMS TOUCH MT1001	37,050.00	1	37,050.00	11/10/2565	-	-	-	-	-	-	-	Including in construction
6	BI-ST-MT1001-0006	Sprinkle system MOMS TOUCH MT1001	61,100.00	1	61,100.00	11/25/2565	-	-	-	-	-	-	-	Including in construction
7	BI-ST-MT1001-0007	Fire extinguishing system Hood MOMS TOUCH MT1001	120,000.00	1	120,000.00	10/28/2565	-	-	-	-	-	-	-	Including in construction
8	BI-ST-MT1001-0008	Air conditioning system MOMS TOUCH MT1001	140,500.00	1	140,500.00	10/28/2565	-	-	-	-	-	-	-	Including in construction
9	BI-ST-MT1001-0009	Gas system MOMS TOUCH MT1001	124,000.00	1	124,000.00	10/28/2565	-	-	-	-	-	-	-	Including in construction
10	BI-ST-MT1001-0010	Smoking system MOMS TOUCH MT1001	147,200.00	1	147,200.00	10/28/2565	-	-	-	-	-	-	-	Including in construction

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
11	BI-ST-MT1001-0011	Installation Sticker MOMS TOUCH MT1001	11,450.00	1	11,450.00	10/28/2565	-	-	-	-	-	-	-	Including in construction
12	BI-ST-MT1001-0012	Interior MOMS TOUCH MT1001	84,000.00	1	84,000.00	10/28/2565	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311004 Decoration and Installation														
13	FF-ST-MT1001-0001	Light Sign MOM'S TOUCH MT1001	69,500.00	1	69,500.00	9/20/2565	-	-	-	-	-	-	-	Including in construction
14	FF-ST-MT1001-0002	Acrylic Sign MOM'S TOUCH MT1001	7,000.00	1	7,000.00	11/15/2565	-	-	-	-	-	-	-	Including in construction
15	FF-ST-MT1001-0003	Inside Acrylic Sign MOM'S TOUCH MT1001	22,800.00	1	22,800.00	10/12/2565	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311005 Equipment														
16	EQ-ST-MT1001-0001	Automatic Batter Table	61,429.82	1	61,429.82	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	42,917
17	EQ-ST-MT1001-0002	Potato Warmer	44,068.28	1	44,068.28	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	30,787
18	EQ-ST-MT1001-0003	Burger Warmer	46,813.34	1	46,813.34	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	32,705
19	EQ-ST-MT1001-0004	Topping Table w/heating plate	89,165.54	1	89,165.54	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	62,294
20	EQ-ST-MT1001-0005	Sauce Container Box	21,787.04	1	21,787.04	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	15,221
21	EQ-ST-MT1001-0006	DEAN SUPER RUNNER GAS FRYER	54,000.00	1	54,000.00	10/17/2565	1.34	3.66	5	1.00	73%	1.0	1.0	39,501
22	EQ-ST-MT1001-0007	DEAN SUPER RUNNER GAS FRYER	54,000.00	1	54,000.00	10/17/2565	1.34	3.66	5	1.00	73%	1.0	1.0	39,501
23	EQ-ST-MT1001-0008	DEAN SUPER RUNNER GAS FRYER	54,000.00	1	54,000.00	10/17/2565	1.34	3.66	5	1.00	73%	1.0	1.0	39,501

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
24	EQ-ST-MT1001-0009	PRINE CASTLE VERTICAL BUN TOASTER	128,800.00	1	128,800.00	10/17/2565	1.34	3.66	5	1.00	73%	1.0	1.0	94,218
25	EQ-ST-MT1001-0010	MOBILE FILTER MPF 18	90,700.00	1	90,700.00	10/17/2565	1.34	3.66	5	1.00	73%	1.0	1.0	66,348
26	EQ-ST-MT1001-0011	Freezer Hoshiza Upright 4 doors	50,700.00	1	50,700.00	10/25/2565	1.32	3.68	5	1.00	74%	1.0	1.0	37,310
27	EQ-ST-MT1001-0012	Refrigerator Hoshiza Upright 4 doors	58,700.00	1	58,700.00	10/25/2565	1.32	3.68	5	1.00	74%	1.0	1.0	43,197
28	EQ-ST-MT1001-0013	Ice Machine Crescent	36,750.00	1	36,750.00	10/25/2565	-	-	-	-	-	-	-	Transfer to HO
29	EQ-ST-MT1001-0014	Fire extinguishing	3,700.00	1	3,700.00	10/26/2565	1.32	3.68	5	1.00	74%	1.0	1.0	2,725
30	EQ-ST-MT1001-0015	Safe	3,990.00	1	3,990.00	10/27/2565	1.32	3.68	5	1.00	74%	1.0	1.0	2,941
31	EQ-ST-MT1001-0016	Mini bar refrigerator in front of mirror 3.2 Q	5,971.96	1	5,971.96	10/28/2565	1.31	3.69	5	1.00	74%	1.0	1.0	4,405
32	EQ-ST-MT1001-0017	Grill tray beside frying machine 53*24 cm	4,000.00	1	4,000.00	10/28/2565	-	-	-	-	-	-	-	Transfer to HO
33	EQ-ST-MT1001-0018	Grill tray beside frying machine 34*29 cm	3,000.00	1	3,000.00	10/28/2565	1.31	3.69	5	1.00	74%	1.0	1.0	2,213
34	EQ-ST-MT1001-0019	Grill tray beside frying machine 34*29 cm	3,000.00	1	3,000.00	10/28/2565	-	-	-	-	-	-	-	Transfer to HO
35	EQ-ST-MT1001-0020	Grill tray beside frying machine 34*29 cm	3,000.00	1	3,000.00	10/28/2565	-	-	-	-	-	-	-	Transfer to HO
36	EQ-ST-MT1001-0021	Trolley	1,330.89	1	1,330.89	10/25/2565	1.32	3.68	5	1.00	74%	1.0	1.0	979
37	EQ-ST-MT1001-0022	Trolley	1,330.89	1	1,330.89	10/25/2565	-	-	-	-	-	-	-	Not found

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
38	EQ-ST-MT1001-0024	Dish Washer Table 55*80*85 cm	8,500.00	1	8,500.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	6,288
39	EQ-ST-MT1001-0025	Fryer Table 40*80*70 cm	8,000.00	1	8,000.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	5,918
40	EQ-ST-MT1001-0026	Bun Table Stainless 90*80*87 cm	12,500.00	1	12,500.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	9,247
41	EQ-ST-MT1001-0027	Ice Bucket Stainless 1.5 L	13,000.00	1	13,000.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	9,616
42	EQ-ST-MT1001-0028	Stainless steel sink (2 bowl)	40,000.00	1	40,000.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	29,589
43	EQ-ST-MT1001-0029	Stainless steel grease trap	9,000.00	1	9,000.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	6,658
44	EQ-ST-MT1001-0030	Stainless steel cupboard	30,000.00	1	30,000.00	11/1/2565	1.30	3.70	5	1.00	74%	1.0	1.0	22,192
45	EQ-ST-MT1001-0031	Water heater	6,118.23	1	6,118.23	12/1/2565	1.22	3.78	5	1.00	76%	1.0	1.0	4,626
46	EQ-ST-MT1001-0032	Water filter	12,675.70	1	12,675.70	12/1/2565	1.22	3.78	5	1.00	76%	1.0	1.0	9,585
47	EQ-ST-MT1001-0033	Regulator Gas	2,400.00	1	2,400.00	12/1/2565	1.22	3.78	5	1.00	76%	1.0	1.0	1,815
48	EQ-ST-MT1001-0034	Triangle stand MT1001	4,900.00	1	4,900.00	2/14/2566	1.01	3.99	5	1.00	80%	1.0	1.0	3,907
49	EQ-ST-MT1001-0035	Shelf Rack 4-tier size1500x400x190 cm.	14,000.00	1	14,000.00	3/18/2566	0.93	4.07	5	1.00	81%	1.0	1.0	11,407
50	EQ-ST-MT1001-0036	Shelf Rack 4-tier size 1500x400x190 cm.	14,000.00	1	14,000.00	3/18/2566	0.93	4.07	5	1.00	81%	1.0	1.0	11,407
51	EQ-ST-MT1001-0037	Rice cooker	2,728.97	1	2,728.97	5/31/2566	0.72	4.28	5	1.00	86%	1.0	1.0	2,334
52	EQ-ST-MT1001-0038	Patty Warmer	20,135.00	1	20,135.00	5/22/2566	0.75	4.25	5	1.00	85%	1.0	1.0	17,123
53	EQ-ST-MT1001-0039	TV Wall Mount	2,750.00	1	2,750.00	7/4/2566	0.63	4.37	5	1.00	87%	1.0	1.0	2,403
54	EQ-ST-MT1001-0040	Digital Signage 43 NO logo"	22,250.00	1	22,250.00	7/4/2566	0.63	4.37	5	1.00	87%	1.0	1.0	19,446
55	EQ-ST-MT1001-0041	Bread tray	850.00	1	850.00	12/8/2566	0.20	4.80	5	1.00	96%	1.0	1.0	816
Accounting Code 1311006 Office Decorations														

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
56	FE-ST-MT1001-0001	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
57	FE-ST-MT1001-0002	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
58	FE-ST-MT1001-0003	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
59	FE-ST-MT1001-0004	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
60	FE-ST-MT1001-0005	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
61	FE-ST-MT1001-0006	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
62	FE-ST-MT1001-0007	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
63	FE-ST-MT1001-0008	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
64	FE-ST-MT1001-0009	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
65	FE-ST-MT1001-0010	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
66	FE-ST-MT1001-0011	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
67	FE-ST-MT1001-0012	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
68	FE-ST-MT1001-0013	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
69	FE-ST-MT1001-0014	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
70	FE-ST-MT1001-0015	Table Restaurant 50*50*50	3,000.00	1	3,000.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,183
71	FE-ST-MT1001-0016	Table Restaurant 50*50*50	3,200.00	1	3,200.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,329
72	FE-ST-MT1001-0017	Table Restaurant 50*50*50	3,200.00	1	3,200.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	2,329
73	FE-ST-MT1001-0018	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
74	FE-ST-MT1001-0019	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
75	FE-ST-MT1001-0020	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
76	FE-ST-MT1001-0021	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
77	FE-ST-MT1001-0022	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
78	FE-ST-MT1001-0023	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
79	FE-ST-MT1001-0024	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
80	FE-ST-MT1001-0025	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
81	FE-ST-MT1001-0026	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
82	FE-ST-MT1001-0027	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
83	FE-ST-MT1001-0028	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
83	FE-ST-MT1001-0028	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
84	FE-ST-MT1001-0029	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
85	FE-ST-MT1001-0030	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
86	FE-ST-MT1001-0031	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
87	FE-ST-MT1001-0032	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
88	FE-ST-MT1001-0033	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
89	FE-ST-MT1001-0034	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
90	FE-ST-MT1001-0035	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
91	FE-ST-MT1001-0036	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
92	FE-ST-MT1001-0037	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
93	FE-ST-MT1001-0038	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
94	FE-ST-MT1001-0039	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
95	FE-ST-MT1001-0040	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
96	FE-ST-MT1001-0041	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
97	FE-ST-MT1001-0042	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
98	FE-ST-MT1001-0043	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
99	FE-ST-MT1001-0044	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
100	FE-ST-MT1001-0045	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
101	FE-ST-MT1001-0046	Chair Restaurant	2,490.00	1	2,490.00	10/10/2565	1.36	3.64	5	1.00	73%	1.0	1.0	1,812
Accounting Code 1311007 Computer and equipment														
102	HW-ST-MT1001-0001	Switch Hub 24 ports	1,463.00	1	1,463.00	10/20/2565	1.33	3.67	5	1.00	73%	1.0	1.0	1,073
103	HW-ST-MT1001-0002	Mobile Samsung	9,336.45	1	9,336.45	10/25/2565	-	-	-	-	-	-	-	Not found
104	HW-ST-MT1001-0003	Samsung Signage 43"	25,890.00	1	25,890.00	10/31/2565	1.30	1.30	5	1.00	74%	1.0	1.0	19,137
105	HW-ST-MT1001-0004	Samsung Signage 43"	25,890.00	1	25,890.00	10/31/2565	1.30	1.30	5	1.00	74%	1.0	1.0	19,137
106	HW-ST-MT1001-0005	Samsung Signage 43"	25,890.00	1	25,890.00	10/31/2565	1.30	1.30	5	1.00	74%	1.0	1.0	19,137
107	HW-ST-MT1001-0006	Samsung Signage 43"	23,900.00	1	23,900.00	10/31/2565	1.30	1.30	5	1.00	74%	1.0	1.0	17,666
108	HW-ST-MT1001-0007	CCTV	6,975.00	4	27,900.00	11/23/2565	1.24	1.24	5	1.00	75%	1.0	1.0	20,975
109	HW-ST-MT1001-0008	Pos Cheetar GP-3473D For Cashier	42,000.00	1	42,000.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	38,295
110	HW-ST-MT1001-0009	KIT CASH DRAWER BLACK 24V	2,500.00	1	2,500.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	2,279
111	HW-ST-MT1001-0010	Element printer thermal RW80L,Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	4,559
112	HW-ST-MT1001-0011	Smart Power UPS model ECOII800	2,000.00	1	2,000.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	1,824
113	HW-ST-MT1001-0012	Wall Mount Display	800.00	1	800.00	9/6/2566	0.45	0.45	5	1.00	91%	1.0	1.0	727
114	HW-ST-MT1001-0013	Wall Mount Display	800.00	1	800.00	9/6/2566	-	-	-	-	-	-	-	Transfer to HO
115	HW-ST-MT1001-0014	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	4,103
116	HW-ST-MT1001-0015	Wall Mount Display	800.00	1	800.00	9/6/2566	-	-	-	-	-	-	-	Transfer to HO
117	HW-ST-MT1001-0016	Wall Mount Display	800.00	1	800.00	9/6/2566	-	-	-	-	-	-	-	Transfer to HO
Additional assets found [/1]														

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
118	-	TV Wall Mount	2,750.00	3	8,250.00	7/4/2566	0.63	0.63	5	1.00	87%	1.0	1.0	7,210
119	EQ-HO-TC1090-0025	Table Stainless 60*80*85+15 cm	8,500.00	1	8,500.00	10/4/2565	1.38	1.38	5	1.00	72%	1.0	1.0	6,157
120	EQ-HO-TC1090-0026	Table Stainless 65*80*87 cm	11,000.00	1	11,000.00	10/4/2565	1.38	1.38	5	1.00	72%	1.0	1.0	7,968
	Total assets value			**125**	**3,632,949.15 Baht**					**Total market value**				**991,338.00 Baht**
										Total market value (round up)				**991,000.00 Baht**

Summary of assets appraisal including machinery and equipment of Mom's Touch, S-Oasis branch as follows;

Assets	- Machinery and equipment report for 226 items - Decoration and renovation in rental area / additional investment for 2 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside Oasis Bldg., 199 Vibhavadi Rangsit Rd., Jomphol, Jatujak, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,282,000 Baht
Valuation of decoration and renovation	4,400,000 Baht
Total Value	5,682,000 Baht
Date of Valuation	19th February 2024

The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 228 items as follow;

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
1	**Inside are (Inside decoration of rental areas)**	**184.41 sq.m.**						
	- Electric system 125A		225,137.66	1	1%	1%	2,251.38	222,886.28
	- Air conditioning system VRV MOMS TOUCH MT1002		527,000.00	1	1%	1%	5,270.00	521,730.00
	- Air conditioning system MOMS TOUCH MT1002		325,490.00	1	1%	1%	3,254.90	322,235.10
	- Air conditioning system MOMS TOUCH MT1002 1		366,014.02	1	1%	1%	3,660.14	362,353.88
	- Gas system MOMS TOUCH MT1002		124,300.00	1	1%	1%	1,243.00	123,057.00
	- Sprinkle system MOMS TOUCH MT1002		87,100.00	1	1%	1%	871.00	86,229.00
	- Smoking system MOMS TOUCH MT1002		156,200.00	1	1%	1%	1,562.00	154,638.00
	- Interior MOMS TOUCH MT1002		2,417,852.64	1	1%	1%	24,178.53	2,393,674.11
	- Approval Fee MOMS TOUCH MT1002		33,000.00	1	1%	1%		No appraisal
	- Fire Alram system MOMS TOUCH MT1002		15,000.00	1	1%	1%	150.00	14,850.00
	- Interior MOMS TOUCH MT1002		110,448.00	1	1%	1%		No appraisal
	- System design MOMS TOUCH MT1002		110,448.00	1	1%	1%		No appraisal
	- Approval Fee MOMS TOUCH MT1002		9,000.00	1	1%	1%		No appraisal
	- Sprinkle system additional MOMS TOUCH MT1002		8,000.00	1	1%	1%	80.00	7,920.00
	- Sticker Hoarding MOMS TOUCH MT1002		29,036.59	1	1%	1%	290.37	28,746.22
	- Design MOMS TOUCH MT1002		110,448.00	1	1%	1%		No appraisal
2. Addition Investment								
	- Light Sign MOM'S TOUCH MT1002	101,000.00	1	1%	1%	1,010.00	99,990.00	101,000.00
	- Acrylic Sign MT1002 (Not found)	-	-	-	-	-	-	-

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
	- Neon sign acrylic 8 mm. + plastwood 10 mm. 78 x 170 cm.	19,333.33	1	1%	1%	193.33	19,140.00	19,333.33
	- Neon sign acrylic 8 mm. + plastwood 10 mm. 210 x 220 cm.	19,833.33	1	1%	1%	198.33	19,635.00	19,833.33
	- Neon sign acrylic 8 mm. Size: 80 cm.	10,333.34	1	1%	1%	103.33	10,230.01	10,333.34
	- Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	1%	24.17	2,392.50	2,416.67
	- Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	1%	24.17	2,392.50	2,416.67
	- Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	1%	24.17	2,392.50	2,416.67
	- Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	1%	24.17	2,392.50	2,416.67
	- Canvas with frame 80 cm. x 80 cm.	2,416.67	1	1%	1%	24.17	2,392.50	2,416.67
	- Sticker PVC Open-Close 40 cm. x 40 cm.	866.65	1	1%	1%	8.67	857.98	866.65
	Total replacement value / Depreciation	**4,707,776.91 Baht**					**44,448.81 Baht**	
	Total value of decoration and additional investment							**4,400,432.10 Baht**
	Total value of decoration and additional investment (round up)							**4,400,000.00 Baht**

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 226 items														
Accounting Code 1311002 Building Improvement														
1	BI-ST-MT1002-0001	Electric system 125A	225,137.66	1	225,137.66	11/8/2565	-	-	-	-	-	-	-	Including in construction
2	BI-ST-MT1002-0002	Air conditioning system VRV MOMS TOUCH MT1002	527,000.00	1	527,000.00	11/10/2565	-	-	-	-	-	-	-	Including in construction
3	BI-ST-MT1002-0003	Air conditioning system MOMS TOUCH MT1002	325,490.00	1	325,490.00	11/16/2565	-	-	-	-	-	-	-	Including in construction
4	BI-ST-MT1002-0004	Air conditioning system MOMS TOUCH MT1002	366,014.02	1	366,014.02	11/16/2565	-	-	-	-	-	-	-	Including in construction
5	BI-ST-MT1002-0005	Gas system MOMS TOUCH MT1002	124,300.00	1	124,300.00	11/16/2565	-	-	-	-	-	-	-	Including in construction
6	BI-ST-MT1002-0006	Sprinkle system MOMS TOUCH MT1002	87,100.00	1	87,100.00	11/16/2565	-	-	-	-	-	-	-	Including in construction
7	BI-ST-MT1002-0007	Smoking system MOMS TOUCH MT1002	156,200.00	1	156,200.00	11/16/2565	-	-	-	-	-	-	-	Including in construction
8	BI-ST-MT1002-0008	Decoration MOMS TOUCH MT1002	2,417,852.64	1	2,417,852.64	11/16/2565	-	-	-	-	-	-	-	Including in construction
9	BI-ST-MT1002-0009	Approval Fee MOMS TOUCH MT1002	33,000.00	1	33,000.00	11/16/2565	-	-	-	-	-	-	-	Including in construction
10	BI-ST-MT1002-0010	Fire Alram system MOMS TOUCH MT1002	15,000.00	1	15,000.00	11/16/2565	-	-	-	-	-	-	-	Including in construction
11	BI-ST-MT1002-0011	Design MOMS TOUCH MT1002	110,448.00	1	110,448.00	11/19/2565	-	-	-	-	-	-	-	Including in construction

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
12	BI-ST-MT1002-0012	Design system fee MOMS TOUCH MT1002	110,448.00	1	110,448.00	12/19/2565	-	-	-	-	-	-	-	Including in construction
13	BI-ST-MT1002-0013	Approval Fee MOMS TOUCH MT1002	9,000.00	1	9,000.00	11/24/2565	-	-	-	-	-	-	-	Including in construction
14	BI-ST-MT1002-0014	Sprinkle system additional MOMS TOUCH MT1002	8,000.00	1	8,000.00	12/19/2565	-	-	-	-	-	-	-	Including in construction
15	BI-ST-MT1002-0015	Sticker Hoarding MOMS TOUCH MT1002	29,036.59	1	29,036.59	12/31/2565	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311004 Decoration and Installation														
16	FF-ST-MT1002-0001	Light Sign MOM'S TOUCH MT1002	101,000.00	1	101,000.00	11/25/2565	-	-	-	-	-	-	-	Including in construction
17	FF-ST-MT1002-0002	Acrylic Sign MT1002	44,000.00	1	44,000.00	11/28/2565	-	-	-	-	-	-	-	Including in construction
18	FF-ST-MT1002-0003	Neon sign acrylic 8 mm. + plastwood 10 mm. 78 x 170 cm.	19,333.33	1	19,333.33	10/7/2565	-	-	-	-	-	-	-	Including in construction
19	FF-ST-MT1002-0004	Neon sign acrylic 8 mm. + plastwood 10 mm. 210 x 220 cm.	19,833.33	1	19,833.33	10/7/2565	-	-	-	-	-	-	-	Including in construction
20	FF-ST-MT1002-0005	Neon sign acrylic 8 mm. Size : 80 cm.	10,333.34	1	10,333.34	10/7/2565	-	-	-	-	-	-	-	Including in construction
21	FF-ST-MT1002-0006	Canvas with frame 80 cm. x 80 cm.	2,416.67	1	2,416.67	10/10/2565	-	-	-	-	-	-	-	Including in construction

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
22	FF-ST-MT1002-0007	Canvas with frame 80 cm. x 80 cm.	2,416.67	1	2,416.67	10/10/2565	-	-	-	-	-	-	-	Including in construction
23	FF-ST-MT1002-0008	Canvas with frame 80 cm. x 80 cm.	2,416.67	1	2,416.67	10/10/2565	-	-	-	-	-	-	-	Including in construction
24	FF-ST-MT1002-0009	Canvas with frame 80 cm. x 80 cm.	2,416.67	1	2,416.67	10/10/2565	-	-	-	-	-	-	-	Including in construction
25	FF-ST-MT1002-0010	Canvas with frame 80 cm. x 80 cm.	2,416.67	1	2,416.67	10/10/2565	-	-	-	-	-	-	-	Including in construction
26	FF-ST-MT1002-0011	Sticker PVC Open-Close 40 cm. x 40 cm.	866.65	1	866.65	10/10/2565	-	-	-	-	-	-	-	Including in construction
27	FF-ST-MT1002-0012	Sticker PVC Open-Close 42cm. x 22 cm.	300.00	1	300.00	12/19/2565	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311005 Equipment														
28	EQ-ST-MT1002-0102	Stainless steel sink (2 bowl)	35,000.00	1	35,000.00	11/21/2565	1.25	3.75	5	1.00	75%	1.0	1.0	26,274
29	EQ-ST-MT1002-0103	Grease trap	9,000.00	1	9,000.00	11/21/2565	1.25	3.75	5	1.00	75%	1.0	1.0	6,756
30	EQ-ST-MT1002-0104	Stainless steel cupboard on burger table	30,000.00	1	30,000.00	11/21/2565	1.25	3.75	5	1.00	75%	1.0	1.0	22,521
31	EQ-ST-MT1002-0105	Stainless steel tub	11,000.00	1	11,000.00	11/21/2565	1.25	3.75	5	1.00	75%	1.0	1.0	8,258
32	EQ-ST-MT1002-0106	Dish Table size 55x70x85 cm	8,500.00	1	8,500.00	11/21/2565	1.25	3.75	5	1.00	75%	1.0	1.0	6,381
33	EQ-ST-MT1002-0107	Ice maker table 70x85x25cm	6,000.00	1	6,000.00	11/23/2565	1.24	3.76	5	1.00	75%	1.0	1.0	4,511
34	EQ-ST-MT1002-0108	Shelf stainless steel 150x60x190 cm	20,000.00	1	20,000.00	11/23/2565	1.24	3.76	5	1.00	75%	1.0	1.0	15,036
35	EQ-ST-MT1002-0109	Gutter rail 240x25x10 cm	14,000.00	1	14,000.00	11/23/2565	1.24	3.76	5	1.00	75%	1.0	1.0	10,525

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
36	EQ-ST-MT1002-0110	Fryer table 2 tier	9,000.00	1	9,000.00	11/23/2565	1.24	3.76	5	1.00	75%	1.0	1.0	6,766
37	EQ-ST-MT1002-0111	Bun table 3 tier	12,500.00	1	12,500.00	11/23/2565	1.24	3.76	5	1.00	75%	1.0	1.0	9,397
38	EQ-ST-MT1002-0112	Shelf 4 tier	20,000.00	1	20,000.00	11/24/2565	1.24	3.76	5	1.00	75%	1.0	1.0	15,047
39	EQ-ST-MT1002-0113	Oil drain grate - front	3,000.00	1	3,000.00	11/24/2565	1.24	3.76	5	1.00	75%	1.0	1.0	2,257
40	EQ-ST-MT1002-0114	Oil drain grate - side	4,000.00	1	4,000.00	11/24/2565	-	-	-	-	-	-	-	-
41	EQ-ST-MT1002-0115	Oil drain grate - front	3,000.00	1	3,000.00	11/24/2565	-	-	-	-	-	-	-	Transfer to HO
42	EQ-ST-MT1002-0116	Oil drain grate - front	3,000.00	1	3,000.00	11/24/2565	-	-	-	-	-	-	-	Transfer to HO
43	EQ-ST-MT1002-0117	Oil drain grate - front	3,000.00	1	3,000.00	11/24/2565	-	-	-	-	-	-	-	Transfer to HO
44	EQ-ST-MT1002-0118	French Fries Warmer	34,000.00	1	34,000.00	11/21/2565	1.25	1.25	5	1.00	75%	1.0	1.0	25,523
45	EQ-ST-MT1002-0119	Burger Warmer	39,000.00	1	39,000.00	11/21/2565	1.25	1.25	5	1.00	75%	1.0	1.0	29,277
46	EQ-ST-MT1002-0120	Batter Table	52,000.00	1	52,000.00	11/21/2565	1.25	1.25	5	1.00	75%	1.0	1.0	39,036
47	EQ-ST-MT1002-0121	Burger Table	90,000.00	1	90,000.00	11/21/2565	1.25	1.25	5	1.00	75%	1.0	1.0	67,562
48	EQ-ST-MT1002-0122	Prince Castle Vertical Bun Toaster	129,750.00	1	129,750.00	12/1/2565	1.22	1.22	5	1.00	76%	1.0	1.0	98,112
49	EQ-ST-MT1002-0123	Mobile Filter MPF 18	90,700.00	1	90,700.00	12/1/2565	1.22	1.22	5	1.00	76%	1.0	1.0	68,584
50	EQ-ST-MT1002-0124	DEAN SUPER RUNNER GAS FRYER	58,375.00	3	175,125.00	12/1/2565	1.22	1.22	5	1.00	76%	1.0	1.0	132,423
51	EQ-ST-MT1002-0125	Safe LEECO model ES-7	3,990.00	1	3,990.00	12/3/2565	1.21	1.21	5	1.00	76%	1.0	1.0	3,021
52	EQ-ST-MT1002-0126	Fire extinguishing IMPERIAL	7,400.00	1	7,400.00	12/8/2565	1.20	1.20	5	1.00	76%	1.0	1.0	5,624
53	EQ-ST-MT1002-0127	SPX-0085 Refrigerator on counter	7,050.00	1	7,050.00	12/15/2565	1.18	1.18	5	1.00	76%	1.0	1.0	5,385
54	EQ-ST-MT1002-0128	Digital Signate Easel Std.	5,327.10	1	5,327.10	12/19/2565	1.17	1.17	5	1.00	77%	1.0	1.0	4,081

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
55	EQ-ST-MT1002-0129	Freezer upright 4 doors Hoshizaki	58,700.00	1	58,700.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
56	EQ-ST-MT1002-0130	Freezer upright 4 doors Hoshizaki	58,700.00	1	58,700.00	12/19/2565	1.17	1.17	5	1.00	77%	1.0	1.0	44,966
57	EQ-ST-MT1002-0131	Refrigerator upright 4 doors Hoshizaki	50,700.00	1	50,700.00	12/19/2565	1.17	1.17	5	1.00	77%	1.0	1.0	38,838
58	EQ-ST-MT1002-0132	Refrigerator upright 4 doors Hoshizaki	50,700.00	1	50,700.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
59	EQ-ST-MT1002-0134	Water heater model DDH6EC	6,118.22	1	6,118.22	12/19/2565	1.17	1.17	5	1.00	77%	1.0	1.0	4,687
60	EQ-ST-MT1002-0135	Water filter model STREAM 5S	6,337.85	1	6,337.85	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	4,810
61	EQ-ST-MT1002-0136	Shaker machine MT1002	9,000.00	1	9,000.00	2/2/2566	1.05	1.05	5	1.00	79%	1.0	1.0	7,116
62	EQ-ST-MT1002-0137	Patty Warmer	20,135.00	1	20,135.00	5/22/2566	0.75	0.75	5	1.00	85%	1.0	1.0	17,123
63	EQ-ST-MT1002-0138	Flexible Wall Mount	2,700.00	1	2,700.00	7/7/2566	0.62	0.62	5	1.00	88%	1.0	1.0	2,364
64	EQ-ST-MT1002-0140	TV Wall Mount	2,750.00	1	2,750.00	7/4/2566	-	-	-	-	-	-	-	Not found
65	EQ-ST-MT1002-0141	Bread tray	850.00	1	850.00	12/8/2566	0.20	0.20	5	1.00	96%	1.0	1.0	816
Accounting Code 1311006 Office Decorations														
66	FE-ST-MT1002-0001	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
67	FE-ST-MT1002-0002	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
68	FE-ST-MT1002-0003	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
69	FE-ST-MT1002-0004	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
70	FE-ST-MT1002-0005	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
71	FE-ST-MT1002-0006	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
72	FE-ST-MT1002-0007	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
73	FE-ST-MT1002-0008	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
74	FE-ST-MT1002-0009	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
75	FE-ST-MT1002-0010	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
76	FE-ST-MT1002-0011	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
77	FE-ST-MT1002-0012	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
78	FE-ST-MT1002-0013	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
79	FE-ST-MT1002-0014	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
80	FE-ST-MT1002-0015	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
81	FE-ST-MT1002-0016	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
82	FE-ST-MT1002-0017	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
83	FE-ST-MT1002-0018	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
84	FE-ST-MT1002-0019	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
85	FE-ST-MT1002-0020	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
86	FE-ST-MT1002-0021	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
87	FE-ST-MT1002-0022	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
88	FE-ST-MT1002-0023	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
89	FE-ST-MT1002-0024	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
90	FE-ST-MT1002-0025	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
91	FE-ST-MT1002-0026	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
92	FE-ST-MT1002-0027	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
93	FE-ST-MT1002-0028	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
94	FE-ST-MT1002-0029	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
95	FE-ST-MT1002-0030	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
96	FE-ST-MT1002-0031	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/10/2565	-	-	-	-	-	-	-	Transfer to HO
97	FE-ST-MT1002-0032	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
98	FE-ST-MT1002-0033	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
99	FE-ST-MT1002-0034	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
100	FE-ST-MT1002-0035	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
101	FE-ST-MT1002-0036	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
102	FE-ST-MT1002-0037	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
103	FE-ST-MT1002-0038	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
104	FE-ST-MT1002-0039	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
105	FE-ST-MT1002-0040	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
106	FE-ST-MT1002-0041	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
107	FE-ST-MT1002-0042	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
108	FE-ST-MT1002-0043	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
109	FE-ST-MT1002-0044	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
110	FE-ST-MT1002-0045	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
111	FE-ST-MT1002-0046	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
112	FE-ST-MT1002-0047	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
113	FE-ST-MT1002-0048	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
114	FE-ST-MT1002-0049	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
115	FE-ST-MT1002-0050	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
116	FE-ST-MT1002-0051	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
117	FE-ST-MT1002-0052	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1006
118	FE-ST-MT1002-0053	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
119	FE-ST-MT1002-0054	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
120	FE-ST-MT1002-0055	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
121	FE-ST-MT1002-0056	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
122	FE-ST-MT1002-0057	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
123	FE-ST-MT1002-0058	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
124	FE-ST-MT1002-0059	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
125	FE-ST-MT1002-0060	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
126	FE-ST-MT1002-0061	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
127	FE-ST-MT1002-0062	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
128	FE-ST-MT1002-0063	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
129	FE-ST-MT1002-0064	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
130	FE-ST-MT1002-0065	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
131	FE-ST-MT1002-0066	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
132	FE-ST-MT1002-0067	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
133	FE-ST-MT1002-0068	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
134	FE-ST-MT1002-0069	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
135	FE-ST-MT1002-0070	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
136	FE-ST-MT1002-0071	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
137	FE-ST-MT1002-0072	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
138	FE-ST-MT1002-0073	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
139	FE-ST-MT1002-0074	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
140	FE-ST-MT1002-0075	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
141	FE-ST-MT1002-0076	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
142	FE-ST-MT1002-0077	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
143	FE-ST-MT1002-0078	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
144	FE-ST-MT1002-0079	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
145	FE-ST-MT1002-0080	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
146	FE-ST-MT1002-0081	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
147	FE-ST-MT1002-0082	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
148	FE-ST-MT1002-0083	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
149	FE-ST-MT1002-0084	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
150	FE-ST-MT1002-0085	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
151	FE-ST-MT1002-0086	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
152	FE-ST-MT1002-0087	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
153	FE-ST-MT1002-0088	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
154	FE-ST-MT1002-0089	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
155	FE-ST-MT1002-0090	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
156	FE-ST-MT1002-0091	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
157	FE-ST-MT1002-0092	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
158	FE-ST-MT1002-0093	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
159	FE-ST-MT1002-0094	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
160	FE-ST-MT1002-0095	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
161	FE-ST-MT1002-0096	Dinning Chair W440xD520XH800mm	2,200.00	1	2,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
162	FE-ST-MT1002-0097	Bar Table W1700xD600XH750	9,000.00	1	9,000.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
163	FE-ST-MT1002-0098	Bar Table W1700xD600XH750	9,000.00	1	9,000.00	12/19/2565	-	-	-	-	-	-	-	Transfer to HO
164	FE-ST-MT1002-0099	Dinning Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	-	-	-	-	-	-	-	Transfer to MT1003

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
165	FE-ST-MT1002-0100	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
166	FE-ST-MT1002-0101	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
167	FE-ST-MT1002-0102	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
168	FE-ST-MT1002-0103	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
169	FE-ST-MT1002-0104	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
170	FE-ST-MT1002-0105	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
171	FE-ST-MT1002-0106	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
172	FE-ST-MT1002-0107	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
173	FE-ST-MT1002-0108	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
174	FE-ST-MT1002-0109	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
175	FE-ST-MT1002-0110	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/23/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,365
176	FE-ST-MT1002-0111	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
177	FE-ST-MT1002-0112	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
178	FE-ST-MT1002-0113	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
179	FE-ST-MT1002-0114	Chair M-HOC-CS BEECH 440x515x780	3,600.00	1	3,600.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	3,359
180	FE-ST-MT1002-0115	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
181	FE-ST-MT1002-0116	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
182	FE-ST-MT1002-0117	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
183	FE-ST-MT1002-0118	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
184	FE-ST-MT1002-0119	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
185	FE-ST-MT1002-0120	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
186	FE-ST-MT1002-0121	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
187	FE-ST-MT1002-0122	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
188	FE-ST-MT1002-0123	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
189	FE-ST-MT1002-0124	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
190	FE-ST-MT1002-0125	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
191	FE-ST-MT1002-0126	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
192	FE-ST-MT1002-0127	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	10/20/2566	0.33	0.33	5	1.00	93%	1.0	1.0	5,599
Accounting Code 1311007 Computer and equipment														
193	HW-ST-MT1002-0001	CCTV (6 items) MT1002	37,300.00	1	37,300.00	11/16/2565	1.26	1.26	5	1.00	75%	1.0	1.0	27,898
194	HW-ST-MT1002-0002	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
195	HW-ST-MT1002-0003	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
196	HW-ST-MT1002-0004	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
197	HW-ST-MT1002-0005	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
198	HW-ST-MT1002-0006	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
199	HW-ST-MT1002-0007	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
200	HW-ST-MT1002-0008	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
201	HW-ST-MT1002-0009	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
202	HW-ST-MT1002-0010	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
203	HW-ST-MT1002-0011	BOE Digital Signage 43"	24,800.00	1	24,800.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	18,821
204	HW-ST-MT1002-0012	Flexible wall mount	2,000.00	1	2,000.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	1,518
205	HW-ST-MT1002-0013	Flexible wall mount	2,000.00	1	2,000.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	1,518
206	HW-ST-MT1002-0014	Flexible wall mount	2,000.00	1	2,000.00	12/6/2565	1.21	1.21	5	1.00	76%	1.0	1.0	1,518

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
207	HW-ST-MT1002-0015	Switch 24 ports TP-Link	1,463.00	1	1,463.00	12/12/2565	1.19	1.19	5	1.00	76%	1.0	1.0	1,115
208	HW-ST-MT1002-0016	Pos Cheetar GP-3473D For Cashier	42,000.00	1	42,000.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	38,295
209	HW-ST-MT1002-0017	KIT CASH DRAWER BLACK 24V	2,500.00	1	2,500.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	2,279
210	HW-ST-MT1002-0018	Element printer thermal RW80L, Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	4,559
211	HW-ST-MT1002-0019	Smart Power UPS model ECOII800	2,000.00	1	2,000.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	1,824
212	HW-ST-MT1002-0020	Wall Mount Display	800.00	1	800.00	9/6/2566	0.45	0.45	5	1.00	91%	1.0	1.0	727
213	HW-ST-MT1002-0021	Wall Mount Display	800.00	1	800.00	9/6/2566	0.45	0.45	5	1.00	91%	1.0	1.0	727
214	HW-ST-MT1002-0022	Wall Mount Display	800.00	1	800.00	9/6/2566	-	-	-	-	-	-	-	-
215	HW-ST-MT1002-0023	Fixed Wall Mount	1,500.00	1	1,500.00	9/8/2566	0.45	0.45	5	1.00	91%	1.0	1.0	1,365
216	HW-ST-MT1002-0024	Fixed Wall Mount	1,500.00	1	1,500.00	9/8/2566	-	-	-	-	-	-	-	-
217	HW-ST-MT1002-0025	Fixed Wall Mount	1,500.00	1	1,500.00	9/8/2566	-	-	-	-	-	-	-	-
218	HW-ST-MT1002-0027	Digital Signage 43" no logo	22,500.00	1	22,500.00	7/4/2566	-	-	-	-	-	-	-	-
219	HW-ST-MT1002-0028	Mobile phone - 4G NK C12 3/64GB-CHARCOAL	2,514.02	1	2,514.02	9/25/2566	0.40	0.40	5	1.00	92%	1.0	1.0	2,312
220	HW-ST-MT1002-0029	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.44	0.44	5	1.00	91%	1.0	1.0	4,103
221	HW-ST-MT1002-0030	FIX Wall mount	1,500.00	1	1,500.00	9/8/2566	0.45	0.45	5	1.00	91%	1.0	1.0	1,365
222	HW-ST-MT1002-0031	FIX Wall mount	1,500.00	1	1,500.00	9/8/2566	0.45	0.45	5	1.00	91%	1.0	1.0	1,365
223	HW-ST-MT1002-0032	FIX Wallmount	1,500.00	1	1,500.00	9/8/2566	0.45	0.45	5	1.00	91%	1.0	1.0	1,365
224	HW-ST-MT1002-0033	FIX Wallmount	1,500.00	1	1,500.00	9/8/2566	0.45	0.45	5	1.00	91%	1.0	1.0	1,365

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
รายการทรัพย์สินที่ตรวจพบเพิ่ม[/1]														
225	FE-ST-MT1005-0083-0097, 0113-0121	Chair M-HOC-CS BEECH 440x515x780	3,600.00	24	86,400.00	8/23/2566	0.49	0.49	5	1.00	90%	1.0	1.0	77,878
226	FE-ST-MT1005-0034 - 0045	Square table laminate cover 750*750*750	6,000.00	12	72,000.00	8/1/2566	0.55	0.55	5	1.00	89%	1.0	1.0	64,031
	Total assets value			**262**	**6,788,287.10 Baht**							**Total market value**		**1,281,592.00 Baht**
												Total market value (round up)		**1,282,000.00 Baht**

Remarks[/1] : Additional assets found are Chair M-HOC-CS BEECH 440x515x780 and Square table laminate cover 750*750*750 : Transfer from MTI005

Summary of assets appraisal including machinery and equipment of Mom's Touch, ICS branch as follows;

Assets	- Machinery and equipment report for 88 items - Decoration and renovation in rental area / additional investment for 2 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside ICS Bldg., 299 Charoen Nakhon Rd., Klong Ton Sai, Khlong San, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	941,000 Baht
Valuation of decoration and renovation	2,949,000 Baht
Total Value	3,890,000 Baht
Date of Valuation	20th February 2024

The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 90 items as follow;

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
1	**Inside are (Inside decoration of rental areas)**	**70 sq.m.**						
	- Electric system Icon Siam		163,977.48	1	1%	1%	1,639.77	162,337.71
	- Design Icon Siam		42,000.00	1	1%	1%	-	No appraisal
	- Interior Design ICS		928,103.00	1	1%	1%	9,281.03	918,821.97
	- Construction ICS		920,360.00	1	1%	1%	9,203.60	911,156.40
	- Electric system ICS		355,264.00	1	1%	1%	3,552.64	351,711.36
	- Gas system ICS		137,300.00	1	1%	1%	1,373.00	135,927.00
	- Fire extinguishing system in kitchen ICS		119,700.00	1	1%	1%	1,197.00	118,503.00
	- Kitchen system ICS		165,000.00	1	1%	1%	1,650.00	163,350.00
	- Design CCTV ICS		20,000.00	1	1%	1%	-	No appraisal
2	**Additional Investment**							
	- Sign MOM'S TOUCH ICS (2 items)		144,000.00	1	1%	1%	1,440.00	142,560.00
	- Decoration and wall installation		15,800.00	1	1%	1%	158.00	15,642.00
	- Sign Order Pick ICS		4,500.00	1	1%	1%	45.00	4,455.00
	- Tap MOM'S TOUCH MT1003		13,000.00	1	1%	1%	130.00	12,870.00
	- Tap MOM'S TOUCH MT1003		12,200.00	1	1%	1%	122.00	12,078.00
	- Yellow curtain MOM'S TOUCH MT1003 (asset not found)							
	Total replacement value / Depreciation		**3,041,204.48 Baht**				**29,792.04 Baht**	
							Total value of decoration and additional investment	**2,949,412.44 Baht**
							Total value of decoration and additional investment (round up)	**2,949,000.00 Baht**

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 88 items														
Accounting Code 1311002 Building Improvement														
1	BI-ST-MT1003-0001	Electric system additional icon Siam	163,977.48	1	163,977.48	10/31/2565	-	-	-	-	-	-	-	Including in construction
2	BI-ST-MT1003-0002	Design Icon Siam	42,000.00	1	42,000.00	12/31/2565	-	-	-	-	-	-	-	Including in construction
3	BI-ST-MT1003-0003	Interior Design ICS	928,103.00	1	928,103.00	1/17/2566	-	-	-	-	-	-	-	Including in construction
4	BI-ST-MT1003-0004	Construction ICS	920,360.00	1	920,360.00	1/19/2566	-	-	-	-	-	-	-	Including in construction
5	BI-ST-MT1003-0005	Electric system ICS	355,264.00	1	355,264.00	1/21/2566	-	-	-	-	-	-	-	Including in construction
6	BI-ST-MT1003-0006	Gas system ICS	137,300.00	1	137,300.00	2/1/2566	-	-	-	-	-	-	-	Including in construction
7	BI-ST-MT1003-0007	Fire extinguishing system in kitchen ICS	119,700.00	1	119,700.00	2/1/2566	-	-	-	-	-	-	-	Including in construction
8	BI-ST-MT1003-0008	Kitchen system ICS	165,000.00	1	165,000.00	2/1/2566	-	-	-	-	-	-	-	Including in construction
9	BI-ST-MT1003-0009	Design CCTV ICS	20,000.00	1	20,000.00	2/3/2566	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311004 Decoration and Installation														
10	FF-ST-MT1003-0001	Sign MOM'S TOUCH ICS	144,000.00	1	144,000.00	1/19/2566	-	-	-	-	-	-	-	Including in construction

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
11	FF-ST-MT1003-0002	Decoration and wall installation	15,800.00	1	15,800.00	1/19/2566	-	-	-	-	-	-	-	Including in construction
12	FF-ST-MT1003-0003	Sign Order&Pick ICS	4,500.00	1	4,500.00	1/31/2566	-	-	-	-	-	-	-	Including in construction
13	FF-ST-MT1003-0004	Tap MOM'S TOUCH MT1003	13,000.00	1	13,000.00	1/31/2566	-	-	-	-	-	-	-	Including in construction
14	FF-ST-MT1003-0005	Tap MOM'S TOUCH MT1003	12,200.00	1	12,200.00	1/31/2566	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311005 Equipment														
16	EQ-ST-MT1003-0001	Safe	3,990.00	1	3,990.00	12/31/2565	1.14	3.86	5	1.00	77%	1.0	1.0	3,080
17	EQ-ST-MT1003-0002	DEAN SUPER RUNNER GAS FRYER	58,500.00	1	58,500.00	1/12/2566	1.11	3.89	5	1.00	78%	1.0	1.0	45,550
18	EQ-ST-MT1003-0003	DEAN SUPER RUNNER GAS FRYER	58,500.00	1	58,500.00	1/12/2566	1.11	3.89	5	1.00	78%	1.0	1.0	45,550
19	EQ-ST-MT1003-0004	DEAN SUPER RUNNER GAS FRYER	58,500.00	1	58,500.00	1/12/2566	1.11	3.89	5	1.00	78%	1.0	1.0	45,550
20	EQ-ST-MT1003-0005	MOBILE FOLTER MPF18	90,700.00	1	90,700.00	1/12/2566	1.11	3.89	5	1.00	78%	1.0	1.0	70,622
21	EQ-ST-MT1003-0006	PRINCE CASTLE VERTICAL CONTACT BUN	129,750.00	1	129,750.00	1/12/2566	1.11	3.89	5	1.00	78%	1.0	1.0	101,027
22	EQ-ST-MT1003-0007	Water heater STIEBEL ELTRON model DDH6EC	5,314.49	1	5,314.49	1/20/2566	1.08	3.92	5	1.00	78%	1.0	1.0	4,161
23	EQ-ST-MT1003-0008	Fire extinguishing ICS	7,400.00	1	7,400.00	1/30/2566	1.06	3.94	5	1.00	79%	1.0	1.0	5,835
24	EQ-ST-MT1003-0009	Refrigerator S/N:M26500F	60,000.00	1	60,000.00	1/30/2566	1.06	3.94	5	1.00	79%	1.0	1.0	47,310

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
25	EQ-ST-MT1003-0010	Upright Freezer S/N:M24255H	44,300.00	1	44,300.00	1/30/2566	1.06	3.94	5	1.00	79%	1.0	1.0	34,930
26	EQ-ST-MT1003-0011	Refrigerator Undercounter	32,800.00	1	32,800.00	1/30/2566	-	-	-	-	-	-	-	Transfer to HO
27	EQ-ST-MT1003-0012	Stand Digital Signage	5,327.10	1	5,327.10	1/30/2566	1.06	3.94	5	1.00	79%	1.0	1.0	4,200
28	EQ-ST-MT1003-0013	Stainless steel table size 90x75x75 cm	9,500.00	1	9,500.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	7,501
29	EQ-ST-MT1003-0014	Stainless steel sink – 2 bowl 120x70x90+40 cm	30,000.00	1	30,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	23,688
30	EQ-ST-MT1003-0015	Sink 50x50x60=15 cm	11,000.00	1	11,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	8,685
31	EQ-ST-MT1003-0016	3-level cabinet (front desk 1+inside cabinet) slide door	18,000.00	1	18,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	14,213
32	EQ-ST-MT1003-0017	Fryer desk 2 tier 75x90x75 cm	9,500.00	1	9,500.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	7,501
33	EQ-ST-MT1003-0018	Shelf for fryer desk 75x50x20 cm	4,500.00	1	4,500.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	3,553
34	EQ-ST-MT1003-0019	4 tier shelf 110x50190 cm	14,000.00	1	14,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	11,054
35	EQ-ST-MT1003-0020	Stainless steel cabinet on burger table 180x35x54 cm	30,000.00	1	30,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	23,688
36	EQ-ST-MT1003-0021	2 tier bread table 60x80x85+10 cm	11,500.00	1	11,500.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	9,080
37	EQ-ST-MT1003-0022	Grease trap 40 liters	7,000.00	1	7,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	5,527
38	EQ-ST-MT1003-0023	Oil drain grate - front	3,000.00	1	3,000.00	2/1/2566	1.05	3.95	5	1.00	79%	1.0	1.0	2,369
39	EQ-ST-MT1003-0024	Oil drain grate - front	3,000.00	1	3,000.00	2/1/2566	-	-	-	-	-	-	-	Transfer to HO
40	EQ-ST-MT1003-0025	Oil drain grate - front	3,000.00	1	3,000.00	2/1/2566	-	-	-	-	-	-	-	Transfer to HO

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
41	EQ-ST-MT1003-0026	Rice Warmer with Wood Grain Finish 6 Ltr	4,950.00	1	4,950.00	2/8/2566	-	-	-	-	-	-	-	Transfer to HO
42	EQ-ST-MT1003-0027	Grease trap 36 Ltr MT1003	12,000.00	1	12,000.00	2/2/2566	1.05	3.95	5	1.00	79%	1.0	1.0	9,482
43	EQ-ST-MT1003-0028	Stainless steel tray MT1003	5,400.00	1	5,400.00	2/2/2566	-	-	-	-	-	-	-	Transfer to HO
44	EQ-ST-MT1003-0029	Shopping cart 400 Kg.	1,790.00	1	1,790.00	5/1/2566	0.81	4.19	5	1.00	84%	1.0	1.0	1,501
45	EQ-ST-MT1003-0030	Electric rice cooker	2,728.97	1	2,728.97	5/31/2566	0.73	4.27	5	1.00	85%	1.0	1.0	2,333
46	EQ-ST-MT1003-0031	Patty Warmer	20,135.00	1	20,135.00	5/22/2566	-	-	-	-	-	-	-	Transfer to HO
47	EQ-ST-MT1003-0032	Digital Signage 43 No logo"	22,250.00	1	22,250.00	7/4/2566	-	-	-	-	-	-	-	Transfer to HO
48	EQ-ST-MT1003-0033	TV Wall Mount	2,750.00	1	2,750.00	7/4/2566	0.63	4.37	5	1.00	87%	1.0	1.0	4,810
49	EQ-ST-MT1003-0034	Ice bucket open on top	12,600.00	1	12,600.00	10/10/2566	0.36	4.64	5	1.00	93%	1.0	1.0	7,116
50	EQ-ST-MT1003-0035	Bread tray	850.00	1	850.00	12/8/2566	0.20	4.80	5	1.00	96%	1.0	1.0	17,123
52	FE-ST-MT1003-0002	Dining Table W600xD600XH740mm	3,200.00	1	3,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	2,518
53	FE-ST-MT1003-0003	Dining Table W600xD600XH740mm	3,200.00	1	3,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	2,518
54	FE-ST-MT1003-0004	Dining Table W600xD600XH740mm	3,200.00	1	3,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	2,518
55	FE-ST-MT1003-0005	Dining Table W600xD600XH740mm	3,200.00	1	3,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	2,518
56	FE-ST-MT1003-0006	Dining Table W600xD600XH740mm	3,200.00	1	3,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	2,518

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
57	FE-ST-MT1003-0007	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
58	FE-ST-MT1003-0008	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
59	FE-ST-MT1003-0009	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
60	FE-ST-MT1003-0010	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
61	FE-ST-MT1003-0011	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
62	FE-ST-MT1003-0012	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
63	FE-ST-MT1003-0013	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
64	FE-ST-MT1003-0014	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
65	FE-ST-MT1003-0015	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	1.07	3.93	5	1.00	79%	1.0	1.0	1,731
66	FE-ST-MT1003-0016	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	-	-	-	-	-	-	-	Transfer to HO
67	FE-ST-MT1003-0017	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	-	-	-	-	-	-	-	Not found
68	FE-ST-MT1003-0018	Dining Chair W440xD520xH800mm	2,200.00	1	2,200.00	1/27/2566	-	-	-	-	-	-	-	Not found

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
69	FE-ST-MT1003-0019	Yellow bar chair MOMSTOUCH MT1003 (11 items)	1,775.70	11	19,532.70	2/3/2566	1.05	3.95	5	1.00	79%	1.0	1.0	15,444
Accounting Code 1311007 Computer and equipment														
70	HW-ST-MT1003-0001	BOE Digital Signage 43"	24,200.00	1	24,200.00	12/6/2565	1.21	3.79	5	1.00	76%	1.0	1.0	18,352
71	HW-ST-MT1003-0002	BOE Digital Signage 43"	24,200.00	1	24,200.00	12/6/2565	1.21	3.79	5	1.00	76%	1.0	1.0	18,352
72	HW-ST-MT1003-0003	BOE Digital Signage 43"	24,200.00	1	24,200.00	12/6/2565	1.21	3.79	5	1.00	76%	1.0	1.0	18,352
73	HW-ST-MT1003-0004	BOE Digital Signage 43"	24,200.00	1	24,200.00	12/6/2565	1.21	3.79	5	1.00	76%	1.0	1.0	18,352
74	HW-ST-MT1003-0005	BOE Digital Signage 43"	24,200.00	1	24,200.00	12/6/2565	1.21	3.79	5	1.00	76%	1.0	1.0	18,352
75	HW-ST-MT1003-0006	CCTV (5 sets)	6,760.00	5	33,800.00	2/2/2566	1.05	3.95	5	1.00	79%	1.0	1.0	26,707
76	HW-ST-MT1003-0007	Switch Hub 24 Ports TP-Link MT1003	1,550.00	1	1,550.00	1/12/2566	1.11	3.89	5	1.00	78%	1.0	1.0	1,207
77	HW-ST-MT1003-0008	Wall Mount Display	800.00	1	800.00	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	727
78	HW-ST-MT1003-0009	Wall Mount Display	800.00	1	800.00	9/6/2566	-	-	-	-	-	-	-	-
79	HW-ST-MT1003-0010	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,101
80	HW-ST-MT1003-0011	KIT CASH DRAWER BLACK 24V	2,500.00	1	2,500.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	2,278
81	HW-ST-MT1003-0012	Element printer thermal RW80L,Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,556
82	HW-ST-MT1003-0013	SmartPower UPS model ECOII800	2,000.00	1	2,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	1,822
83	HW-ST-MT1003-0014	Pos Cheetar GP-3473D For Cashier	42,000.00	1	42,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	38,272

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Additional Assets Found[/1]														
84	-	Burger Table	89,165.54	1	89,165.54	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	62,245
85	-	Burger Warmer	46,813.34	1	46,813.34	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	32,680
86	-	French Fries Warmer	44,068.29	1	44,068.29	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	30,763
87	-	Batter Table	61,429.82	1	61,429.82	8/18/2565	1.51	3.49	5	1.00	70%	1.0	1.0	42,883
88	FE-ST-MT1002-0099	Dining Table W600xD600xH740 mm	3,200.00	1	3,200.00	12/19/2565	1.17	3.83	5	1.00	77%	1.0	1.0	2,450
	Total assets value			**102**	**4,363,629.73 Baht**						**Total market value**			**941,472.00 Baht**
											Total market value (round up)			**941,000.00 Baht**

Summary of assets appraisal including machinery and equipment of Mom's Touch, Silom Complex branch as follows;

Assets	- Machinery and equipment report for 242 items - Decoration and renovation in rental area / additional investment for 2 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of Silom Complex, 191 Silom Rd., Silom, Bangrak, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,269,000 Baht
Valuation of decoration and renovation	5,233,000 Baht
Total Value	6,502,000 Baht
Date of Valuation	20th February 2024

The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 244 items as follow;

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
1	**Inside are (Inside decoration of rental areas)**	**230.84 sq.m.**						
	- System (Electrical, Fire, Air, Sanitary, GAS) MT1004		2,200,000.00	1	1%	1%	22,000.00	2,178,000.00
	- System Interior MT1004		2,200,000.00	1	1%	1%	22,000.00	2,178,000.00
	- Stainless steel durable articles		490,000.00	1	1%	1%	4,900.00	485,100.00
	- Standee Menu in front of shop		22,333.32	1	1%	1%	223.33	22,109.99
	- Drinking water counter		24,333.34	1	1%	1%	243.33	24,090.01
	- Swing mirror		54,333.34	1	1%	1%	543.33	53,790.01
	- Design MT1004		31,000.00	1	1%	1%		No appraisal
	- System (Electrical, Fire, Air, Sanitary, GAS) MT1004		2,200,000.00	1	1%	1%	22,000.00	2,178,000.00
	- System Interior MT1004		2,200,000.00	1	1%	1%	22,000.00	2,178,000.00
	- Pump Shoot		70,000.00	1	1%	1%	700.00	69,300.00
2	**Additional Investment**							
	- Neon sign acrylic 8 mm.		16,500.00	1	1%	1%	165.00	16,335.00
	- Neon sign acrylic 8 mm.		16,500.00	1	1%	1%	165.00	16,335.00
	- Neon sign plastwood 10 mm.		9,000.00	1	1%	1%	90.00	8,910.00
	- Neon sign plastwood 10 mm.		9,000.00	1	1%	1%	90.00	8,910.00
	- Neon sign acrylic 8 mm.		4,700.00	1	1%	1%	47.00	4,653.00
	- Neon sign acrylic 8 mm.		4,700.00	1	1%	1%	47.00	4,653.00
	- Neon sign acrylic 8 mm. 67x110		9,500.00	1	1%	1%	95.00	9,405.00
	- Neon sign acrylic 8 mm. 54x49		4,000.00	1	1%	1%	40.00	3,960.00

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
	- Neon sign acrylic 8 mm. 54x49		4,000.00	1	1%	1%	40.00	3,960.00
	- Neon sign acrylic 8 mm. 54x49		4,000.00	1	1%	1%	40.00	3,960.00
	- Neon sign acrylic 8 mm. 54x49		4,000.00	1	1%	1%	40.00	3,960.00
	- Neon sign acrylic 8 mm. 43x51		4,000.00	1	1%	1%	40.00	3,960.00
	- Neon sign acrylic 8 mm. 43x51		4,000.00	1	1%	1%	40.00	3,960.00
	- Neon sign acrylic 8 mm. 43x51		4,000.00	1	1%	1%	40.00	3,960.00
	- Sticker PVC for door MT1004		3,350.00	1	1%	1%	33.50	3,316.50
	- Sticker PVC for door MT1004		3,350.00	1	1%	1%	33.50	3,316.50
	- Sticker PVC for door MT1004		1,950.00	1	1%	1%	19.50	1,930.50
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Canvas 80x80cm		1,671.43	1	1%	1%	16.71	1,654.72
	- Sticker PVC MT1004		621.41	1	1%	1%	**6.21**	**615.20**

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
	- Acrylic Sign Size: 88 x 98.3 cm.		6,500.00	1	1%	1%	**65.00**	**6,435.00**
	- Name Sign front height 30 cm.		65,600.00	1	1%	1%	**656.00**	**64,944.00**
	- Logo sign round 45 cm.		15,000.00	1	1%	1%	**150.00**	**14,850.00**
	- PICK UP sign 10 x 37 cm.		4,500.00	1	1%	1%	**45.00**	**4,455.00**
	Total replacement value / Depreciation		**5,317,000.00 Baht**				**52,860.00**	
		Total value of decoration and additional investment						**5,233,140.00 Baht**
		Total value of decoration and additional investment (round up)						**5,233,000.00 Baht**

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 242 items														
Accounting Code 1311002 Building Improvement														
1	BI-ST-MT1004-0001	System (Elactical, Fire, Air, Sanitary, GAS) MT1004	2,200,000.00	1	2,200,000.00	8/18/2566	-	-	-	-	-	-	-	Including in construction
2	BI-ST-MT1004-0002	System Interior MT1004	2,200,000.00	1	2,200,000.00	8/18/2566	-	-	-	-	-	-	-	Including in construction
3	BI-ST-MT1004-0003	Stainless steel durable articles	490,000.00	1	490,000.00	11/2/2566	-	-	-	-	-	-	-	Including in construction
4	BI-ST-MT1004-0004	Standee Menu in front of shop	22,333.32	1	22,333.32	10/10/2566	-	-	-	-	-	-	-	Including in construction
5	BI-ST-MT1004-0005	Drinking water counter	24,333.34	1	24,333.34	10/10/2566	-	-	-	-	-	-	-	Including in construction
6	BI-ST-MT1004-0006	Swing mirror	54,333.34	1	54,333.34	10/10/2566	-	-	-	-	-	-	-	Including in construction
7	BI-ST-MT1004-0007	Design MT1004	31,000.00	1	31,000.00	8/15/2566	-	-	-	-	-	-	-	Including in construction
8	BI-ST-MT1004-0008	Hoarding Sticker size 12.20 x 2.40 m	18,000.00	1	18,000.00	8/15/2566	-	-	-	-	-	-	-	Including in construction
9	BI-ST-MT1004-0009	Pump Shoot	70,000.00	1	70,000.00	12/7/2566	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311004 Decoration and Installation														
10	FF-ST-MT1004-0001	Neon sign acrylic 8 mm.	16,500.00	1	16,500.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment[/2]

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
11	FF-ST-MT1004-0002	Neon sign acrylic 8 mm.	16,500.00	1	16,500.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
12	FF-ST-MT1004-0003	Neon sign plastwood 10 mm.	9,000.00	1	9,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
13	FF-ST-MT1004-0004	Neon sign plastwood 10 mm.	9,000.00	1	9,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
14	FF-ST-MT1004-0005	Neon sign acrylic 8 mm.	4,700.00	1	4,700.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
15	FF-ST-MT1004-0006	Neon sign acrylic 8 mm.	4,700.00	1	4,700.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
16	FF-ST-MT1004-0007	Neon sign acrylic 8 mm. 67x110	9,500.00	1	9,500.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
17	FF-ST-MT1004-0008	Neon sign acrylic 8 mm. 54x49	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
18	FF-ST-MT1004-0009	Neon sign acrylic 8 mm. 54x49	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
19	FF-ST-MT1004-0010	Neon sign acrylic 8 mm. 54x49	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
20	FF-ST-MT1004-0011	Neon sign acrylic 8 mm. 54x49	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
21	FF-ST-MT1004-0012	Neon sign acrylic 8 mm. 43x51	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
22	FF-ST-MT1004-0013	Neon sign acrylic 8 mm. 43x51	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
23	FF-ST-MT1004-0014	Neon sign acrylic 8 mm. 43x51	4,000.00	1	4,000.00	7/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
24	FF-ST-MT1004-0015	Sticker PVC for door MT1004	3,350.00	1	3,350.00	9/6/2566	-	-	-	-	-	-	-	Including in additional investment/2
25	FF-ST-MT1004-0016	Sticker PVC for door MT1004	3,350.00	1	3,350.00	9/6/2566	-	-	-	-	-	-	-	Including in additional investment/2
26	FF-ST-MT1004-0017	Sticker PVC Open-Close MT1004	1,950.00	1	1,950.00	9/6/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
27	FF-ST-MT1004-0018	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
28	FF-ST-MT1004-0019	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
29	FF-ST-MT1004-0020	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
30	FF-ST-MT1004-0021	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
31	FF-ST-MT1004-0022	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
32	FF-ST-MT1004-0023	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
33	FF-ST-MT1004-0024	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
34	FF-ST-MT1004-0025	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
35	FF-ST-MT1004-0026	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
36	FF-ST-MT1004-0027	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
37	FF-ST-MT1004-0028	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
38	FF-ST-MT1004-0029	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
39	FF-ST-MT1004-0030	Canvas 80x80cm	1,671.43	1	1,671.43	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
40	FF-ST-MT1004-0031	Sticker PVC MT1004	621.41	1	621.41	9/14/2566	-	-	-	-	-	-	-	Including in additional investment/2
41	FF-ST-MT1004-0032	Acrylic 8 mm. Size : 88 x 98.3 cm.	6,500.00	1	6,500.00	10/3/2566	-	-	-	-	-	-	-	Including in additional investment/2
42	FF-ST-MT1004-0033	Name Sign front height 30 cm	65,600.00	1	65,600.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
43	FF-ST-MT1004-0034	Logo sign round 45 cm.	15,000.00	1	15,000.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
44	FF-ST-MT1004-0035	PICK UP sign 10 x 37 cm.	4,500.00	1	4,500.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
45	FF-ST-MT1004-0036	ORDER sign 10 x 37 cm.	4,500.00	1	4,500.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
Accounting Code 1311005 Equipment														
46	EQ-ST-MT1004-0001	PITCO PORTABLE FILTER SYSTEM 55 LBS P14	80,000.00	1	80,000.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	71,189
47	EQ-ST-MT1004-0002	Stainless steel refrigerator 4-door SANDEW SSR3-1200i	40,000.00	1	40,000.00	8/4/2566	0.55	4.45	5	1.00	89%	1.0	1.0	35,616
48	EQ-ST-MT1004-0003	Stainless steel refrigerator 4-door SANDEW SSF3-1200i	45,400.00	1	45,400.00	8/4/2566	0.55	4.45	5	1.00	89%	1.0	1.0	40,425
49	EQ-ST-MT1004-0004	Stainless steel refrigerator Under Counter SANDEW SCR3-1500i	27,000.00	1	27,000.00	8/4/2566	0.55	4.45	5	1.00	89%	1.0	1.0	24,041
50	EQ-ST-MT1004-0005	Water heater DDH 6 EC (STE)	5,314.49	1	5,314.49	8/7/2566	0.54	4.46	5	1.00	89%	1.0	1.0	4,741
51	EQ-ST-MT1004-0006	PRINCE CASTLE VERTICAL BUN TOASTER	170,000.00	1	170,000.00	8/8/2566	0.54	4.46	5	1.00	89%	1.0	1.0	151,742
52	EQ-ST-MT1004-0007	DEAN SUPER RUNNER GAS FRYER (+Cover&Rod)	51,300.00	1	51,300.00	8/8/2566	0.54	4.46	5	1.00	89%	1.0	1.0	45,791

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
53	EQ-ST-MT1004-0008	DEAN SUPER RUNNER GAS FRYER (+Cover&Rod)	51,300.00	1	51,300.00	8/8/2566	0.54	4.46	5	1.00	89%	1.0	1.0	45,791
54	EQ-ST-MT1004-0009	DEAN SUPER RUNNER GAS FRYER (+Cover&Rod)	51,300.00	1	51,300.00	9/20/2566	0.42	4.58	5	1.00	92%	1.0	1.0	46,999
55	EQ-ST-MT1004-0012	Fixed Wall Mount	1,500.00	1	1,500.00	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	1,345
56	EQ-ST-MT1004-0013	Fixed Wall Mount	1,500.00	1	1,500.00	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	1,345
57	EQ-ST-MT1004-0014	Rice Cooker SHARP 1.8L	2,327.10	1	2,327.10	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,086
58	EQ-ST-MT1004-0015	Rice Cooker SHARP 1.8L	2,327.10	1	2,327.10	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,086
59	EQ-ST-MT1004-0016	Shopping cart MATALL FD300BK-YL Black	1,774.81	1	1,774.81	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	1,591
60	EQ-ST-MT1004-0017	Safe LEECO model ES-7 336x351x444mm.	3,990.00	1	3,990.00	8/17/2566	0.51	4.49	5	1.00	90%	1.0	1.0	3,581
61	EQ-ST-MT1004-0018	Wall Mount Display	841.12	1	841.12	8/22/2566	0.50	4.50	5	1.00	90%	1.0	1.0	757
62	EQ-ST-MT1004-0019	Wall Mount Display	841.12	1	841.12	8/22/2566	0.50	4.50	5	1.00	90%	1.0	1.0	757
63	EQ-ST-MT1004-0020	Wall Mount Display	841.12	1	841.12	8/22/2566	-	-	-	-	-	-	-	โอนย้ายไป HO
64	EQ-ST-MT1004-0021	Mobile Filter	95,520.00	1	95,520.00	11/21/2566	-	-	-	-	-	-	-	โอนย้ายไป HO
65	EQ-ST-MT1004-0022	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	7/25/2566	0.58	4.42	5	1.00	88%	1.0	1.0	3,540
66	EQ-ST-MT1004-0023	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	7/25/2566	0.58	4.42	5	1.00	88%	1.0	1.0	3,540
67	EQ-ST-MT1004-0024	Water filter M3F-3 UF	7,654.21	1	7,654.21	8/7/2566	0.54	4.46	5	1.00	89%	1.0	1.0	6,828
68	EQ-ST-MT1004-0025	Locker 12-door	6,018.70	1	6,018.70	8/9/2566	0.53	4.47	5	1.00	89%	1.0	1.0	5,376
69	EQ-ST-MT1004-0026	Bread tray	850.00	1	850.00	8/9/2566	0.53	4.47	5	1.00	89%	1.0	1.0	759

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
70	EQ-ST-MT1004-0027	Queue stand 90 cm.	1,890.00	1	1,890.00	9/13/2566	-	-	-	-	-	-	-	Asset not found
71	EQ-ST-MT1004-0028	Queue stand 90 cm.	1,890.00	1	1,890.00	9/13/2566	-	-	-	-	-	-	-	Asset not found
72	EQ-ST-MT1004-0029	Queue stand 90 cm.	1,890.00	1	1,890.00	9/13/2566	-	-	-	-	-	-	-	Asset not found
Accounting Code 1311006 Office Decorations														
74	FE-ST-MT1004-0001	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
75	FE-ST-MT1004-0002	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
76	FE-ST-MT1004-0003	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
77	FE-ST-MT1004-0004	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
78	FE-ST-MT1004-0005	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
79	FE-ST-MT1004-0006	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
80	FE-ST-MT1004-0007	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
81	FE-ST-MT1004-0008	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
82	FE-ST-MT1004-0009	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
83	FE-ST-MT1004-0010	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
84	FE-ST-MT1004-0011	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
85	FE-ST-MT1004-0012	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
86	FE-ST-MT1004-0013	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
87	FE-ST-MT1004-0014	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
88	FE-ST-MT1004-0015	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
89	FE-ST-MT1004-0016	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
90	FE-ST-MT1004-0017	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
91	FE-ST-MT1004-0018	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
92	FE-ST-MT1004-0019	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
93	FE-ST-MT1004-0020	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
94	FE-ST-MT1004-0021	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
95	FE-ST-MT1004-0022	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
96	FE-ST-MT1004-0023	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
97	FE-ST-MT1004-0024	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
98	FE-ST-MT1004-0025	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
99	FE-ST-MT1004-0026	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
100	FE-ST-MT1004-0027	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
101	FE-ST-MT1004-0028	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
102	FE-ST-MT1004-0029	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
103	FE-ST-MT1004-0030	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
104	FE-ST-MT1004-0031	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
105	FE-ST-MT1004-0032	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
106	FE-ST-MT1004-0033	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
107	FE-ST-MT1004-0034	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
108	FE-ST-MT1004-0035	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
109	FE-ST-MT1004-0036	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	5,333
110	FE-ST-MT1004-0037	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	-
111	FE-ST-MT1004-0038	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	-
112	FE-ST-MT1004-0039	Square table laminate cover 750*750*750	15,900.00	1	15,900.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	14,131
113	FE-ST-MT1004-0040	Square table laminate cover 750*750*750	15,900.00	1	15,900.00	8/1/2566	0.56	4.44	5	1.00	89%	1.0	1.0	14,131
114	FE-ST-MT1004-0041	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
115	FE-ST-MT1004-0042	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
116	FE-ST-MT1004-0043	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
117	FE-ST-MT1004-0044	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
118	FE-ST-MT1004-0045	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
119	FE-ST-MT1004-0046	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
120	FE-ST-MT1004-0047	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
121	FE-ST-MT1004-0048	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
122	FE-ST-MT1004-0049	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
123	FE-ST-MT1004-0050	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
124	FE-ST-MT1004-0051	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
125	FE-ST-MT1004-0052	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
126	FE-ST-MT1004-0053	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
127	FE-ST-MT1004-0054	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
128	FE-ST-MT1004-0055	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
129	FE-ST-MT1004-0056	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
130	FE-ST-MT1004-0057	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
131	FE-ST-MT1004-0058	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
132	FE-ST-MT1004-0059	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
133	FE-ST-MT1004-0060	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
134	FE-ST-MT1004-0061	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
135	FE-ST-MT1004-0062	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
136	FE-ST-MT1004-0063	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
137	FE-ST-MT1004-0064	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
138	FE-ST-MT1004-0065	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
139	FE-ST-MT1004-0066	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
140	FE-ST-MT1004-0067	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
141	FE-ST-MT1004-0068	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
142	FE-ST-MT1004-0069	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
143	FE-ST-MT1004-0070	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
144	FE-ST-MT1004-0071	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
145	FE-ST-MT1004-0072	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
146	FE-ST-MT1004-0073	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
147	FE-ST-MT1004-0074	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
148	FE-ST-MT1004-0075	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
149	FE-ST-MT1004-0076	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
150	FE-ST-MT1004-0077	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
151	FE-ST-MT1004-0078	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
152	FE-ST-MT1004-0079	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
153	FE-ST-MT1004-0080	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
154	FE-ST-MT1004-0081	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
155	FE-ST-MT1004-0082	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
156	FE-ST-MT1004-0083	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
157	FE-ST-MT1004-0084	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
158	FE-ST-MT1004-0085	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
159	FE-ST-MT1004-0086	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
160	FE-ST-MT1004-0087	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
161	FE-ST-MT1004-0088	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
162	FE-ST-MT1004-0089	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
163	FE-ST-MT1004-0090	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
164	FE-ST-MT1004-0091	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
165	FE-ST-MT1004-0092	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
166	FE-ST-MT1004-0093	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
167	FE-ST-MT1004-0094	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
168	FE-ST-MT1004-0095	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
169	FE-ST-MT1004-0096	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
170	FE-ST-MT1004-0097	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
171	FE-ST-MT1004-0098	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,217
172	FE-ST-MT1004-0099	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	-	-	-	-	-	-	-	-
173	FE-ST-MT1004-0100	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/10/2566	-	-	-	-	-	-	-	-
174	FE-ST-MT1004-0101	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
175	FE-ST-MT1004-0102	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
176	FE-ST-MT1004-0103	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
177	FE-ST-MT1004-0104	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
178	FE-ST-MT1004-0105	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
179	FE-ST-MT1004-0106	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
180	FE-ST-MT1004-0107	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
181	FE-ST-MT1004-0108	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
182	FE-ST-MT1004-0109	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
183	FE-ST-MT1004-0110	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
184	FE-ST-MT1004-0111	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
185	FE-ST-MT1004-0112	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
186	FE-ST-MT1004-0113	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
187	FE-ST-MT1004-0114	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
188	FE-ST-MT1004-0115	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
189	FE-ST-MT1004-0116	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
190	FE-ST-MT1004-0117	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
191	FE-ST-MT1004-0118	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	0.52	4.48	5	1.00	90%	1.0	1.0	2,052
192	FE-ST-MT1004-0119	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	-	-	-	-	-	-	-	Transfer to MT1006
193	FE-ST-MT1004-0120	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	-	-	-	-	-	-	-	Transfer to MT1006
194	FE-ST-MT1004-0121	Yellow bar chair	2,288.75	1	2,288.75	8/15/2566	-	-	-	-	-	-	-	Transfer to MT1006
195	FE-ST-MT1004-0122	Yellow bar chair	2,289.52	1	2,289.52	8/15/2566	-	-	-	-	-	-	-	Transfer to MT1006
196	FE-ST-MT1004-0123	Plastic chair Super ware Vega Armchair white	457.94	1	457.94	7/26/2566	0.57	4.43	5	1.00	89%	1.0	1.0	405
197	FE-ST-MT1004-0124	Plastic chair Super ware Vega Armchair white	457.94	1	457.94	7/26/2566	0.57	4.43	5	1.00	89%	1.0	1.0	405
198	FE-ST-MT1004-0125	Table 60*90 white	700.94	1	700.94	7/26/2566	0.57	4.43	5	1.00	89%	1.0	1.0	621
Accounting Code 1311007 Computer and equipment														
199	HW-ST-MT1004-0001	Cisco CBS250-24P 4G Standard SET	15,500.00	1	15,500.00	8/7/2566	0.54	4.46	5	1.00	89%	1.0	1.0	13,827
200	HW-ST-MT1004-0002	Access Poit CISCO Wireless AC1750 Gigabit	6,200.00	1	6,200.00	8/7/2566	0.54	4.46	5	1.00	89%	1.0	1.0	5,531

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
201	HW-ST-MT1004-0003	UPS 800VA SYNDOME Eco II 800	1,300.00	1	1,300.00	8/7/2566	0.54	4.46	5	1.00	89%	1.0	1.0	1,160
202	HW-ST-MT1004-0004	Recorder Hikvision DS-7216HGHiM1/S	9,753.85	1	9,753.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	8,861
203	HW-ST-MT1004-0005	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
204	HW-ST-MT1004-0006	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
205	HW-ST-MT1004-0007	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
206	HW-ST-MT1004-0008	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
207	HW-ST-MT1004-0009	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
208	HW-ST-MT1004-0010	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
209	HW-ST-MT1004-0011	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
210	HW-ST-MT1004-0012	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
211	HW-ST-MT1004-0013	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
212	HW-ST-MT1004-0014	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
213	HW-ST-MT1004-0015	Camera DS-2CE16DOT-LFS 2 mp	3,053.85	1	3,053.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	2,774
214	HW-ST-MT1004-0016	Harddisk 4 TB	5,753.85	1	5,753.85	9/6/2566	0.46	4.54	5	1.00	91%	1.0	1.0	5,227
215	HW-ST-MT1004-0017	Pos Cheetar GP-3473D For Cashier	42,000.00	1	42,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	38,272
216	HW-ST-MT1004-0018	Pos Cheetar GP-3473D For KDS	37,000.00	1	37,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	33,716
217	HW-ST-MT1004-0019	Pos Cheetar GP-3473D For KDS	37,000.00	1	37,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	33,716
218	HW-ST-MT1004-0020	Pos Cheetar GP-3473D For KDS	37,000.00	1	37,000.00	9/11/2566	-	-	-	-	-	-	-	-
219	HW-ST-MT1004-0021	KIT CASH DRAWER BLACK 24V	2,500.00	1	2,500.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	2,278
220	HW-ST-MT1004-0022	Element printer thermal RW80L,Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,556
221	HW-ST-MT1004-0023	Element printer thermal RW80L,Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,556
222	HW-ST-MT1004-0024	SmartPower UPS model ECOII800	2,000.00	1	2,000.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	1,822
223	HW-ST-MT1004-0025	19 Germany Wall Rack 9U	4,395.30	1	4,395.30	7/26/2566	0.57	4.43	5	1.00	89%	1.0	1.0	3,892
224	HW-ST-MT1004-0026	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	8/15/2566	-	-	-	-	-	-	-	-
225	HW-ST-MT1004-0027	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	8/15/2566	-	-	-	-	-	-	-	-
226	HW-ST-MT1004-0028	Mobile phone - 4G NK C12 3/64GB-CHARCOAL	2,514.02	1	2,514.02	9/25/2566	0.41	4.59	5	1.00	92%	1.0	1.0	2,310

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
227	HW-ST-MT1004-0029	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,101
228	HW-ST-MT1004-0030	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,101
229	HW-ST-MT1004-0031	Windows10ioT-CM POS	4,503.23	1	4,503.23	9/11/2566	0.44	4.56	5	1.00	91%	1.0	1.0	4,103
230	HW-ST-MT1004-0032	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	-	-	-	-	-	-	-	-
231	HW-ST-MT1004-0033	VDSL line	20,000.00	1	20,000.00	7/20/2566	0.59	4.41	5	1.00	88%	1.0	1.0	17,644
232	HW-ST-MT1004-0034	BOE Digital Signage 43" (4 ตัว)	5,250.00	4	21,000.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	18,687
233	HW-ST-MT1004-0035	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	1,335
234	HW-ST-MT1004-0036	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	18,687
235	HW-ST-MT1004-0037	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	18,687
236	HW-ST-MT1004-0038	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	18,687
237	HW-ST-MT1004-0039	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	1,335
238	HW-ST-MT1004-0040	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	1,335
239	HW-ST-MT1004-0041	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	1,335
240	HW-ST-MT1004-0042	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	1,335
Additional Assets Found[/1]														
241	-	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.55	4.45	5	1.00	89%	1.0	1.0	18,687
242	HW-ST-MT1005-003	19 Germany Wall Rack 9U	4,395.00	1	4,395.00	7/26/2566	0.57	4.43	5	1.00	89%	1.0	1.0	3,892
	Total assets value			**245**	**6,975,137.46 Baht**								**Total market value**	**1,269,318.00 Baht**
													Total market value (round up)	**1,269,000.00 Baht**

Remarks : /1 Additional assets found are BOE Digital Signage 43" by new exploring and 19 Germany Wall Rack 9U transfer from MT1005.

/2 Including investment in the same accounting code with Decoration and Renovation (2) Additional Investment

Summary of assets appraisal including machinery and equipment of Mom's Touch, The Mall Bangkapi as follows;

Assets	- Machinery and equipment report for 229 items - Decoration and renovation in rental area / additional investment for 2 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of The Mall Life Store Bangkapi, 3522 Lat Phrao Rd., Klong Chan, Bangkapi, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,101,000 Baht
Valuation of decoration and renovation	4,417,000 Baht
Total Value	5,518,000 Baht
Date of Valuation	16th February 2024

The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 231 items as follow;

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
1	**Inside are (Inside decoration of rental areas)**	**170.00 sq.m.**						
	- System (Electrical, Fire, Air, Sanitary, GAS) MT1005		1,550,000.00	1	1%	1%	15,500.00	1,534,500.00
	- Interior MT1005		2,090,000.00	1	1%	1%	20,900.00	2,069,100.00
	- Automatic controller system		3,500.00	1	1%	1%	35.00	3,465.00
	- Hoarding Sticker (Assets not found)		-	-	-	-	-	-
	- Electric system (additional)		76,200.00	1	1%	1%	762.00	75,438.00
	- Design MT1005		31,000.00	1	1%	1%		No appraisal
	- Stainless steel durable articles		444,000.00	1	1%	1%	4,440.00	439,560.00
2	**Additional Investment**							
	- Sign MOM'S TOUCH MT1005		77,416.67	1	1%	1%	774.17	76,642.50
	- Sign MOM'S TOUCH MT1005		77,416.67	1	1%	1%	774.17	76,642.50
	- Sign Blade Sign MT1005		20,166.67	1	1%	1%	201.67	19,965.00
	- Sign Blade Sign MT1005 (Assets not found)		-	-	-	-	-	-
	- Sign MOM'S TOUCH MT1005		8,166.66	1	1%	1%	81.67	8,084.99
	- Sign MOM'S TOUCH MT1005		8,166.66	1	1%	1%	81.67	8,084.99
	- Canvas 80x80cm		1,933.33	1	1%	1%	19.33	1,914.00
	- Canvas 80x80cm		1,933.33	1	1%	1%	19.33	1,914.00
	- Canvas 80x80cm		1,933.33	1	1%	1%	19.33	1,914.00
	- Canvas 80x80cm		1,933.33	1	1%	1%	19.33	1,914.00
	- Sticker MOM'S TOUCH MT1005 15x770cm		2,333.34	1	1%	1%	23.33	2,310.01
	- Sticker PVC Open-Close MT1005		783.34	1	1%	1%	7.83	775.51

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
	- Neon sign MT1005 8mm + plastwood10mm		14,500.00	1	1%	1%	145.00	14,355.00
	- Neon sign MT1005 10mm 99*99cm		9,000.00	1	1%	1%	90.00	8,910.00
	- Neon sign MT1005 8mm 54*49cm		4,500.00	1	1%	1%	45.00	4,455.00
	- Neon sign MT1005 8mm 43*51cm		4,500.00	1	1%	1%	45.00	4,455.00
	- Neon sign MT1005 8mm 9cm		3,900.00	1	1%	1%	39.00	3,861.00
	- Neon sign MT1005 8mm 9cm		300.00	1	1%	1%	3.00	297.00
	- New paint and new sticker MT1005		21,500.00	1	1%	1%	215.00	21,285.00
	- New paint and new sticker MT1005		21,500.00	1	1%	1%	215.00	21,285.00
	- Renovate sign Blade Sing		8,250.00	1	1%	1%	82.50	8,167.50
	- Renovate sign Blade Sing		8,250.00	1	1%	1%	82.50	8,167.50
	Total replacement value / Depreciation		**4,493,083.33**				**44,620.83**	
	Total value of decoration and additional investment							**4,417,462.50 Baht**
	Total value of decoration and additional investment (round up)							**4,417,000.00 Baht**

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 229 items														
Accounting Code 1311002 Building Improvement														
1	BI-ST-MT1005-0001	System (Electrical, Fire, Air, Sanitary, GAS) MT1005	1,550,000.00	1	1,550,000.00	8/25/2566	-	-	-	-	-	-	-	Including in construction
2	BI-ST-MT1005-0002	Interior MT1005	2,090,000.00	1	2,090,000.00	8/25/2566	-	-	-	-	-	-	-	Including in construction
3	BI-ST-MT1005-0003	Automatic controller system	3,500.00	1	3,500.00	8/24/2566	-	-	-	-	-	-	-	Including in construction
4	BI-ST-MT1005-0004	Hoarding Sticker	12,000.00	1	12,000.00	8/25/2566	-	-	-	-	-	-	-	Including in construction
5	BI-ST-MT1005-0005	Electric system (additional)	76,200.00	1	76,200.00	8/25/2566	-	-	-	-	-	-	-	Including in construction
6	BI-ST-MT1005-0006	Design MT1005	31,000.00	1	31,000.00	8/25/2566	-	-	-	-	-	-	-	Including in construction
7	BI-ST-MT1005-0007	Stainless steel durable articles	444,000.00	1	444,000.00	10/10/2566	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311004 Decoration and Installation														
8	FF-ST-MT1005-0001	Sign MOM'S TOUCH MT1005	77,416.67	1	77,416.67	8/25/2566	-	-	-	-	-	-	-	Including in additional investment/2
9	FF-ST-MT1005-0002	Sign MOM'S TOUCH MT1005	77,416.67	1	77,416.67	8/25/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
10	FF-ST-MT1005-0003	Sign Blade Sign MT1005	20,166.67	1	20,166.67	8/25/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
11	FF-ST-MT1005-0004	Sign Blade Sign MT1005	20,166.67	1	20,166.67	8/25/2566	-	-	-	-	-	-	-	Not found
12	FF-ST-MT1005-0005	Sign MOM'S TOUCH MT1005	8,166.66	1	8,166.66	8/25/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
13	FF-ST-MT1005-0006	Sign MOM'S TOUCH MT1005	8,166.66	1	8,166.66	8/25/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
14	FF-ST-MT1005-0007	Canvas 80x80cm	1,933.33	1	1,933.33	8/22/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
15	FF-ST-MT1005-0008	Canvas 80x80cm	1,933.33	1	1,933.33	8/22/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
16	FF-ST-MT1005-0009	Canvas 80x80cm	1,933.33	1	1,933.33	8/22/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
17	FF-ST-MT1005-0010	Canvas 80x80cm	1,933.33	1	1,933.33	8/22/2566	-	-	-	-	-	-	-	Including in additional investment[/2]

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
18	FF-ST-MT1005-0011	Sticker MOM'S TOUCH MT1005 15x770cm	2,333.34	1	2,333.34	8/22/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
19	FF-ST-MT1005-0012	Sticker PVC Open-Close MT1005	783.34	1	783.34	8/22/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
20	FF-ST-MT1005-0013	Neon sign MT1005 8mm + plastwood 10mm	14,500.00	1	14,500.00	8/1/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
21	FF-ST-MT1005-0014	Neon sign MT1005 10mm 99*99cm	9,000.00	1	9,000.00	8/2/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
22	FF-ST-MT1005-0015	Neon sign MT1005 8mm 54*49cm	4,500.00	1	4,500.00	8/2/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
23	FF-ST-MT1005-0016	Neon sign MT1005 8mm 43*51cm	4,500.00	1	4,500.00	8/1/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
24	FF-ST-MT1005-0017	Neon sign MT1005 8mm 9cm	3,900.00	1	3,900.00	8/1/2566	-	-	-	-	-	-	-	Including in additional investment[/2]

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
25	FF-ST-MT1005-0018	Neon sign MT1005 8mm 9cm	300.00	1	300.00	11/9/2566	-	-	-	-	-	-	-	Including in additional investment/2
26	FF-ST-MT1005-0019	New paint and new sticker MT1005	21,500.00	1	21,500.00	10/2/2566	-	-	-	-	-	-	-	Including in additional investment/2
27	FF-ST-MT1005-0020	New paint and new sticker MT1005	21,500.00	1	21,500.00	10/2/2566	-	-	-	-	-	-	-	Including in additional investment/2
28	FF-ST-MT1005-0021	Renovate sign Blade Sing	8,250.00	1	8,250.00	10/2/2566	-	-	-	-	-	-	-	Including in additional investment/2
29	FF-ST-MT1005-0022	Renovate sign Blade Sing	8,250.00	1	8,250.00	10/2/2566	-	-	-	-	-	-	-	Including in additional investment/2
Accounting Code 1311005 Equipment														
30	EQ-ST-MT1005-0001	Water heater DDH 6 EC (STE)	5,314.49	1	5,314.49	8/7/2566	0.53	4.47	5	1.00	89%	1.0	1.0	4,752
31	EQ-ST-MT1005-0002	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	8/7/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,577
32	EQ-ST-MT1005-0003	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	8/7/2566	0.53	4.47	5	1.00	89%	1.0	1.0	3,577
33	EQ-ST-MT1005-0004	PITCO PORTABLE FILTER SYSTEM 55 LBS P14	80,000.00	1	80,000.00	8/9/2566	0.52	4.48	5	1.00	90%	1.0	1.0	71,627

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
34	EQ-ST-MT1005-0005	Safe LEECO model ES-7 336x351x444mm.	3,990.00	1	3,990.00	8/9/2566	0.52	4.48	5	1.00	90%	1.0	1.0	3,572
35	EQ-ST-MT1005-0006	Stainless steel refrigerator 4-door SANDEW SSR3-1200i	40,000.00	1	40,000.00	8/11/2566	0.52	4.48	5	1.00	90%	1.0	1.0	35,858
36	EQ-ST-MT1005-0007	Stainless steel refrigerator 4-door SANDEW SSF3-1200i	45,400.00	1	45,400.00	8/11/2566	0.52	4.48	5	1.00	90%	1.0	1.0	40,698
37	EQ-ST-MT1005-0008	Stainless steel refrigerator Under Counter SANDEW SCR3-1500i	27,000.00	1	27,000.00	8/11/2566	0.52	4.48	5	1.00	90%	1.0	1.0	24,204
38	EQ-ST-MT1005-0009	DIGITAL SINGAGE EASEL STAND	5,327.10	1	5,327.10	8/11/2566	0.52	4.48	5	1.00	90%	1.0	1.0	4,775
39	EQ-ST-MT1005-0010	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	8/15/2566	-	-	-	-	-	-	-	Transfer
40	EQ-ST-MT1005-0011	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	8/15/2566	-	-	-	-	-	-	-	Transfer
41	EQ-ST-MT1005-0012	Rice cooker SHARP 1.8L	2,327.10	1	2,327.10	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	2,091
42	EQ-ST-MT1005-0013	Shopping card MATALL FD300BK-YL black	1,774.81	1	1,774.81	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	1,595
43	EQ-ST-MT1005-0014	DEAN SUPER RUNNER GAS FRYER (Cover&Rod)	51,300.00	1	51,300.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	46,100
44	EQ-ST-MT1005-0015	DEAN SUPER RUNNER GAS FRYER (Cover&Rod)	51,300.00	1	51,300.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	46,100

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
45	EQ-ST-MT1005-0016	DEAN SUPER RUNNER GAS FRYER (Cover&Rod)	51,300.00	1	51,300.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	46,100
46	EQ-ST-MT1005-0021	Air Curtain brand Diamon FM-4515S-L	20,200.00	1	20,200.00	8/22/2566	0.49	4.51	5	1.00	90%	1.0	1.0	18,230
47	EQ-ST-MT1005-0023	Aluminum scene 3mm. 1.1/2x1.1/2 black for Air Curtain	4,160.00	1	4,160.00	8/22/2566	0.49	4.51	5	1.00	90%	1.0	1.0	3,754
48	EQ-ST-MT1005-0025	PRINCE CASTLE VERTICAL CONTACT BUN TOASTER	150,500.00	1	150,500.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	135,244
49	EQ-ST-MT1005-0029	Locker 12-door	6,018.70	1	6,018.70	8/9/2566	0.52	4.48	5	1.00	90%	1.0	1.0	5,389
50	EQ-ST-MT1005-0030	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	7/25/2566	-	-	-	-	-	-	-	Transfer
51	EQ-ST-MT1005-0031	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	7/25/2566	-	-	-	-	-	-	-	Transfer
52	EQ-ST-MT1005-0033	Water filter M3F-3 UF	7,654.21	1	7,654.21	8/7/2566	0.53	4.47	5	1.00	89%	1.0	1.0	6,845
53	EQ-ST-MT1005-0034	(pipe lining, power plug) kitchenware	2,700.00	1	2,700.00	8/29/2566	0.47	4.53	5	1.00	91%	1.0	1.0	2,447
54	EQ-ST-MT1005-0035	Bread tray	850.00	1	850.00	12/8/2566	0.19	4.81	5	1.00	96%	1.0	1.0	817
55	EQ-ST-MT1005-0036	Queue stand 90 cm.	1,890.00	1	1,890.00	12/9/2566	0.19	4.81	5	1.00	96%	1.0	1.0	1,819
56	EQ-ST-MT1005-0037	Queue stand 90 cm.	1,890.00	1	1,890.00	12/9/2566	0.19	4.81	5	1.00	96%	1.0	1.0	1,819
57	EQ-ST-MT1005-0038	Queue stand 90 cm.	1,890.00	1	1,890.00	12/9/2566	0.19	4.81	5	1.00	96%	1.0	1.0	1,819
58	EQ-ST-MT1005-0039	Queue stand 90 cm.	1,890.00	1	1,890.00	12/9/2566	0.19	4.81	5	1.00	96%	1.0	1.0	1,819

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Accounting Code 1311006 Office Decorations														
59	FE-ST-MT1005-0001	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
60	FE-ST-MT1005-0002	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
61	FE-ST-MT1005-0003	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
62	FE-ST-MT1005-0004	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
63	FE-ST-MT1005-0005	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
64	FE-ST-MT1005-0006	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
65	FE-ST-MT1005-0007	Foldable table MOMSTOUCH MT1005	972.00	1	972.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
66	FE-ST-MT1005-0008	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
67	FE-ST-MT1005-0009	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
68	FE-ST-MT1005-0010	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
69	FE-ST-MT1005-0011	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
70	FE-ST-MT1005-0012	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
71	FE-ST-MT1005-0013	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
72	FE-ST-MT1005-0014	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
73	FE-ST-MT1005-0015	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
74	FE-ST-MT1005-0016	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
75	FE-ST-MT1005-0017	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
76	FE-ST-MT1005-0018	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
77	FE-ST-MT1005-0019	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
78	FE-ST-MT1005-0020	Chair with backrest rattan pattern W53xD44xH88cm black	701.07	1	701.07	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
79	FE-ST-MT1005-0021	Chair with backrest rattan pattern W53xD44xH88cm black	701.04	1	701.04	8/2/2566	-	-	-	-	-	-	-	Transfer to MT1002
80	FE-ST-MT1005-0022	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
81	FE-ST-MT1005-0023	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
82	FE-ST-MT1005-0024	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
83	FE-ST-MT1005-0025	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
84	FE-ST-MT1005-0026	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
85	FE-ST-MT1005-0027	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
86	FE-ST-MT1005-0028	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
87	FE-ST-MT1005-0029	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
88	FE-ST-MT1005-0030	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
89	FE-ST-MT1005-0031	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
90	FE-ST-MT1005-0032	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
91	FE-ST-MT1005-0033	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	5,346
92	FE-ST-MT1005-0034	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
93	FE-ST-MT1005-0035	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
94	FE-ST-MT1005-0036	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
95	FE-ST-MT1005-0037	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
96	FE-ST-MT1005-0038	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
97	FE-ST-MT1005-0039	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
98	FE-ST-MT1005-0040	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
99	FE-ST-MT1005-0041	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
100	FE-ST-MT1005-0042	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
101	FE-ST-MT1005-0043	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
102	FE-ST-MT1005-0044	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	โอนย้ายไป MT1002
103	FE-ST-MT1005-0045	Square table laminate cover 750*750*750	6,000.00	1	6,000.00	8/1/2566	-	-	-	-	-	-	-	Transfer to MT1002
104	FE-ST-MT1005-0046	Square table laminate cover 750*750*750	8,400.00	1	8,400.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	7,484
105	FE-ST-MT1005-0047	Square table laminate cover 750*750*750	8,400.00	1	8,400.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	7,484

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
106	FE-ST-MT1005-0048	Square table laminate cover 750*750*750	8,400.00	1	8,400.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	7,484
107	FE-ST-MT1005-0049	Square table laminate cover 750*750*750	15,900.00	1	15,900.00	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	14,166
108	FE-ST-MT1005-0050	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
109	FE-ST-MT1005-0051	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
110	FE-ST-MT1005-0052	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
111	FE-ST-MT1005-0053	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
112	FE-ST-MT1005-0054	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
113	FE-ST-MT1005-0055	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
114	FE-ST-MT1005-0056	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
115	FE-ST-MT1005-0057	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
116	FE-ST-MT1005-0058	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
117	FE-ST-MT1005-0059	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
118	FE-ST-MT1005-0060	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
119	FE-ST-MT1005-0061	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
120	FE-ST-MT1005-0062	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
121	FE-ST-MT1005-0063	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
122	FE-ST-MT1005-0064	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
123	FE-ST-MT1005-0065	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
124	FE-ST-MT1005-0066	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
125	FE-ST-MT1005-0067	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
126	FE-ST-MT1005-0068	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
127	FE-ST-MT1005-0069	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
128	FE-ST-MT1005-0070	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
129	FE-ST-MT1005-0071	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
130	FE-ST-MT1005-0072	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
131	FE-ST-MT1005-0073	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
132	FE-ST-MT1005-0074	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
133	FE-ST-MT1005-0075	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
134	FE-ST-MT1005-0076	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
135	FE-ST-MT1005-0077	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
136	FE-ST-MT1005-0078	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
137	FE-ST-MT1005-0079	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
138	FE-ST-MT1005-0080	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
139	FE-ST-MT1005-0081	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
140	FE-ST-MT1005-0082	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	0.48	4.52	5	1.00	90%	1.0	1.0	3,251
141	FE-ST-MT1005-0083	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
142	FE-ST-MT1005-0084	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
143	FE-ST-MT1005-0085	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
144	FE-ST-MT1005-0086	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
145	FE-ST-MT1005-0087	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
146	FE-ST-MT1005-0088	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
147	FE-ST-MT1005-0089	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
148	FE-ST-MT1005-0090	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
149	FE-ST-MT1005-0091	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
150	FE-ST-MT1005-0092	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
151	FE-ST-MT1005-0093	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
152	FE-ST-MT1005-0094	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
153	FE-ST-MT1005-0095	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
154	FE-ST-MT1005-0096	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
155	FE-ST-MT1005-0097	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	8/23/2566	-	-	-	-	-	-	-	Transfer to MT1002
156	FE-ST-MT1005-0098	Yellow bar chair	2,288.75	1	2,288.75	8/25/2566	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
157	FE-ST-MT1005-0099	Yellow bar chair	2,288.75	1	2,288.75	8/25/2566	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
158	FE-ST-MT1005-0100	Yellow bar chair	2,288.75	1	2,288.75	8/25/2566	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
159	FE-ST-MT1005-0101	Yellow bar chair	2,288.75	1	2,288.75	8/25/2566	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
160	FE-ST-MT1005-0102	Yellow bar chair	2,288.75	1	2,288.75	160	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
161	FE-ST-MT1005-0103	Yellow bar chair	2,288.75	1	2,288.75	161	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
162	FE-ST-MT1005-0104	Yellow bar chair	2,288.75	1	2,288.75	162	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
163	FE-ST-MT1005-0105	Yellow bar chair	2,288.75	1	2,288.75	163	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
164	FE-ST-MT1005-0106	Yellow bar chair	2,288.75	1	2,288.75	164	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
165	FE-ST-MT1005-0107	Yellow bar chair	2,288.75	1	2,288.75	165	0.48	4.52	5	1.00	90%	1.0	1.0	2,069

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
166	FE-ST-MT1005-0108	Yellow bar chair	2,288.75	1	2,288.75	166	0.48	4.52	5	1.00	90%	1.0	1.0	2,069
167	FE-ST-MT1005-0109	Yellow bar chair	2,289.17	1	2,289.17	167	0.48	4.52	5	1.00	90%	1.0	1.0	2,070
168	FE-ST-MT1005-0110	Plastic chair CH-53 SUPERWARE	457.94	1	457.94	168	0.56	4.44	5	1.00	89%	1.0	1.0	407
169	FE-ST-MT1005-0111	Plastic chair CH-53 SUPERWARE	457.94	1	457.94	169	0.56	4.44	5	1.00	89%	1.0	1.0	407
170	FE-ST-MT1005-0112	Table 60*90 white	700.94	1	700.94	170	0.56	4.44	5	1.00	89%	1.0	1.0	622
171	FE-ST-MT1005-0113	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	171	-	-	-	-	-	-	-	Transfer to MT1002
172	FE-ST-MT1005-0114	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	172	-	-	-	-	-	-	-	Transfer to MT1002
173	FE-ST-MT1005-0115	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	173	-	-	-	-	-	-	-	Transfer to MT1002
174	FE-ST-MT1005-0116	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	174	-	-	-	-	-	-	-	Transfer to MT1002
175	FE-ST-MT1005-0117	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	175	-	-	-	-	-	-	-	Transfer to MT1002
176	FE-ST-MT1005-0118	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	176	-	-	-	-	-	-	-	Transfer to MT1002
177	FE-ST-MT1005-0119	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	177	-	-	-	-	-	-	-	Transfer to MT1002
178	FE-ST-MT1005-0120	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	178	-	-	-	-	-	-	-	Transfer to MT1002

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
179	FE-ST-MT1005-0121	Chair M-HOC-CS BEECH 440x515x780 SH450	3,600.00	1	3,600.00	179	-	-	-	-	-	-	-	Transfer to MT1002
Accounting Code 1311007 Computer and equipment														
180	HW-ST-MT1005-0001	Cisco CBS250-24P 4G Standard SET	15,500.00	1	15,500.00	8/7/2566	0.53	4.47	5	1.00	89%	1.0	1.0	13,861
181	HW-ST-MT1005-0002	UPS 800VA SYNDOME Eco II 800	1,300.00	1	1,300.00	8/7/2566	0.53	4.47	5	1.00	89%	1.0	1.0	1,163
182	HW-ST-MT1005-0003	Recorder Hikvision DS-7216HGHiM1/S	9,750.00	1	9,750.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	8,879
183	HW-ST-MT1005-0004	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
184	HW-ST-MT1005-0005	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
185	HW-ST-MT1005-0006	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
186	HW-ST-MT1005-0007	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
187	HW-ST-MT1005-0008	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
188	HW-ST-MT1005-0009	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
189	HW-ST-MT1005-0010	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
190	HW-ST-MT1005-00100	Wall Mount Display	2,523.36	1	2,523.36	8/22/2566	0.49	4.51	5	1.00	90%	1.0	1.0	2,277
191	HW-ST-MT1005-00101	Wall Mount Display	2,523.36	1	2,523.36	8/22/2566	0.49	4.51	5	1.00	90%	1.0	1.0	2,277
192	HW-ST-MT1005-0011	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
193	HW-ST-MT1005-0012	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
194	HW-ST-MT1005-0013	Camera DS-2CE16DOT-LFS 2 mp	3,050.00	1	3,050.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,778
195	HW-ST-MT1005-0014	Harddisk 4 TB	5,750.00	1	5,750.00	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	5,236
196	HW-ST-MT1005-0015	Pos Cheetar GP-3473D For Cashier	42,000.00	1	42,000.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	38,364
197	HW-ST-MT1005-0016	KIT CASH DRAWER BLACK 24V	2,500.00	1	2,500.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	2,284
198	HW-ST-MT1005-0017	Element printer thermal RW80L,Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,567
199	HW-ST-MT1005-0018	SmartPower UPS model ECOII800	2,000.00	1	2,000.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	1,827
200	HW-ST-MT1005-0020	Cisco CBS250-24P 4G Standard SET	37,000.00	1	37,000.00	9/11/2566	-	-	-	-	-	-	-	Transfer
201	HW-ST-MT1005-0021	Pos Cheetar GP-3473D For KDS	37,000.00	1	37,000.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	33,797
202	HW-ST-MT1005-0022	Pos Cheetar GP-3473D For KDS	37,000.00	1	37,000.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	33,797

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
203	HW-ST-MT1005-0025	Element printer thermal RW80L,Lan/Ser/USB Black	5,000.00	1	5,000.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,567
204	HW-ST-MT1005-0027	Digital signage easel stan	5,327.10	1	5,327.10	8/11/2566	-	-	-	-	-	-	-	Transfer
205	HW-ST-MT1005-0028	19 Germany Wall Rack 9U W60XD60XH45.5cm.	4,395.30	1	4,395.30	9/13/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,020
206	HW-ST-MT1005-0029	Wall Mount Display	2,523.36	1	2,523.36	8/1/2566	0.55	4.45	5	1.00	89%	1.0	1.0	2,248
207	HW-ST-MT1005-0030	Fixed Wall Mount	1,500.00	1	1,500.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	1,348
208	HW-ST-MT1005-0031	Fixed Wall Mount	1,500.00	1	1,500.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	1,348
209	HW-ST-MT1005-0032	19 Germany Wall Rack 9U	4,395.30	1	4,395.30	7/26/2566	-	-	-	-	-	-	-	Transfer to MT1004
210	HW-ST-MT1005-0033	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	21,477
211	HW-ST-MT1005-0034	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	21,477
212	HW-ST-MT1005-0035	Mobile phone - 4G NK C12 3/64GB-CHARCOAL	2,514.02	1	2,514.02	9/25/2566	0.39	4.61	5	1.00	92%	1.0	1.0	2,316
213	HW-ST-MT1005-0036	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,110
214	HW-ST-MT1005-0037	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,110
215	HW-ST-MT1005-0038	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,110
216	HW-ST-MT1005-0039	Windows10ioT-CM POS	4,500.00	1	4,500.00	9/11/2566	-	-	-	-	-	-	-	Transfer
217	HW-ST-MT1005-0040	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	18,733
218	HW-ST-MT1005-0041	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	18,733
219	HW-ST-MT1005-0042	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	18,733

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
220	HW-ST-MT1005-0043	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	-	-	-	-	-	-	-	Transfer to MT1002
221	HW-ST-MT1005-0044	BOE Digital Signage 43"	21,000.00	1	21,000.00	8/3/2566	-	-	-	-	-	-	-	Transfer to MT1002
222	HW-ST-MT1005-0045	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	1,338
223	HW-ST-MT1005-0046	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	1,338
224	HW-ST-MT1005-0047	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	1,338
225	HW-ST-MT1005-0048	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	0.54	4.46	5	1.00	89%	1.0	1.0	1,338
226	HW-ST-MT1005-0049	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	-	-	-	-	-	-	-	Transfer
227	HW-ST-MT1005-0050	Fixed Wall Mount	1,500.00	1	1,500.00	8/3/2566	-	-	-	-	-	-	-	Transfer
Additional Assets Found[/1]														
228	-	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	21,477
229	-	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	21,477
	Total assets value			**229**	**6,035,029.40**								**Total market value**	**1,100,691.00 Baht**
													Total market value (round up)	**1,101,000.00 Baht**

Remarks : /1 Additional assets found are Samsung Signage 43" Model QM43B 2 items by new exploring.

/2 Including investment in the same accounting code with Decoration and Renovation (2) Additional Investment

Summary of assets appraisal including machinery and equipment of Mom's Touch, The Mall Bangkhae as follows;

Assets	- Machinery and equipment report for 95 items - Decoration and renovation in rental area for 2 items
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Inside the department store area of The Mall Bangkhae, 518, 518/1 Phetkasem Rd., Bangkhae Nuea, Bangkhae, Bangkok
Valuation Approach	Cost Approach
Valuation of machinery and equipment	1,268,000 Baht
Valuation of decoration and renovation	3,899,000 Baht
Total Value	5,167,000 Baht
Date of Valuation	16th February 2024

The 6 branches of Mom Touch lease agreements shall be transferred without any expenses. The Company's subsidiary shall be responsible for rental payment for the rest of the agreement to the existing tenant for the proceed of Baht 31,131,313.94.

The Valuer uses Cost Approach in these assessment as purchasing or building the new stores and deductible with any depreciation or amortization refer to Company's documents as of survey date for standard price list of construction costs for building SorMorTor. machinery and equipment No. 57. Machinery and equipment No. 57 is furniture and office equipment with lifespan of 5 years. All assets are not registered in this valuation refer to the Company's information and document on survey date. The lifespan is acquired from current condition and comparison with other peers. For machinery and equipment with lifespan of greater than 5 years, valuer considers the lifespan of 1 year under current condition as following details;

Details of assessment for decoration in rental area, machinery, and equipment total of 97 items as follow;

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
1	**Inside are (Inside decoration of rental areas)**	**100.00 sq.m.**						
	- System (Elactical, Fire, Air, Sanitary, GAS) MT1006		1,750,000.00	1	1%	1%	17,500.00	1,732,500.00
	- Interior MT1006		910,000.00	1	1%	1%	9,100.00	900,900.00
	- Construction MT1006		640,000.00	1	1%	1%	6,400.00	633,600.00
	- Additional wall with tile		40,000.00	1	1%	1%	400.00	39,600.00
	- Design MT1006		30,000.00	1	1%	1%		No appraisal
	- Interior design MT1006		85,000.00	1	1%	1%		No appraisal
	- Additional system MT1006		323,106.60	1	1%	1%	3,231.07	319,875.53
	- Additional fire alarm system		50,000.00	1	1%	1%	500.00	49,500.00
2	**Additional Investment**							
	- Neon sign MT1006 8mm + plastwood 10mm		19,700.00	1	1%	1%	197.00	19,503.00
	- Neon sign MT1006 8mm 145*156cm		12,700.00	1	1%	1%	127.00	12,573.00
	- Neon sign MT1006 8mm 83*99cm		9,200.00	1	1%	1%	92.00	9,108.00
	- Neon sign MT1006 8mm 56*67cm		4,200.00	1	1%	1%	42.00	4,158.00
	- Neon sign MT1006 8mm 57*59cm		4,200.00	1	1%	1%	42.00	4,158.00
	- Neon sign MT1006 8mm 74*49cm		5,600.00	1	1%	1%	56.00	5,544.00
	- Neon sign MT1006 8mm 9cm		3,600.00	1	1%	1%	36.00	3,564.00
	- Acrylic 40cm		1,000.00	1	1%	1%	10.00	990.00
	- Acrylic 40cm		1,000.00	1	1%	1%	10.00	990.00
	- Neon sign acrylic 8 mm. Size: 46 x 71 cm.		5,600.00	1	1%	1%	56.00	5,544.00
	- Neon sign acrylic 8 mm. Size: 99 x 22 cm.		5,400.00	1	1%	1%	54.00	5,346.00

No.	Details	Usable area (unit)	Replacement Value (Baht)	Number of years	Depreciation			Appraisal Value on a survey date (Baht)
					%/year	total	Baht	
	- Neon sign acrylic 8 mm. Size: 99 x 22 cm.		-	-	-	-	-	โอนย้ายไป MT1004
	- Canvas with frame 80 cm. x 80 cm.		2,300.00	1	1%	1%	23.00	2,277.00
	- Canvas with frame 80 cm. x 80 cm.		2,300.00	1	1%	1%	23.00	2,277.00
	- Canvas with frame 80 cm. x 80 cm.		2,300.00	1	1%	1%	23.00	2,277.00
	- Canvas with frame 80 cm. x 80 cm.		2,300.00	1	1%	1%	23.00	2,277.00
	- Shop sign height 40 cm. acrylic 10 มม.		105,000.00	1	1%	1%	1,050.00	103,950.00
	- Round sign 2 side size 60 cm.		27,500.00	1	1%	1%	275.00	27,225.00
	- Sign PICK UP 10 x 37 cm.		5,500.00	1	1%	1%	55.00	5,445.00
	- Sign PICK UP 10 x 37 cm.		5,500.00	1	1%	1%	55.00	5,445.00
	Total replacement value / Depreciation		**4,053,006.60**				**39,380.07**	
	Total value of decoration and additional investment							**3,898,626.53 Baht**
	Total value of decoration and additional investment (round up)							**3,899,000.00 Baht**

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Assessment for machinery and equipment total of 95 items														
Accounting Code 1311002 Building Improvement														
1	BI-ST-MT1006-0001	System (Electrical, Fire, Air, Sanitary, GAS) MT1006	1,750,000.00	1	1,750,000.00	10/27/2566	-	-	-	-	-	-	-	Including in construction
2	BI-ST-MT1006-0002	Interior MT1006	910,000.00	1	910,000.00	10/27/2566	-	-	-	-	-	-	-	Including in construction
3	BI-ST-MT1006-0003	Construction MT1006	640,000.00	1	640,000.00	10/27/2566	-	-	-	-	-	-	-	Including in construction
4	BI-ST-MT1006-0004	Additional wall with tile	40,000.00	1	40,000.00	10/6/2566	-	-	-	-	-	-	-	Including in construction
5	BI-ST-MT1006-0005	Design MT1006	30,000.00	1	30,000.00	9/27/2566	-	-	-	-	-	-	-	Including in construction
6	BI-ST-MT1006-0006	Interior design MT1006	85,000.00	1	85,000.00	9/27/2566	-	-	-	-	-	-	-	Including in construction
7	BI-ST-MT1006-0007	Additional system MT1006	323,106.60	1	323,106.60	9/27/2566	-	-	-	-	-	-	-	Including in construction
8	BI-ST-MT1006-0008	Additional fire alarm system	50,000.00	1	50,000.00	12/25/2566	-	-	-	-	-	-	-	Including in construction
Accounting Code 1311004 Decoration and Installation														
9	FF-ST-MT1006-0001	Neon sign MT1006 8mm + plastwood 10mm	19,700.00	1	19,700.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
10	FF-ST-MT1006-0002	Neon sign MT1006 8mm 145*156cm	12,700.00	1	12,700.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2
11	FF-ST-MT1006-0004	Neon sign MT1006 8mm 83*99cm	9,200.00	1	9,200.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2
12	FF-ST-MT1006-0005	Neon sign MT1006 8mm 56*67cm	4,200.00	1	4,200.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2
13	FF-ST-MT1006-0006	Neon sign MT1006 8mm 57*59cm	4,200.00	1	4,200.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2
14	FF-ST-MT1006-0007	Neon sign MT1006 8mm 74*49cm	5,600.00	1	5,600.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2
15	FF-ST-MT1006-0008	Neon sign MT1006 8mm 9cm	3,600.00	1	3,600.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2
16	FF-ST-MT1006-0009	Acrylic 40cm	1,000.00	1	1,000.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment/2

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
17	FF-ST-MT1006-0010	Acrylic 40cm	1,000.00	1	1,000.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
18	FF-ST-MT1006-0011	Neon sign acrylic 8 mm. Size : 46 x 71 cm.	5,600.00	1	5,600.00	9/7/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
19	FF-ST-MT1006-0012	Neon sign acrylic 8 mm. Size : 99 x 22 cm.	5,400.00	1	5,400.00	11/8/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
20	FF-ST-MT1006-0013	Neon sign acrylic 8 mm. Size : 99 x 22 cm.	5,400.00	1	5,400.00	11/8/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
21	FF-ST-MT1006-0014	Canvas with frame 80 cm. x 80 cm.	2,300.00	1	2,300.00	10/27/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
22	FF-ST-MT1006-0015	Canvas with frame 80 cm. x 80 cm.	2,300.00	1	2,300.00	10/27/2566	-	-	-	-	-	-	-	Including in additional investment[/2]
23	FF-ST-MT1006-0016	Canvas with frame 80 cm. x 80 cm.	2,300.00	1	2,300.00	10/27/2566	-	-	-	-	-	-	-	Including in additional investment[/2]

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
24	FF-ST-MT1006-0017	Canvas with frame 80 cm. x 80 cm.	2,300.00	1	2,300.00	10/27/2566	-	-	-	-	-	-	-	Including in additional investment/2
25	FF-ST-MT1006-0018	Shop sign height 40 cm. acrylic 10 มม.	105,000.00	1	105,000.00	10/27/2566	-	-	-	-	-	-	-	Including in additional investment/2
26	FF-ST-MT1006-0019	Round sign 2 side size 60 cm.	27,500.00	1	27,500.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
27	FF-ST-MT1006-0020	Sign PICK UP 10 x 37 cm.	5,500.00	1	5,500.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
28	FF-ST-MT1006-0021	Sign PICK UP 10 x 37 cm.	5,500.00	1	5,500.00	12/19/2566	-	-	-	-	-	-	-	Including in additional investment/2
Accounting Code 1311005 Equipment														
29	EQ-ST-MT1006-0001	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	9/7/2566	0.44	4.56	5	1.00	91%	1.0	1.0	3,645
30	EQ-ST-MT1006-0002	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	9/7/2566	0.44	4.56	5	1.00	91%	1.0	1.0	3,645
31	EQ-ST-MT1006-0003	Locker ICONIC	6,018.70	1	6,018.70	9/8/2566	0.44	4.56	5	1.00	91%	1.0	1.0	5,488
32	EQ-ST-MT1006-0005	Water filter M3F-3 UF	7,654.21	1	7,654.21	9/14/2566	0.42	4.58	5	1.00	92%	1.0	1.0	7,004
33	EQ-ST-MT1006-0006	Wall Mount Display	800.00	1	800.00	9/15/2566	0.42	4.58	5	1.00	92%	1.0	1.0	732

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
34	EQ-ST-MT1006-0007	Wall Mount Display	800.00	1	800.00	9/16/2566	0.42	4.58	5	1.00	92%	1.0	1.0	733
35	EQ-ST-MT1006-0008	Wall Mount Display	800.00	1	800.00	9/17/2566	0.42	4.58	5	1.00	92%	1.0	1.0	733
36	EQ-ST-MT1006-0009	Shopping cart MATALL FD300BK-YL black	1,868.22	1	1,868.22	9/19/2566	0.41	4.59	5	1.00	92%	1.0	1.0	1,715
37	EQ-ST-MT1006-0010	Fixed wall mount	2,000.00	1	2,000.00	9/25/2566	0.39	4.61	5	1.00	92%	1.0	1.0	1,842
38	EQ-ST-MT1006-0011	Fixed wall mount	2,000.00	1	2,000.00	9/26/2566	0.39	4.61	5	1.00	92%	1.0	1.0	1,843
39	EQ-ST-MT1006-0012	Fixed wall mount	2,000.00	1	2,000.00	9/27/2566	0.39	4.61	5	1.00	92%	1.0	1.0	1,844
40	EQ-ST-MT1006-0013	Water heater	5,314.49	1	5,314.49	10/5/2566	0.37	4.63	5	1.00	93%	1.0	1.0	4,924
41	EQ-ST-MT1006-0014	Shopping cart	1,868.22	1	1,868.22	9/13/2566	-	-	-	-	-	-	-	-
42	EQ-ST-MT1006-0015	Stainless steel refrigerator	27,000.00	1	27,000.00	10/20/2566	0.33	4.67	5	1.00	93%	1.0	1.0	25,239
43	EQ-ST-MT1006-0016	Mobile Fliter	95,520.00	1	95,520.00	11/21/2566	0.24	4.76	5	1.00	95%	1.0	1.0	90,966
44	EQ-ST-MT1006-0017	Prince castle vertical contect toaster	150,500.00	1	150,500.00	10/16/2566	0.34	4.66	5	1.00	93%	1.0	1.0	140,357
45	EQ-ST-MT1006-0018	DEAN SUPER RUNNER GAS FRYER	51,300.00	1	51,300.00	10/20/2566	0.33	4.67	5	1.00	93%	1.0	1.0	47,955
46	EQ-ST-MT1006-0019	DEAN SUPER RUNNER GAS FRYER	51,300.00	1	51,300.00	10/20/2566	0.33	4.67	5	1.00	93%	1.0	1.0	47,955
47	EQ-ST-MT1006-0020	DEAN SUPER RUNNER GAS FRYER	51,300.00	1	51,300.00	10/20/2566	0.33	4.67	5	1.00	93%	1.0	1.0	47,955
48	EQ-ST-MT1006-0021	Rice cooker SHARP	2,327.10	1	2,327.10	9/21/2566	0.41	4.59	5	1.00	92%	1.0	1.0	2,138
49	EQ-ST-MT1006-0022	Safe LEECO model ES-7 336x351x444mm.	3,990.00	1	3,990.00	8/9/2566	0.52	4.48	5	1.00	90%	1.0	1.0	3,572
50	EQ-ST-MT1006-0023	Bread tray	850.00	1	850.00	12/8/2566	0.19	4.81	5	1.00	96%	1.0	1.0	817

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
Accounting Code 1311006 Office Decorations														
51	FE-ST-MT1006-0001	Yellow bar chair MOMSTOUCH MT1006	2,522.43	1	2,522.43	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,297
52	FE-ST-MT1006-0002	Yellow bar chair MOMSTOUCH MT1006	2,522.43	1	2,522.43	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,297
53	FE-ST-MT1006-0003	Yellow bar chair MOMSTOUCH MT1006	2,522.43	1	2,522.43	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,297
54	FE-ST-MT1006-0004	Yellow bar chair MOMSTOUCH MT1006	2,522.43	1	2,522.43	9/6/2566	0.45	4.55	5	1.00	91%	1.0	1.0	2,297
55	FE-ST-MT1006-0005	Plastic chair CH-53 SUPERWARE	445.70	1	445.70	10/27/2566	0.31	4.69	5	1.00	94%	1.0	1.0	418
56	FE-ST-MT1006-0006	Plastic chair CH-53 SUPERWARE	445.69	1	445.69	10/27/2566	0.31	4.69	5	1.00	94%	1.0	1.0	418
57	FE-ST-MT1006-0007	table 60*90 white	676.43	1	676.43	10/27/2566	0.31	4.69	5	1.00	94%	1.0	1.0	635
Accounting Code 1311007 Computer and equipment														
58	HW-ST-MT1006-0001	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	9/14/2566	0.42	4.58	5	1.00	92%	1.0	1.0	21,870
59	HW-ST-MT1006-0002	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	9/14/2566	0.42	4.58	5	1.00	92%	1.0	1.0	21,870
60	HW-ST-MT1006-0003	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	9/14/2566	0.42	4.58	5	1.00	92%	1.0	1.0	21,870
61	HW-ST-MT1006-0004	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	9/14/2566	0.42	4.58	5	1.00	92%	1.0	1.0	21,870

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
62	HW-ST-MT1006-0005	Samsung Signage 43" Model QM43B	23,900.00	1	23,900.00	9/14/2566	0.42	4.58	5	1.00	92%	1.0	1.0	21,870
63	HW-ST-MT1006-0006	Mobile phone - 4G NK C12 3/64GB-CHARCOAL	2,514.02	1	2,514.02	9/25/2566	0.39	4.61	5	1.00	92%	1.0	1.0	2,316
64	HW-ST-MT1006-0007	DIGITAL SINGAGE EASEL STAND	5,327.10	1	5,327.10	9/12/2566	0.43	4.57	5	1.00	91%	1.0	1.0	4,869
65	HW-ST-MT1006-0011	Recorder Hikvision DS-7216HGHiM1/S	13,842.86	1	13,842.86	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	13,031
66	HW-ST-MT1006-0012	Camera DS-2CE16DOT-LFS2mp	2,931.43	1	2,931.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,760
67	HW-ST-MT1006-0013	Harddisk 4 TB	7,328.57	1	7,328.57	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	6,899
68	HW-ST-MT1006-0014	Installation equipment CCTV	4,397.14	1	4,397.14	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	4,139
69	HW-ST-MT1006-0015	Cisco CBS250-24P 4G Standard SET	15,500.00	1	15,500.00	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	14,591
70	HW-ST-MT1006-0016	UPS 800VA SYDOME Eco II800	1,500.00	1	1,500.00	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	1,412
รายการทรัพย์สินที่ตรวจพบเพิ่ม[1]														
71	-	Yellow bar chair MOMSTOUCH MT1006	2,288.75	1	2,288.75	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	2,057
72	-	Yellow bar chair MOMSTOUCH MT1006	2,288.75	1	2,288.75	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	2,057
73	-	Yellow bar chair MOMSTOUCH MT1006	2,288.75	1	2,288.75	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	2,057

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
74	-	Yellow bar chair MOMSTOUCH MT1006	2,288.75	1	2,288.75	8/15/2566	0.51	4.49	5	1.00	90%	1.0	1.0	2,057
75	-	Camera DS-2CE16DOT-LFS2mp	2,931.43	1	2,931.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,760
76	-	Camera DS-2CE16DOT-LFS2mp	2,932.43	1	2,932.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,761
77	-	Camera DS-2CE16DOT-LFS2mp	2,933.43	1	2,933.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,761
78	-	Camera DS-2CE16DOT-LFS2mp	2,934.43	1	2,934.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,762
79	-	Camera DS-2CE16DOT-LFS2mp	2,935.43	1	2,935.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,763
80	-	Camera DS-2CE16DOT-LFS2mp	2,936.43	1	2,936.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,764
81	-	Camera DS-2CE16DOT-LFS2mp	2,937.43	1	2,937.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,765
82	-	Camera DS-2CE16DOT-LFS2mp	2,938.43	1	2,938.43	11/1/2566	0.29	4.71	5	1.00	94%	1.0	1.0	2,766
83	-	Pos Cheetar GP-3473D For KDS	18,500.00	2	37,000.00	10/25/2566	0.31	4.69	5	1.00	94%	1.0	1.0	34,689
84	-	UPS 800VA SYNDOME Eco II 800	1,500.00	1	1,500.00	10/25/2566	0.31	4.69	5	1.00	94%	1.0	1.0	1,406
85	-	Pos Cheetar	42,000.00	1	42,000.00	10/25/2566	0.31	4.69	5	1.00	94%	1.0	1.0	39,376

No.	Accounting Code	Details	Price/piece	Total number	Total value	Started year	Used life	Lifespan			Remaining depreciation			Market Value MV (Baht)
			(Baht)	(pieces)	(Baht)	(B.C.)	2/19/2567	N(year)	N(year)	C	P	F	E	
86	-	KIT CASH DRAWER	2,500.00	1	2,500.00	10/25/2566	0.31	4.69	5	1.00	94%	1.0	1.0	2,344
87	-	Printer clip	5,000.00	2	10,000.00	10/25/2566	0.31	4.69	5	1.00	94%	1.0	1.0	9,375
88	-	Insect trap SHP-NG15 metal glue	4,000.00	1	4,000.00	9/7/2566	0.44	4.56	5	1.00	91%	1.0	1.0	3,645
89	-	Fixed wall mount	2,000.00	1	2,000.00	9/26/2566	0.39	4.61	5	1.00	92%	1.0	1.0	1,843
90	-	Queue stand 90 cm.	472.50	4	1,890.00	1/4/2567	0.12	4.88	5	1.00	98%	1.0	1.0	1,845
91	-	Stainless steel refrigerator 4-door SANDEW SSR3-1200i	50,700.00	1	50,700.00	12/19/2565	1.16	3.84	5	1.00	77%	1.0	1.0	38,921
92	-	Stainless steel refrigerator 4-door SANDEW SSR3-1200i	50,700.00	1	50,700.00	12/19/2565	1.16	3.84	5	1.00	77%	1.0	1.0	38,921
93	-	Rectangular table size 60*600*75 cm.	284.62	13	3,700.00	12/19/2565	1.16	3.84	5	1.00	77%	1.0	1.0	2,840
94	-	Plastic chair size 44*42*80 cm.	129.41	17	2,200.00	12/19/2565	1.16	3.84	5	1.00	77%	1.0	1.0	1,689
95	-	Stainless steel durable articles 1 SET	480,000.00	1	480,000.00	10/25/2566	0.31	4.69	5	1.00	94%	1.0	1.0	450,016
	Total assets value			**128**	**5,436,940.64**								**Total market value**	**1,268,368.00 Baht**
													Total market value (round up)	**1,268,000.00 Baht**

Remarks : /1 Additional assets found from new exploring.

/2 Including investment in the same accounting code with Decoration and Renovation (2) Additional Investment

Summary of assets appraisal including rental area and rental fee (CY1-6) as follows;

Assets	Determination of rental fee of commercial area
Valuation Objective	To realize the market value of assets and Open Data Integrity and Transparency Assessment (ITA)
Location	Room No. (CY1-6) Project 72 Courtyard Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok
Valuation Approach	Market Approach
Valuation Criteria	Market Value Criteria
Rental Fee	1,500 Baht/sq.m./month
Limitation of use	None
Date of Valuation	23rd February 2024

The Valuer chooses an appropriated valuation methodology for assets which are land and building by determining the rental fee as Market Approach. Since the assets have similar in common which could be sufficient support enormous market at the same time. However, the Valuer has adjusted some value base on physical apparency as follows;

Under this valuation, the Valuer has compared the assets within the same area for analysis as follows;

Comparison Information 1

Location	Detail	Rental Area	Price	Occupancy Rate	Contact
Next to Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok	5-story building with 2.50 meter height	142.00 sq.m.	-1,500 Baht/month/sq.m. -Water charge 25 Baht/unit -Electric charge 8 Baht/unit - contract term 3 years -Deposit 3 month and 1 month in advance -Parking Fee 3,000 Baht/month/car (100 sq.m. will be grant 1 car park for free)	Above 60%	083-533-3636 Khun Kasamsak

Comparison Information 2

Location	Detail	Rental Area	Price	Occupancy Rate	Contact
Thonglor 10, Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok	4-story building with 2.50 meter height	240.00 sq.m.	-1,083 Baht/month/sq.m. -Water charge 25 Baht/unit -Electric charge 8 Baht/unit - contract term 3 years -Deposit 3 month and 1 month in advance -empty room without any decoration	Above 60%	062-892-3978 Khun Nun

Comparison Information 3

Location	Detail	Rental Area	Price	Occupancy Rate	Contact
Thonglor 10, Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok	6-story building with 2.50 meter height	350.00 sq.m.	-1,114 Baht/month/sq.m. -Water charge 25 Baht/unit -Electric charge 8 Baht/unit -Lease Fee 2,900,000 Baht -Deposit 4 month and 1 month in advance -empty room without any decoration	Above 60%	093-983-3259 Khun Porn

Comparison Information 4

Location	Detail	Rental Area	Price	Occupancy Rate	Contact
Next to Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok	6-story building with 2.50 meter height	2,000 sq.m.	-1,750 Baht/month/sq.m. -Water charge 25 Baht/unit -Electric charge 8 Baht/unit -Lease Fee 69,000,000 Baht -Deposit 5 month -empty room without any decoration	Above 60%	062-223-5978 Khun Nun

Property valuation adjusted by market information based on Weighted Quality Score

Factor	Level	Comparison Information				Valuation property
		1	2	3	4	
Location	15%	8	7	7	8	8
Access	15%	8	7	7	8	8
Design	15%	8	6	6	8	8
Building Condition	10%	7	4	5	8	9
Size and Decoration	10%	7	4	5	8	9
Location	5%	6	6	6	6	7
Facility	10%	8	7	7	8	8
Environment	15%	8	7	7	8	8
Trend	5%	8	7	7	8	8
Total	**100%**	**770**	**620**	**640**	**790**	**815**
Rating Scale	**1-2 Very Low 3-4 Low 5-6 Medium 7-8 Good 9-10 Very Good**					
Rental Fee		1,500	1,083	1,114	1,750	
Appropriate Fee		1,450	1,050	1,100	1,700	
Weighted Average		770	620	640	790	815
Adjustment ratio		1.0584	1.3145	1.2734	1.0316	1.0000
Adjusted rental fee		1,534.74	1,380.24	1,400.78	1,753.80	
Important		0.25	0.25	0.25	0.25	1.00
Comparison value		383.69	345.06	350.20	438.45	1,517.39
Market Value (Baht/sq.m.) round up						**1,500**

Conclusion for asset appriasal

List	Estimated rental (Baht/sq.m./month)
1.Rental Fee **Commercial area** (with ceiling, floor, water, electric, communication, empty room without any decoration, common fee included)	**1,500 Baht/sq.m./month**

Therefore, the value of property located Room. No. CY1-6 Project 72 Courtyard Sukhumvit 55 (Thonglor) Klongtonnuea, Wattana, Bangkok based on Market Approach is 1,500 Baht/sq.m./month.

Summary of the Changing of objectives, limit and timeframe for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP)

In the past, the Company have changed the objectives, limit and timeframe for the utilizing of the capital increase respectively as follows;

1) Regarding to the Extraordinary ordinary meeting of shareholders No. 1/2023 held on 20 February 2023 has resolved to approve allocation of the ordinary share 330 million shares, par value per share 1.00 baht to offer for sale in private placement (PP) at the price 1.65 baht per share, the total value is 544.50 million baht. The details are as follows:

Original objectives	Period of use
1) **Restaurant Franchise Business** **Nature of Business / Investment** : Invest in restaurant franchise business by becoming a Master Franchisee in Thailand of restaurant business brands , foreign franchises By expanding the business by investing by itself and allowing those who are interested in investing on buying a Restaurant Franchise to operate a business. **Target group or customer** : general person company employee student or middle-income people in both districts Bangkok and major cities age range from 18 - 40 years. **Budget and investment details** : The total budget is about 150.00 million baht, with an expected investment budget of about 5-10 million baht per branch. Expected to expand the number of branches in the first year at about 8-10 branches and increase to 20 branches in the second year. **Project progress** : Waiting for the finalization of project details And the cooperation with partners is expected to be clear in the middle of the year and can be implemented in the fourth quarter of 2023.	Expected within Year 2023
2) **Food & Beverage Business** **Nature of Business / Investment** : Invest in Food & Beverage business including premium restaurant business specialized on lifestyle destination / community. **Target group or customer** : Group of customer who has purchasing power, premium group of customer, tourist in the heart of city and tourist attractions Target group in the age range from 25 – 45 years old. **Budget and investment details** : Total budget amount 150.00 million baht. It is expected that the investment in each branch will be approximately 20-30 million baht and to expand 2-3 branches in the first year. **Project progress** Currently waiting for project details to be finalized and cooperation with the partners. Expect clarity in 2024-2025. **Expected return on investment** : The gross profit of the business expected to be around 65-70% (Gross Profit Margin) and net profit margin (Net Profit Margin) 15-20% with a return 13-18% (IRR).	Expected within Year 2023
3) **Travel business or leisure place (Hospitality)** **Nature of Business / Investment** : Invest in tourism business or leisure Unique / Concept Resort including other related assets for the said business operation. **Target group or customers** : the new generation and groups of both Thai and foreign tourists By focusing on areas in the country's main tourist attractions Target customers in the age range from 20-45 year. **Budget and investment details** : total budget amount 200.00 million baht. **Project Progress** : Waiting for details of projects in various areas, expected to be clear in the third quarter of 2023 and begin operation in the first quarter of 2024. **Expected return on investment** : The gross profit of the business. Expected to be around 30-40 percent (Gross Profit Margin) and net profit margin (Net Profit Margin) 7-10 percent with a return (IRR) of 7-11 percent.	Expected within Year 2023
4) **To be utilized as working capital of the company approximately 44.50 million baht.**	Expected within 31 Dec. 2023
Total 544.50 million baht	

2) Regarding to The Extraordinary ordinary General meeting No.2/2023 held on 30 June 2023 has resolved additional the objectives, limit and timeframe for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) as follows;

The objectives of utilizing increased capital	Original plan				*Proposed to adjust new plan according to The information has already been reported on 4 July 2023	
	Limit (MB.)	Utilizing (MB.)	Balance (MB.)	Timeframe (Expect within year)	Limit (MB.)	Timeframe (Expect within year)
Restaurant Franchise Business	150.00	-	150.00	2023	244.50	2023
Food & Beverage Business	150.00	-	150.00	2023		2023
Travel business or leisure place (Hospitality)	200.00	-	200.00	2024		2024
Working Capital	44.50	-	44.50	2023		2023
Additional Objectives for utilizing capital increase						
Information Technology **Nature of Business / Investment** : To invest in the retail and wholesale business of communication technology products and related equipment including other assets related to the business operations. **Target group or customer** : The group people who apply communication technology in their daily life e.g. tourist groups both Thai and foreign, target customers aged 15-70 years old. **Budget and investment details** : Total budget amount 300.00 million baht. **Project Progress** : In process of requesting consideration from the shareholders' meeting. It is expected that operations will start immediately after the resolution is approved. **Expected return on investment** : The gross profit of the business expected to be around 25-30% (Gross Profit Margin) and net profit margin 10-12% (Net Profit Margin) with a return (IRR) of 10-15%	-		-	2023	300.00	2023
Total	**544.50**	**-**	**544.50**		**544.50**	

Remark : *The utilizing of the said money is an allocation of money from the original business plan and objectives, and the meeting also resolved to approve the investment in A Lot Tech Company Limited which is a communication technology business using the money as planned 300.00 million baht and completed the said transaction on 1 September 2023. The remaining balance is 244.50 million baht

3) Regarding to the Extraordinary ordinary meeting of shareholders No. 4/2023 held on 21 November 2023 has resolved to approve Changing of objectives, limit and timeframe for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) as per details follows:

Objectives and framework for utilizing from capital increase	Timeframe
1) **Food & Beverage Business** **Nature of Business / Investment** : Invest in Food & Beverage business including premium restaurant business specialized on lifestyle destination / community. **Target group or customer** : Group of customer who has purchasing power, premium group of customer, tourist in the heart of city and tourist attractions Target group in the age range from 25 – 45 years old. **Budget and investment details** : Total budget amount 85.00 million baht. It is expected that the investment in each branch will be approximately 20-30 million baht and to expand 2-3 branches in the first year. **Project progress** Currently waiting for project details to be finalized and cooperation with the partners. Expect clarity in 2024-2025. **Expected return on investment** : The gross profit of the business expected to be around 65-70% (Gross Profit Margin) and net profit margin (Net Profit Margin) 15-20% with a return 13-18% (IRR).	Expected within Year 2025

2)	**Food & Beverage Business** **Nature of Business / Investment** : Invest in Food & Beverage business including premium restaurant business specialized on lifestyle destination / community. **Target group or customer** : Group of customer who has purchasing power, premium group of customer, tourist in the heart of city and tourist attractions Target group in the age range from 25 – 45 years old. **Budget and investment details** : Total budget amount 150.00 million baht. It is expected that the investment in each branch will be approximately 20-30 million baht and to expand 2-3 branches in the first year. **Project progress** Currently waiting for project details to be finalized and cooperation with the partners. Expect clarity in 2024-2025. **Expected return on investment** : The gross profit of the business expected to be around 65-70% (Gross Profit Margin) and net profit margin (Net Profit Margin) 15-20% with a return 13-18% (IRR).
3)	**For working capital of the Company 59.50 million baht**
Total 244.50 million baht	

For the Extraordinary General Meeting of the Shareholders No.1/2024, the Company has planned to acquire a food and beverage business with a budget of 115.00 million baht, to be completed within 2024. Details before and after approval are as follows:

The objectives of utilizing increased capital	Original Plan Approved by EGM no.4/2023 on 21 November 2023				*Proposed to change (proposed this time)	
	Limit (MB.)	Utilizing (MB.)	Balance (MB.)	Timeframe (Expect within year)	Limit (MB.)	Timeframe (Expect within year)
Restaurant Franchise Business	-	-	-	2024	-	-
Food & Beverage Business	85.00	-	85.00	2025	115.00	2024
Travel Business or leisure place	-	-	-	2024	-	-
Working capital	59.50	-	59.50	2025	29.50	2025
Communication technology Business	300.00	300.00	-	2023	-	-
Cosmetic Surgery Business	100.00	-	100.00	2024	100.00	2025
Total	**544.50**	**300.00**	**244.50**	**-**	**244.50**	

However, *the Changing of objectives, limit and timeframe for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP) is an adjustment of the work plan to be appropriate for determination of investment in various businesses. The selection of investments in various businesses will be in accordance with the Company's objectives .This matter does not affect the whole amount that has already been requested for shareholders' approval and it is also possible for the Company increased opportunities to invest in new businesses which is expected to generate good returns while taking into account the benefits of the company and shareholders as important.

The Company's Articles of Association regarding to the Shareholders' Meeting

CHAPTER 3 Shareholders' Meeting

Articles 20. The Board of Directors shall call a shareholders' meeting which is an annual ordinary general meeting of the shareholders within four months of the last day of the fiscal year of the Company.
The General Meetings of Shareholders other than the one referred to in the first paragraph shall be called the extraordinary general meetings.

Articles 21. The board of directors shall convene the extraordinary meeting when there are shareholders holding at least 25 percent of the issued and paid up capitals or at least 25 shareholders who hold totally not less than one-tenth (1/10) of the issued and paid up capital can call for the extraordinary meeting by signing their names in a letter asking the board of directors to convene the extraordinary meeting. The board of directors has to convene the meeting within one month from the date of receiving the letter.

Articles 22. In order to constitute a quorum, there shall be shareholders and proxies (if any) attending at a general meeting of shareholders amounting to not less than twenty-five persons, or not less than one half of the total number of shareholders, and in either case such shareholders shall hold shares amounting to not less than one-third of the total number of shares sold, unless otherwise stipulated by the law governing public limited companies.

Articles 23. The Chairman of the Board of Directors shall preside at every general meeting of shareholders. If the Chairman of the Board is not present at a meeting, or cannot perform his duty, and if there is a Vice-Chairman, the Vice-Chairman present at the meeting shall be the chairman of the meeting. If there is no Vice-Chairman, or if the Vice-Chairman cannot perform his duty, the shareholders present at the meeting shall elect one shareholder to be the chairman of the meeting.

Articles 24 At a general meeting of shareholders, a shareholder may authorize a person who is sui juris as his proxy to attend the meeting and vote on his behalf. The appointment shall be made in writing and signed by the principal, and it shall be submitted to the Chairman of the Board, or to the person designated by the Chairman of the Board, at the place of the meeting before the proxy attends the meeting. The proxy form shall be as specified by the Registrar under the law governing public limited companies.

In voting, it shall be deemed that the proxy has votes equal to the total number of votes of the shareholders who appointed the proxy, unless the proxy has declared to the meeting prior to the vote that he will vote on behalf of only certain of those principals, indicating the names of those principals and the number of shares held.

Articles 25. Unless otherwise stipulated by these Articles of Association, or by the law governing public limited companies, any resolution at a general meeting of shareholders shall be passed by a simple majority of the shareholders present at the meeting with the right to vote. In the event of a tie vote, the chairman of the meeting shall have a casting vote.

In voting whether by open or secret method Shareholders have votes equal to the number of shares held and proxies, one share equals one vote.

Voting in accordance with the second paragraph in respect of one share equal to one vote shall not apply to the case where the preferred shares are issued by the Company and the voting right is less than the ordinary shares.
The voting process shall be present in public unless more than five shareholders request the voting process shall be closed process. Therefore, the process shall be closed and the voting procedure shall be as the wordings of chairman.

Articles 26. A resolution of the shareholder meeting will be valid when passed by at least three-fourth (3/4) of the votes of the shareholders attending the meeting and having the right to vote:-

(a) The sale or transfer in whole or substantial parts of the business of the Company to the third party;

(b) The purchase or acceptance of the transfer of the business of other public companies or private enterprises by the Company;

(c) The entering into the agreement or alteration or cancellation of the agreement in relation to the granting of the lease of the business of the Company in whole or substantial parts and the assignment of management of the business of the Company to other persons or the amalgamation of the business of the Company with other persons for the purpose of sharing profit and loss;

Articles 27. A shareholder who has any special interest in a resolution cannot vote on such resolution, except for voting on the election of Directors.

Articles 28. In calling a general meeting of shareholders, the Board of Directors shall prepare a written notice calling the meeting that states the place, date, time, agenda of the meeting and the matters to be proposed to the meeting with reasonable detail by indicating clearly whether it is the matter proposed for information, for approval, or for consideration, as the case may be, including the opinions of the Board of Directors in the said matters, and the said notice shall be delivered to the shareholders and the Registrar for their information at least seven days prior to the date of the meeting. The notice calling for the meeting shall also be published in a newspaper at least seven days prior to the date of the meeting.

The notice calling for the meeting shall be directly delivered to the recipient, or his representative, or sent by registered mail. The Board of Directors shall determine the place where the meeting mentioned in the first paragraph shall take place.

Articles 29. At any general meeting of shareholders, if one hour has passed from the time specified for the meeting and the number of shareholders and the aggregate number of shares held by the shareholders attending the meeting is still inadequate for a quorum, and if such meeting was called as a result of a request by the shareholders, such meeting shall be cancelled. If such meeting was called by the Board of Directors, the meeting shall be called once again and the notice calling such meeting shall be delivered to the shareholders not less than seven days prior to the date of the meeting. In the subsequent meeting a quorum is not required.

Articles 30. The chairman of the general meeting of shareholders has the duty to conduct the meeting in compliance with the Articles of Association relating to meetings and follow the sequence of the agenda specified in the notice calling for the meeting, provided that the meeting may pass a resolution allowing a change in the sequence of the agenda with a vote of not less than two-thirds of the number of the shareholders present at the meeting.

If the consideration of the matters referred to in the first paragraph is finished, the shareholders holding shares amounting to not less than one-third of the total number of shares sold may request the meeting to consider matters other than those indicated in the notice calling for the meeting.

If the meeting has not concluded the consideration of the matters according to the sequence of the agenda as referred to in the first paragraph, or the matters raised by the shareholders under the second paragraph, as the case may be, and it is necessary to postpone the consideration of the meeting, the meeting shall determine the place, date and time for the next meeting and the Board of Directors shall, not less than seven days prior to the date of the meeting, deliver to the shareholders notice calling the meeting which indicates the place, date, time and agenda of the

meeting. The notice calling the meeting shall also be published in a newspaper not less than three days prior to the date of the meeting.

CHAPTER 4 Director

Articles 31. There shall be not less than five Directors, each of whom shall be appointed and removed by general meetings of shareholders and not less than half of the Directors shall be residents of the Kingdom.

The Directors must be natural persons with the following qualifications:

1) Having become sui juris
2) Not being a bankrupt, incompetent or quasi-incompetent person;
3) Never having been sentenced to imprisonment by final judgement of the court for an offence relating to property which was committed in bad faith; Never having been expelled, or removed from government service or organizations or governmental agencies in punishment for dishonest performance of duties.

Articles 32. The election of directors shall be made by a majority vote of the shareholders meeting in accordance with the following criteria and procedures:

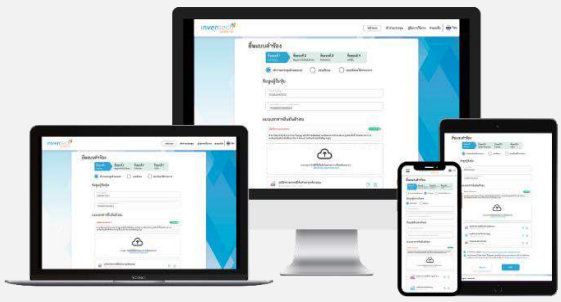
1) In case the number of persons nominated to be directors is not more than the number of directors required at that election, the shareholders meeting shall elect as a whole.
2) In case the number of persons nominated to be directors is more than the number of directors required at that election, the voting method shall be made on a person-by-person basis. In casting votes, each person so elected by a shareholder shall receive the votes according to the number of all shares held. Persons receiving the highest votes in a descending order will be elected as directors in proportion to the number of directors who shall be elected at that time. In case the number of persons, who are elected in descending order, and received equal votes, exceeds the number of directors required or who shall be elected at that time, the Chairman shall have a casting vote.

Guidelines for attending of Electronic Meeting by Inventech Connect

Shareholders and proxies wishing to attend the meeting can proceed according to the procedure for submitting the request form to attend the meeting via electronic media as follows:

Step for requesting Username & Password from via e-Request system

1. Shareholders must submit a request to attend the meeting by Electronic Means via Web Browser at https://app.inventech.co.th/GIFT172385R/#/homepage or scan QR Code and follow the steps as shown in the picture



** Merge user accounts, please use the same email and phone number **

1 Click link URL or scan QR Code in the letter notice the Annual General Meeting

2 Choose type request for request form to 4 steps

Step 1 Fill in the information shown on the registration

Step 2 Fill in the information for verify

Step 3 Verify via OTP

Step 4 Successful transaction, the system will display information again to verify the exactitude of the information

3 Please wait for an email information detail of meeting and Password

2. In this regard, any hareholders who wish to attend or appoint another person who is not independent directors as his/her proxy to attend and vote at this meeting on his/her behalf, he system will be opened for registration from 8 August 2024 at 08.30 hrs. onwards until the Shareholders' meeting on 15 August 2024 has finished.

3. The electronic conference system will be available on 15 August 2024 at 12:00 hrs. (2 hours before the meeting starts). Shareholders or their proxies are able to apply given Username and Password and follow the instruction manual to access the system.

Appointment of Proxy to the Company's Directors

For shareholders who wish to appoint independent directors as their proxies to attend and vote at the meeting on his/her behalf, The Shareholders can submit a request to attend the meeting by Electronic Means of the specified procedures or send the proxy form together with the required documents to the Company by email to the following address. The proxy form and required documents should be sent to the Company within 14 August 2024 at 17:00 hrs.

Ms. Thitiphan Reuangpabhasap
Company Secretary Department
Gift Infinite Public Company Limited
27 RS Group Tower A, 9th Floor
Prasert-Manukitch Road, Sena-Nikhom Sub-district,
Chatuchak District Bangkok 10900

If you have any problems with the software, please contact Inventech Call Center

02-931-9136

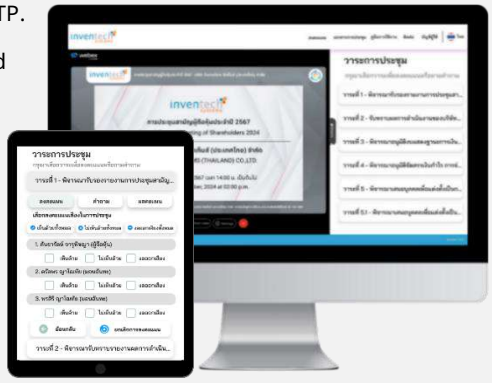
@inventechconnect

The system available during 8 – 15 August 2024 at 08.30 a.m. – 05.30 p.m.
(Specifically excludes holidays and public holidays)

Report a problem
@inventechconnect

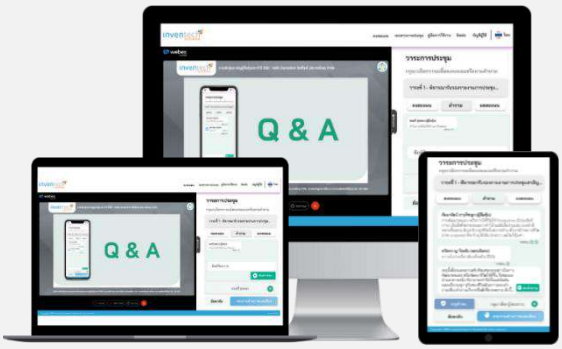
Steps for registration for attending the meeting (e-Register) and voting process (e-Voting)

1. Get email and password that you received from your email or request OTP.
2. Click on “Register” button, the system has already registered and counted as a quorum.
3. Click on “Join Attendance”, Then click on “Join Meeting” button
4. Select which agenda that you want to vote
5. Click on “Vote” button
6. Click the voting button as you choose
7. The system will display status your latest vote



To cancel the last vote, please press the button “Cancel latest vote (This means that your most recent vote will be equal to not voting, or your vote will be determined by the agenda result) Shareholders can conduct a review of the votes on an agenda basis when the voting results for that agenda are closed.

Step to ask questions via Inventech Connect



- Select which agenda
- Click on “Question” button

1. Ask a question
   - Type the question and click “Send”
2. Ask the question via video
   - Click on “Conference”
   - Click on “OK” for confirm your queue”
   - Please wait for the queue then you can open the microphone and camera

How to use Inventech Connect

User Manual e-Request

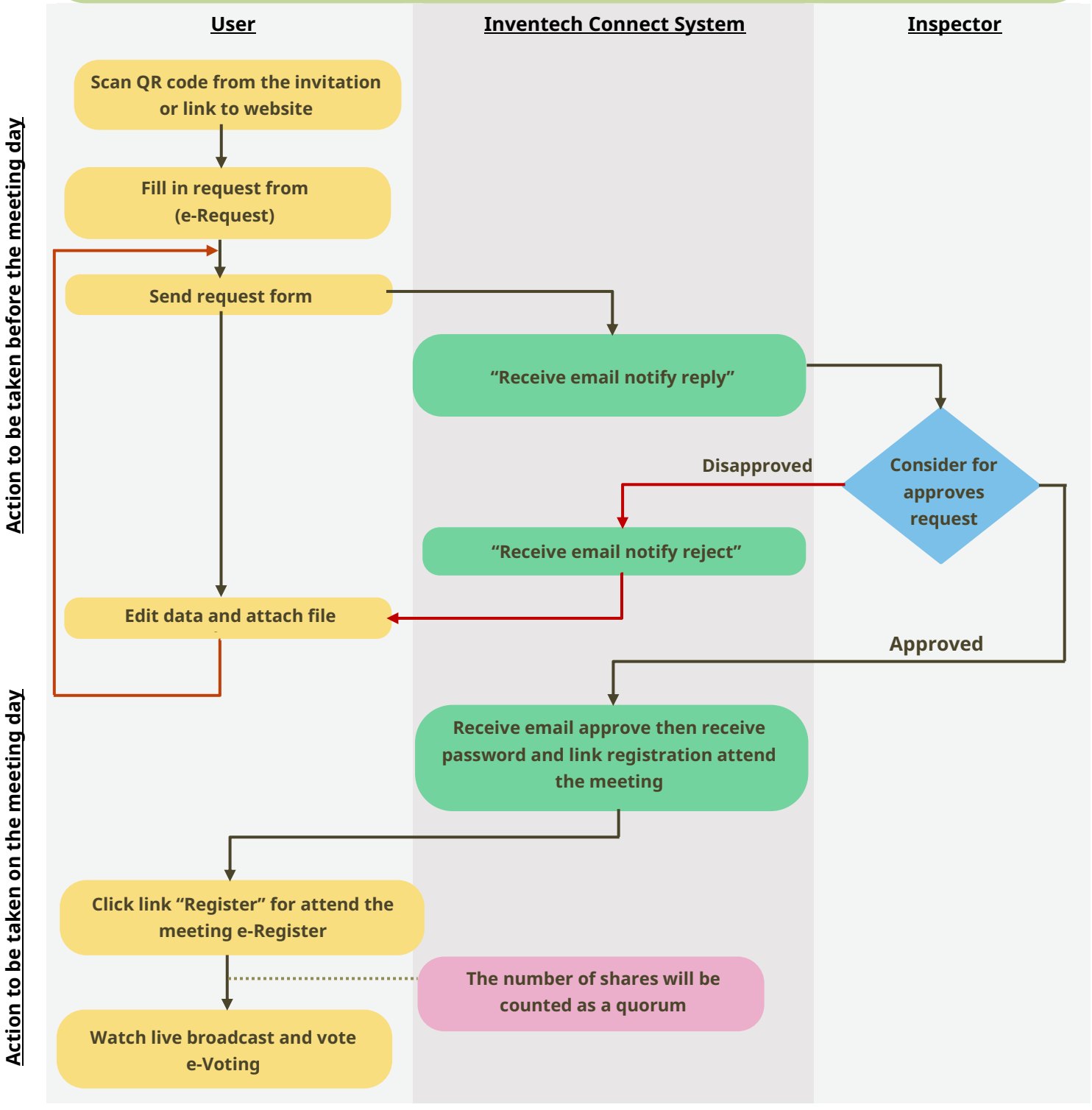
User Manual e-Voting

Video of using Inventech Connect

* Note Operation of the electronic conferencing system and Inventech Connect systems. Check internet of shareholder or proxy include equipment and/or program that can use for best performance. Please use equipment and/or program as the follows to use systems.

1. Internet speed requirements
   - High-Definition Video: Must be have internet speed at 2.5 Mbps (Recommended Internet Speed).
   - High Quality Video: Must be have internet speed at 1.0 Mbps.
   - Standard Quality Video: Must be have internet speed at 0.5 Mbps.
2. Equipment requirements.
   - Smartphone/Tablet that use IOS or android OS.
   - PC/Laptop that use Windows or Mac OS.
3. Requirement Browser Chrome (Recommend) / Safari / Microsoft Edge** The system does not supported internet explorer.

Guidelines for attending of Electronic Meeting (e-Meeting)



Condition of use

In case of Merge account/change account

In case filing request multiple by using the same email and phone number, the systems will merge account or in case user has more than 1 account, you can click on "Change account" and the previous account will still count the base in the meeting.

In case of Exit the meeting

Attendees can click on "Register to leave the quorum", the system will be number of your shares out from the meeting base.

Explanation on how to appoint a proxy, how to register to attend the meeting, List of independent directors that the Company proposed as a proxy for shareholders

Granting Proxy procedure

At this general meeting of shareholders, if you are unable to attend the meeting in person, you can appoint another person as your proxy to attend the meeting and can vote on your behalf whereby the proxy form for the shareholders' meeting according to the announcement of the Department of Business Development, there are three types of;

1. Form A. It is a general proxy form, which is simple and uncomplicated.
2. Form B. It is a proxy form that specifies clear and detailed list of proxy items.
   (the Company, is recommended to use Proxy Form B, whereby the grantor must completely specify the voting for each agenda).
3. Form C. It is a form used only in case the shareholder who is a foreign investor, and appointed Custodian in Thailand as a depository and manage of stocks.

In the case of a shareholder who is a foreign investor and appoints a custodian (Custodian) in Thailand as a depository and custodian of shares Proxy forms can be used either Form A. or Form B. or Form C. for shareholders in addition only one Proxy Form (Form A or Form B) can be used. For Proxy Form B. and Form C, Custodians in Thailand who are custodians and take care of the shares for shareholders who are foreign investors can download the proxy form on the Company's website:
https://investor.giftinfinite.co.th/th/downloads/shareholders-meeting?year=2024

Meeting Registration

For shareholders intend to attend the meeting in person or granting Proxy to other that is not Independent Director of the Company to attend the meeting and vote on his/her behalf at this meeting, please consider proceeding with the registration procedure for using the conference system via electric media Inventech Connect (Live Streaming) as in Enclosure 3.

The Company will facilitate by opening application form registration system attend the shareholders' meeting (e-Request) for shareholders or proxies, who is not a proxy for an independent director, Pre-registration can be done before the shareholders' meeting date from 8 August 2024 at 08:30 hrs. onwards until the shareholders' meeting on 15 August 2024 end of the meeting.

And electronic conferencing system (e-Register) will be open on 15 August 2024 at 12:00 hrs. (2 hours before starting the meeting) used by shareholders or proxies. Username and Password that received and follow the manual in the system according to the Enclosure 3

If you encounter any problem in use, you can contact Inventech Call Center 02-931-9139
available for service between 8-15 August 2024 from 08.30 – 17.30 hrs.
(Only working days excluding public holidays and public holidays)

The attendees must present the following documents in the electronic form submission registration system Inventech Connect to verify their identity as follows:

- **In the case attend the meeting in person**
  - ID number / Passport number (In the case of foreigners)
  - Shareholder registration number
  - Name – Surname

- Number of shares
- Email
- Phone number
- Attached additional documents

- **Proxy** Shareholders must specify the following information:
  - ID number / Passport number (For foreigners) / Company registration number (Juristic person)
  - Shareholder registration number\
  - Name - Surname (Proxy)
  - Number of shares
  - Email (Proxy)
  - Phone number (Proxy)
  - Attach additional documents

  Attach additional documents according to the conditions of the Company are as follows:

1. A shareholder who is an ordinary person

   1.1 In case of shareholders attending the meeting in person Show documents issued by government agencies such as ID card, license or passport, etc.

   1.2 In case the Shareholder appoints a proxy to attend the meeting.

   (A) A proxy form as per the Enclosure (Form B.) duly completely filled in and signed by both the grantor and proxy.

   (B) A copy of the official documents of the grantor and proxy (as per Clause 1.1) signed as a true copy.

2. In case the Shareholder is a Juristic Person

   2.1 In case the agent of the shareholder attend the meeting.

   (A) A copy of the Affidavit of the Juristic Person (not over 6 months), signed as a true copy by the authorized director and affixed the company's seal (if any).

   (B) A copy of the official documents of the authorized director (as per Clause 1.1) signed as a true copy.

   2.2 In case the shareholder appoints a proxy to attend the meeting.

   (A) A proxy form as per the Enclosure (Form B.) duly completely filled in and signed by both the grantor and proxy.

   (B) A copy of the Affidavit of the Juristic Person (not over 6 months), signed as a true copy by the authorized person and affixed the company's seal (if any).

   (C) A copy of the official documents of the authorized director and a proxy (as per Clause (1.1) signed as a true copy.

3. The shareholder who is not Thai nationality or who is the Juristic Person incorporated under the foreign law Clause 1 and 2 shall be applied to the shareholder or participant who is not Thai nationality or who is the Juristic Person incorporated under the foreign law as the case may be provided that subject to the following regulations:

   (A) A copy of the Affidavit of the Juristic Person which must be issued by the competent government of the country where such Juristic Person is located and must have details about the name of Juristic Person, name of the authorized person who can sign to bind the Juristic Person and conditions or the restriction of signing authority including the address of the Head office.

   (B) Documents issued in foreign country must be notarized by the Notary Public.

List of independent directors that the company proposed as a proxy for shareholders

In case you wish to appoint an independent director of the Company as your proxy the as a proxy to attend the meeting and vote for you. The company would like to propose the names of independent directors to be at your discretion, namely ;

Independent Director 1

Name – Last name : Mr. Phisit Dachanabhirom

Age : 82 years old

Position : Independent Director, Director
Chairman of the Audit Committee,
Chairman of Nomination and Remuneration Committee

Address : 183, 19th Floor, Regent House Building, Ratchadamri Rd., Lumpini, Pathumwan, Bangkok 10330

Conflict of Interest in this meeting : -None-

Special Interests in this meeting : -None-

Independent Director 2

Name – Last name : Mr. Suthep Tharawas

Age : 60 years

Position : Independent Director, Director
Director of the Audit Committee
Director of Nomination and Remuneration Committee

Address : 203/62 Soi 3/6 Bang Kruai-Sai Noi Road, Phimonrat Sub-district, Bang Bua Thong District, Nonthaburi 11110

Conflict of Interest in this meeting : -None-

Special Interests in this meeting : -None-

Definition of Independent Director

Independent Director means external director, not involving in Executives, Company employee, Executive Director or Authorized Signatory Director, and being independent from major shareholders, Executives and related parties. In addition, Independent Director is able to consider equitable treatment to shareholders and to preempt any possible conflict of interests between the Company and related parties. Independent Director shall possess the qualifications as follows:

(1) Holding shares not exceeding 0.5% of the total number of shares entitled to voting rights in the Company, the parent company, the subsidiary companies, the associated companies or any corporations that may cause a conflict of interest, which shall be inclusive of the shares held his/her related parties*.

(2) He/she has been neither Executive directors** nor been an employee/staff member/advisor getting salary paid, both in present time and two years before the appointment, of/by the Company, the subsidiary companies, the associated companies, the affiliated companies*** or any corporations that may cause a conflict of interest.

(3) No relationship by blood or legal registration as parent, spouse, sibling, son/daughter and/or son/daughter in-law of an executive officer or a major shareholder with controlling power, or a candidate who will be nominated as an executive or a person in charge of the operations of the Company or the subsidiary companies.

(4) Business relations can be divided as follows

(a) Relationship types:

- Relationship between professional service providers and users
  - Features: Auditors, other professional service providers such as legal consultants, financial advisors, property appraisers, etc.
- Significant levels that are categorized non-independence.
  - Auditors: be prohibited in all cases
  - Other professional service providers: Transaction value exceeds Baht 2 million a year.
- Trade/ Business Relations (apply the similar guidelines to the Stock Exchange's requirements regarding related party transactions:
  - Features: Business transactions in all types including normal transactions, real property leases/out-leases, asset/service-related transactions, and financial assistance grants or receipts.
  - Significant levels that are categorized non-independence: Transaction value is □ Baht 20 million or □ 3% of the Company's NTA (net tangible assets), whichever is lower. While considering a value in each time of transaction, the total value of previous transactions over the past 6 months shall be inclusive.

(b) The same relationship as Type (a) with corporations that are categorized non-independence such as major shareholders, directors (except independent/audit directors) and executives or partners of those corporations.

(c) Prohibited period for no relationship in both types (a) and (b): In present time and two years before the appointment.

(d) Exemptions: In a necessary and reasonable case which does not happen frequently or constantly, an independent/audit director may bear a relationship beyond the significant levels, as set out above, during his or her term in office, provided that a prior and unanimous approval from the board of the Company is obtained. Furthermore, the board of the Company must provide the

disclosure of information regarding the aforesaid relationship in a registration statement for a public offering or securities placement (filing form) and Annual Registration Statement / Annual Report 2022 (Form 56-1 One Report) of the Company. If that independent/audit director is nominated for another term, the board of the Company shall provide a description of the said relationship in the notice of the shareholders' meeting on an agenda for the election of director.

(5) Being not appointed as a representative of any board members or major shareholders of the Company, as well as being not appointed as a representative of other shareholders who bear relationship with major shareholders of the Company.

(6) No restrictions that make him/her unable to freely express his/her opinions.

(7) An independent director, with the complete qualifications, as stated in clauses 1-6, may be designated and authorized by the board of the Company to make a decision regarding the operations of the Company, the parent company, the subsidiary companies, the associated companies, the affiliated companies and/or other corporations that may cause a conflict of interest, which such decision can be collectively made (collective decision).

If an independent director of the Company also holds office as an independent director for the parent company, the subsidiary companies and/or the affiliated companies, the Board of Directors of the Company shall provide the disclosure of such information as well as the disclosure of overall remuneration that certain independent director gets paid, in the filing form and the Annual Registration Statement / Annual Report 2022 (Form 56-1 One Report) of the Company respectively.

* Related parties mean persons under Section 258 of Securities and Exchange Act.

**Executive directors mean persons who involve in the management of the Company, hold office and are in charge of the Company as an executive, and are authorized signatory director to execute a binding document on behalf of the Company, except a specified person in any transaction already been approved by the Board to sign a binding document jointly with other director(s).

*** Affiliated companies mean subsidiaries of two and up having the same parent company.

However, the definition of independent director of the Company more stringent than the minimum requirements of the Securities and Exchange Commission (SEC) due to the SEC specifies the qualifications of independent directors to hold no more than 1% of the total number of voting shares of the Company, Subsidiaries, Joint Venture, or Related Companies, and the shares held by related persons shall also be included.

สิ่งที่ส่งมาด้วย 5

(ปิดอากรแสตมป์ 20 บาท)

(Duty Stamp 20 Baht)

หนังสือมอบฉันทะ แบบ ข.

Proxy Form B.

เขียนที่.....

Written at

วันที่.....เดือน.....พ.ศ.....

Date Month Year

(1) ข้าพเจ้า.....สัญชาติ.....

I/We Nationality

อยู่บ้านเลขที่.....ถนน.....ตำบล/แขวง.....

Reside at Road Sub-District

อำเภอ/เขต.....จังหวัด.....รหัสไปรษณีย์.....

District Province Postal Code

(2) เป็นผู้ถือหุ้นของ บริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) (บริษัทฯ) เลขทะเบียนผู้ถือหุ้น.....

Being a shareholder of Gift Infinite Public Company Limited (the Company) Shareholders' registration No.

โดยถือหุ้นจำนวนทั้งสิ้นรวม.....หุ้น และออกเสียงลงคะแนนได้เท่ากับ.....เสียง

Holding the total amount of shares, and having the right to vote equal to vote

หุ้นสามัญ.....หุ้น ออกเสียงลงคะแนนได้เท่ากับ.....เสียง

Ordinary share shares, having the right to vote equal to votes,

(3) ขอมอบฉันทะให้ (สามารถมอบฉันทะให้กรรมการอิสระ โดยมีรายละเอียด ตามสิ่งที่ส่งมาด้วย 6)

Hereby appoint (appoint an independent director as your proxy, with details according to the Enclosure 6)

[ ] 1).....อายุ.....ปี อยู่บ้านเลขที่.....

Age years, Resides at

ถนน..... ตำบล/แขวง.....อำเภอ/เขต.....

Road Sub-District District

จังหวัด.....รหัสไปรษณีย์.....หรือ

Province Postal Code or

[ ] 2) นายพิศิษฐ์	ดัชณาภิรมย์	อายุ	82 ปี	อยู่บ้านเลขที่	183	หรือ
Mr. Phisit	Dachanabhirom	age	82 years,	Residing at	183	or
อาคาร	รีเจนท์เฮาส์	ถนน	ราชดำริ	ตำบล/แขวง	ลุมพินี	
Building	Regent House	Road	Ratchadamri	Tambol/Khwaeng	Lumpini	
อำเภอ/เขต	ปทุมวัน	จังหวัด	กรุงเทพมหานคร	รหัสไปรษณีย์	10330	หรือ
Amphur/Khet	Patumwan	Province	Bangkok	Postal Code	10330	or
[ ] 3) นายสุเทพ	ธาระวาส	อายุ	60 ปี	อยู่บ้านเลขที่	203/62	
Mr. Suthep	Tharawas	age	60 years,	Residing at	203/62	
ซอย	3/6	ถนน	บางกรวย-ไทรน้อย	ตำบล/แขวง	พิมลราช	
Soi	3/6	Road	Bangkruay-Sainoi	Tambol/Khwaeng	Phimonratch	
อำเภอ/เขต	บางบัวทอง	จังหวัด	นนทบุรี	รหัสไปรษณีย์	11110	
Amphur/Khet	Bangbuathong	Province	Nonthaburi	Postal Code	11110	

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้า เพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้า ในการประชุมวิสามัญผู้ถือหุ้น ครั้งที่1/2567 ใน **วันที่ 15 สิงหาคม 2567 เวลา 14.00 น. โดยจัดประชุมผ่านสื่ออิเล็กทรอนิกส์ (e-EGM) เพียงรูปแบบเดียว** ถ่ายทอดสด ณ ห้องประชุม สำนักงานใหญ่ บริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) อาคารอาร์เอสกรุ๊ป เลขที่ 27 ถนนประเสริฐมนูกิจ แขวงเสนานิคม เขตจตุจักร กรุงเทพฯ 10900 หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

as my sole proxy to attend and vote on my behalf at the Extraordinary Meeting of Shareholders No.1/2024 **on 15 August 2024, at 14.00 hrs., that meeting will be only held via Electronic Meeting (e-EGM).** Live broadcast at Headquarter, Gift Infinite Public Company Limited, RS Group Building No. 27, Prasert-Manukitch Rd., Sena Nikhom, Chatuchak, Bangkok 10900, Thailand or any adjournment at any date, time and place thereof.

กิจการใดที่ผู้รับมอบฉันทะกระทำไปในการประชุมนั้น ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ
Any business carried out by the proxy holder in the said meeting shall be deemed as having been carried out by myself/ourselves in all respects.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้
In this Meeting, I/We have granted to my/our proxy holder to vote on my/our behalf as follows;

วาระที่ 1 พิจารณาอนุมัติการได้มาซึ่งสินทรัพย์ของบริษัทฯ กรณีบริษัท กิฟท์ ฮอสพิทอลลิตี้ จำกัด ("บริษัทย่อย") เข้าซื้อสินทรัพย์บริษัท บีม เอ็กซ์ จำกัด ("BEAMX") และบริษัท มอมส์ ทัช (ประเทศไทย) จำกัด ("Mom Touch") ซึ่งเป็นบุคคลที่เกี่ยวโยงกันของบริษัทฯ

Agenda 1 To consider and approve the acquisition of assets, Gift Hospitality Company Limited ("The Subsidiary") enters into purchasing of assets from Beam X Company Limited ("BEAMX") and Moms Touch (Thailand) ("MOM'S TOUCH") Company Limited which is related person.

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้าดังนี้
(b) To grant my/our proxy to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่ 2 พิจารณาอนุมัติการแก้ไขวัตถุประสงค์ วงเงินงบประมาณ และระยะเวลาการใช้เงินเพิ่มทุนที่ได้รับจากการเสนอขายหุ้นสามัญเพิ่มทุนจากบุคคลในวงจำกัด (PP) และอนุมัติดำเนินการในส่วนที่เป็นสาระสำคัญแตกต่างไปจากที่ระบุไว้ในคำเสนอซื้อหลักทรัพย์ (แบบ 247-4)

Agenda 2 To consider and approve the changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP), and approve to proceed in matters which are materially different from those specified in the tender Offer for securities. (Form 247-4).

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้าดังนี้
(b) To grant my/our proxy to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่ 3 เรื่องอื่น ๆ (ถ้ามี)

Agenda 3 Other (if any).

(5) คำแถลงหรือเอกสารหลักฐานอื่นๆ (ถ้ามี) ของผู้รับมอบฉันทะ.
Other statements or evidences (if any) of the proxy holder.

(6) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่า การลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้น
Voting of proxy holder in any agenda item that is not as specified in this proxy letter shall be considered as invalid and not my voting as a shareholder.

(7) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้ หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
In case I/We have not specified my/our voting intention in any agenda or not clearly specified my/our voting intention in any agenda or not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above including in case there is any amendment or addition of any fact, the proxy holder shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุมนั้น เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ
I/We shall be fully liable for any action taken by the proxy holder at the meeting except for vote of the proxy holder which is not in accordance with this Proxy Form.

ลงชื่อ.....ผู้มอบฉันทะ	ลงชื่อ.....ผู้รับมอบฉันทะ
Signed Proxy Grantor	Signed Proxy holder
(.....)	(.....)
ลงชื่อ.....ผู้รับมอบฉันทะ	ลงชื่อ.....ผู้รับมอบฉันทะ
Signed Proxy holder	Signed Proxy holder
(.....)	(.....)

หมายเหตุ / Remark

1. ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าร่วมประชุมและออกเสียงลงคะแนนไม่สามารถแบ่งแยกจำนวนหุ้นให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
   The shareholder appointing the proxy holder must authorize only on proxy holder to attend and vote at the meeting and may not split the number of shares to many proxies for splitting votes.
2. วาระเลือกตั้งกรรมการสามารถเลือกตั้งกรรมการทั้งชุดหรือเลือกตั้งกรรมการเป็นรายบุคคล
   In agenda item regarding the election of new directors, the ballot can be either for all the nominated candidates as a whole or an Individual candidate.
3. ในกรณีที่มีวาระที่จะพิจารณาในการประชุมมากกว่าวาระที่ระบุไว้ข้างต้น ผู้มอบฉันทะสามารถระบุเพิ่มเติมได้ในใบประจำต่อแบบ หนังสือมอบฉันทะแบบ (ข) ตามแนบ
   In case there is any further agenda item apart from specified above brought into consideration in the Meeting, proxy holder may use the Attachment to Proxy Form B.
4. กรณีหากมีข้อกำหนดหรือข้อบังคับใดกำหนดให้ผู้รับมอบฉันทะต้องแถลงหรือแสดงเอกสารหลักฐานอื่นใดเช่นกรณี ผู้รับมอบฉันทะเป็นผู้มีส่วนได้เสียในกิจการเรื่องใด ที่ได้เข้าร่วมประชุมและออกเสียงลงคะแนนก็สามารถแถลงหรือแสดงเอกสารหลักฐานโดยระบุไว้ในข้อ (5)
   If there is any rule or regulation requiring the proxy holder to make any statement or provide any evidence such as the case that the proxy holder has interest in any matter which he/she attends and votes at the meeting he/she may make the statement or provide evidence as specific in clause (5).
5. กรุณาติดอากรแสตมป์ 20 บาท
   Please affix Duty Stamp of 20 Baht.

ใบประจำต่อแบบหนังสือมอบฉันทะ แบบ (ข)

Attachment to Proxy Form B

การมอบฉันทะในฐานะเป็นผู้ถือหุ้นของบริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) ในการประชุมวิสามัญผู้ถือหุ้น ครั้งที่ 1/2567 ใน วันที่ 15 สิงหาคม 2567 เวลา 14.00 น. โดยจัดประชุมผ่านสื่ออิเล็กทรอนิกส์ (e-AGM) เพียงรูปแบบเดียว ณ ห้องประชุมสำนักงานใหญ่ บริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) อาคารอาร์เอส กรุ๊ป เลขที่ 27 ถนนประเสริฐมนูกิจ แขวงเสนานิคม เขตจตุจักร กรุงเทพฯ 10900 หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

Authorization on behalf of the Shareholder of Gift Infinite Public Company Limited for the Extraordinary General Meeting of Shareholders No.1/2567 on 15 August 2024, at 14.00 hrs., that meeting will be only held via Electronic Meeting (e-AGM) at Headquarter, Gift Infinite Public Company Limited, RS Group Building No. 27, Prasert-Manukitch Rd., Sena Nikhom, Chatuchak, Bangkok 10900, Thailand or any adjournment at any date, time and place thereof.

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy holder to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามประสงค์ของข้าพเจ้าดังนี้

(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy holder to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามประสงค์ของข้าพเจ้าดังนี้

(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy holder to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามประสงค์ของข้าพเจ้าดังนี้

(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy holder to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามประสงค์ของข้าพเจ้าดังนี้

(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

สิ่งที่ส่งมาด้วย 5

(ปิดอากรแสตมป์ 20 บาท)

(Duty Stamp 20 Baht)

หนังสือมอบฉันทะ แบบ ค.

Proxy Form C.

(แบบที่ใช้เฉพาะกรณีผู้ถือหุ้นเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้ Custodian ในประเทศไทยเป็นผู้รับฝากและดูแลหุ้น)

(For foreign shareholders who have custodian in Thailand only)

ท้ายประกาศกรมพัฒนาธุรกิจการค้า เรื่อง กำหนดแบบหนังสือมอบฉันทะ (ฉบับที่ 5) พ.ศ. 2550

Ref: Notification of Department of Business Development regarding Proxy Form (No. 5) B.E. 2550 (2007)

เขียนที่ .....

Written at

วันที่ ..... เดือน.....พ.ศ.....

Date Month Year

(1) ข้าพเจ้า.....สัญชาติ.....

I/We Nationality

อยู่บ้านเลขที่.....ถนน..... ตำบล/แขวง.....

Reside at Road Sub-District

อำเภอ/เขต..... จังหวัด.....รหัสไปรษณีย์.....

District Province Postal Code

ในฐานะผู้ประกอบธุรกิจเป็นผู้รับฝากและดูแลหุ้น (Custodian) ให้กับ.....

Acting as the custodian for

เป็นผู้ถือหุ้นของ บริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) (บริษัทฯ) เลขทะเบียนผู้ถือหุ้น.....

Being a shareholder of Gift Infinite Public Company Limited (the Company) Shareholders' registration No.

โดยถือหุ้นจำนวนทั้งสิ้นรวม.....หุ้น และออกเสียงลงคะแนนได้เท่ากับ..... เสียง

Holding the total amount of shares, and having the right to vote equal to vote

หุ้นสามัญ.....หุ้น ออกเสียงลงคะแนนได้เท่ากับ.....เสียง

Ordinary share shares, having the right to vote equal to votes,

(2) ขอมอบฉันทะให้ (สามารถมอบฉันทะให้กรรมการอิสระ โดยมีรายละเอียด ตามสิ่งที่ส่งมาด้วย 6)

Hereby appoint (appoint an independent director as your proxy, with details according to the Enclosure 6)

[ ] 1).....อายุ.....ปี อยู่บ้านเลขที่ .....

Age years, resides at

ถนน.....ตำบล/แขวง.....อำเภอ/เขต.....

Road Sub-District District

จังหวัด.....รหัสไปรษณีย์.....หรือ

Province Postal Code or

[ ] 2) นายพิศิษฐ์	ดัชณาภิรมย์	อายุ	82 ปี	อยู่บ้านเลขที่	183	หรือ
Mr. Phisit	Dachanabhirom	age	82 years,	Residing at	183	or
อาคาร	รีเจนท์เฮาส์	ถนน	ราชดำริ	ตำบล/แขวง	ลุมพินี	
Building	Regent House	Road	Ratchadamri	Tambol/Khwaeng	Lumpini	
อำเภอ/เขต	ปทุมวัน	จังหวัด	กรุงเทพมหานคร	รหัสไปรษณีย์	10330	หรือ
Amphur/Khet	Patumwan	Province	Bangkok	Postal Code	10330	or
[ ] 3) นายสุเทพ	ธาระวาส	อายุ	60 ปี	อยู่บ้านเลขที่	203/62	
Mr. Suthep	Tharawas	age	60 years,	Residing at	203/62	
ซอย	3/6	ถนน	บางกรวย-ไทรน้อย	ตำบล/แขวง	พิมลราช	
Soi	3/6	Road	Bangkruay-Sainoi	Tambol/Khwaeng	Phimonratch	
อำเภอ/เขต	บางบัวทอง	จังหวัด	นนทบุรี	รหัสไปรษณีย์	11110	
Amphur/Khet	Bangbuathong	Province	Nonthaburi	Postal Code	11110	

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้า เพื่อเข้าประชุมและออกเสียงลงคะแนนแทนข้าพเจ้า ในการประชุมวิสามัญผู้ถือหุ้น ครั้งที่ 1/2567 ใน **วันที่ 15 สิงหาคม 2567 เวลา 14.00 น. โดยจัดประชุมผ่านสื่ออิเล็กทรอนิกส์ (e-EGM) เพียงรูปแบบเดียว** ถ่ายทอดสด ณ ห้องประชุม สำนักงานใหญ่ บริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) อาคารอาร์เอสกรุ๊ป เลขที่ 27 ถนนประเสริฐมนูกิจ แขวงเสนานิคม เขตจตุจักร กรุงเทพฯ 10900 หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

as my sole proxy to attend and vote on my behalf at the Extraordinary Meeting of Shareholders No.1/2024 **on 15 August 2024, at 14.00 hrs., that meeting will be only held via Electronic Meeting (e-EGM).** Live broadcast at Headquarter, Gift Infinite Public Company Limited, RS Group Building No. 27, Prasert-Manukitch Rd., Sena Nikhom, Chatuchak, Bangkok 10900, Thailand or any adjournment at any date, time and place thereof.

กิจการใดที่ผู้รับมอบฉันทะกระทำไปในการประชุมนั้น ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ
Any business carried out by the proxy holder in the said meeting shall be deemed as having been carried out by myself/ourselves in all respects.

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี้
In this Meeting, I/We have granted to my/our proxy holder to vote on my/our behalf as follows;

วาระที่ 1 **พิจารณาอนุมัติการได้มาซึ่งสินทรัพย์ของบริษัทฯ กรณีบริษัท กิฟท์ ฮอสพิทอลลิตี้ จำกัด ("บริษัทย่อย") เข้าซื้อสินทรัพย์บริษัท บีม เอ็กซ์ จำกัด ("BEAMX") และบริษัท มอมส์ ทัช (ประเทศไทย) จำกัด ("Mom Touch") ซึ่งเป็นบุคคลที่เกี่ยวโยงกันของบริษัทฯ**

Agenda 1 **To consider and approve the acquisition of assets, Gift Hospitality Company Limited ("The Subsidiary") enters into purchasing of assets from Beam X Company Limited ("BEAMX") and Moms Touch (Thailand) ("MOM'S TOUCH") Company Limited which is related person.**

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้าดังนี้
(b) To grant my/our proxy to vote at my/our as follows;
[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่ 2 **พิจารณาอนุมัติการแก้ไขวัตถุประสงค์ วงเงินงบประมาณ และระยะเวลาการใช้เงินเพิ่มทุนที่ได้รับจากการเสนอขายหุ้นสามัญเพิ่มทุนจากบุคคลในวงจำกัด (PP) และอนุมัติดำเนินการในส่วนที่เป็นสาระสำคัญแตกต่างไปจากที่ระบุไว้ในคำเสนอซื้อหลักทรัพย์ (แบบ 247-4)**

Agenda 2 **To consider and approve the changing of objectives and limit for the utilizing of the capital increase received from offering of newly issued ordinary shares to private placement (PP), and approve to proceed in matters which are materially different from those specified in the tender Offer for securities. (Form 247-4).**

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) To grant my/our proxy to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้าดังนี้
(b) To grant my/our proxy to vote at my/our as follows;
[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่ 3 **เรื่องอื่น ๆ (ถ้ามี)**

Agenda 3 **Other (if any).**

(5) คำแถลงหรือเอกสารหลักฐานอื่นๆ (ถ้ามี) ของผู้รับมอบฉันทะ.
Other statements or evidences (if any) of the proxy holder.

(6) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่า การลงคะแนนเสียงนั้นไม่ถูกต้องและไม่ใช่เป็นการลงคะแนนเสียงของข้าพเจ้าในฐานะผู้ถือหุ้น
Voting of proxy holder in any agenda item that is not as specified in this proxy letter shall be considered as invalid and not my voting as a shareholder.

(7) ในกรณีที่ข้าพเจ้าไม่ได้ระบุความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้ หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I/We have not specified my/our voting intention in any agenda or not clearly specified my/our voting intention in any agenda or not clearly specified or in case the meeting considers or passes resolutions in any matters other than those specified above including in case there is any amendment or addition of any fact, the proxy holder shall have the right to consider and vote on my/our behalf as he/she may deem appropriate in all respects.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุมนั้น เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

I/We shall be fully liable for any action taken by the proxy holder at the meeting except for vote of the proxy holder which is not in accordance with this Proxy Form.

ลงชื่อ.....ผู้มอบฉันทะ	ลงชื่อ.....ผู้รับมอบฉันทะ
Signed Proxy Grantor	Signed Proxy holder
(.....)	(.....)
ลงชื่อ.....ผู้รับมอบฉันทะ	ลงชื่อ.....ผู้รับมอบฉันทะ
Signed Proxy holder	Signed Proxy holder
(.....)	(.....)

หมายเหตุ / Remark

1. ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าร่วมประชุมและออกเสียงลงคะแนนไม่สามารถแบ่งแยกจำนวนหุ้นให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
   The shareholder appointing the proxy holder must authorize only on proxy holder to attend and vote at the meeting and may not split the number of shares to many proxies for splitting votes.
2. วาระเลือกตั้งกรรมการสามารถเลือกตั้งกรรมการทั้งชุดหรือเลือกตั้งกรรมการเป็นรายบุคคล
   In agenda item regarding the election of new directors, the ballot can be either for all the nominated candidates as a whole or an Individual candidate.
3. ในกรณีที่มีวาระที่จะพิจารณาในการประชุมมากกว่าวาระที่ระบุไว้ข้างต้น ผู้มอบฉันทะสามารถระบุเพิ่มเติมได้ในใบประจำต่อแบบ หนังสือมอบฉันทะแบบ (ข) ตามแนบ
   In case there is any further agenda item apart from specified above brought into consideration in the Meeting, proxy holder may use the Attachment to Proxy Form B.
4. กรณีหากมีข้อกำหนดหรือข้อบังคับใดกำหนดให้ผู้รับมอบฉันทะต้องแถลงหรือแสดงเอกสารหลักฐานอื่นใดเช่นกรณี ผู้รับมอบฉันทะเป็นผู้มีส่วนได้เสียในกิจการเรื่องใด ที่ได้เข้าร่วมประชุมและออกเสียงลงคะแนนก็สามารถแถลงหรือแสดงเอกสารหลักฐานโดยระบุไว้ในข้อ (5)
   If there is any rule or regulation requiring the proxy holder to make any statement or provide any evidence such as the case that the proxy holder has interest in any matter which he/she attends and votes at the meeting he/she may make the statement or provide evidence as specific in clause (5).
5. กรุณาติดอากรแสตมป์ 20 บาท
   Please affix Duty Stamp of 20 Baht.

ใบประจำต่อแบบหนังสือมอบฉันทะ แบบ (ค)

Attachment to Proxy Form C

การมอบฉันทะในฐานะเป็นผู้ถือหุ้นของบริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) ในการประชุมวิสามัญผู้ถือหุ้น ครั้งที่ 1/2567 ใน วันที่ 15 สิงหาคม 2567 เวลา 14.00 น. โดยจัดประชุมผ่านสื่ออิเล็กทรอนิกส์ (e-AGM) เพียงรูปแบบเดียว ณ ห้องประชุมสำนักงานใหญ่ บริษัท กิฟท์ อินฟินิท จำกัด (มหาชน) อาคารอาร์เอส กรุ๊ป เลขที่ 27 ถนนประเสริฐมนูกิจ แขวงเสนานิคม เขตจตุจักร กรุงเทพฯ 10900 หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

Authorization on behalf of the Shareholder of Gift Infinite Public Company Limited for the Extraordinary General Meeting of Shareholders No.1/2567 on 15 August 2024, at 14.00 hrs., that meeting will be only held via Electronic Meeting (e-AGM) at Headquarter, Gift Infinite Public Company Limited, RS Group Building No. 27, Prasert-Manukitch Rd., Sena Nikhom, Chatuchak, Bangkok 10900, Thailand or any adjournment at any date, time and place thereof.

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) To grant my/our proxy holder to consider and vote on my/our behalf as appropriate in all respects.

[ ] (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามประสงค์ของข้าพเจ้าดังนี้

(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

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วาระที่.....เรื่อง.....

Agenda.....Subject.....

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(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

วาระที่.....เรื่อง.....

Agenda.....Subject.....

[ ] (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

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(b) To grant my/our proxy holder to vote at my/our as follows;

[ ] เห็นด้วย/Approve [ ] ไม่เห็นด้วย/Disapprove [ ] งดออกเสียง/Abstain

Gift Infinite Public Company Limited
For more information, please contact : cs@giftinfinite.co.th