

## Attachment 4

---

Assets for business undertaking  
and details of asset appraisal

---

### Assets for business undertaking and details of asset appraisal

#### Main Fixed Assets in Business Operations

As of 31 December 2023, the Company and its subsidiaries have fixed assets used in business operations as follows:

Property	Amount As of 31 Dec 23 (Million Baht)	Ownership	Obligation
<b>1. Fixed assets in business operations</b>			
1) Land Total area of 3 Rai, 2 Ngan, 33 Square Wa, located at Nuan Chan Sub-district, Bueng Kum District, Bangkok Province, which is the location of the headquarters building of the Company and its subsidiaries.	72.78	TEAMG	To be used as a part of collateral for credit limit in the amount of 670 Million Baht with financial institutions
2) Buildings and Renovations Headquarters of the Company and its Subsidiaries, located at 151,152 Nuan Chan Road, Nuan Chan Sub-district, Bueng Kum District, Bangkok Province	54.12	TEAMG	To be used as a part of collateral for credit limit in the amount of 670 Million Baht with financial institutions
3) Solar power generation equipment and indoor refrigeration equipment.	3.60	Subsidiaries	- None -
4) Building Decorations, Installations and Office Equipment	30.10	TEAMG and Subsidiaries	- None -
5) Vehicles	5.47	TEAMG and Subsidiaries	- None -
6) The asset under installation	17.23	TEAMG	- None -
<b>Total</b>	<b>183.30</b>		

2. Property for Investment			
1) Land - Total area of 1 Ngan 61 7/10 Square Wah, located at Khao Mai Kaew Sub-district, Bang Lamung District, Chonburi Province	0.47	TEAMG	- None -
2) Buildings - Building located at 55/205, Moo 2, Khao Mai Kaew Sub-district, Bang Lamung District, Chonburi Province	0.33	TEAMG	- None -
3) Some leased areas of the Company and its subsidiaries' headquarters building	1.34	TEAMG	To be used as a part of collateral for credit limit in the amount of 670 Million Baht with financial institutions
<b>Total</b>	<b>2.14</b>		
3. Right – of – Use Asset			
1) Buildings	0.19	Subsidiaries	- None -
2) Office Equipment	8.50	TEAMG and Subsidiaries	- None -
3) Vehicles	31.59	TEAMG and Subsidiaries	- None -
<b>Total</b>	<b>40.28</b>		

### Intangible Assets in Business Operations

As of 31 December 2023, the Company and its subsidiaries have intangible assets that are computer software, totaling net book value of 42.03 Million Baht. The details are as follows:

Company	Amount As of 31 Dec 23 (Million Baht)
TEAM Consulting Engineering and Management PCL.	36.86
ATT Consultants Co.,Ltd.	1.34
Geotechnical & Foundation Engineering Co., Ltd.	0.54
TEAM Construction Management Co., Ltd.	2.87
TEAM SQ Co., Ltd.	0.41
LTEAM Sole Co., Ltd.	0.01
<b>Total</b>	<b>42.03</b>

### Investment Policy in Subsidiaries and Associated Companies

As for investment policy in subsidiaries and associated companies, the Company cautiously considers the return on investment, risks and financial liquidity. The Company considers investing in companies that would potentially support and benefit the Company's business operations. Each investment project must be considered by the Board of Directors within the scope of the approval authority. The Company has an internal control policy by appointing directors and/or executives of the Company to be directors of subsidiaries and associated companies. Also, we have a financial control policy, and other significant management policies of the subsidiaries and associated companies in accordance with the Company's policies

As of 31 December 2023, the Company's investment value in subsidiaries under the net cost with impairment included, is in amount of 111 Million Baht or 5.77% of total assets according to the Company's separate financial statements. The Company and Geotechnical and Foundation Engineering Co., Ltd. (GFE), a subsidiary of the Company, have the net investment value in the associated company under the equity method, was in amount of 32.12 Million Baht or 1.32% of the total assets according to the consolidated financial statements of the Company and its subsidiaries.