

Attachment 4

Assets for business undertaking
and details of asset appraisal

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Main Fixed Assets in Business Operations

As of 31 December 2025, the Company and its subsidiaries have fixed assets used in business operations as follows:

Property	Amount As of 31 Dec 25 (Million Baht)	Ownership	Obligation
1. Fixed assets in business operations			
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	73.17	TEAMG	To be used as a part of collateral for credit limit in the amount of 620 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	70.09	TEAMG	To be used as a part of collateral for credit limit in the amount of 620 Million Baht with financial institutions
3) Solar power generation equipment and indoor refrigeration equipment	2.27	TEAMG and Subsidiaries	- None -
4) Building Decorations, Installations and Office Equipment	40.94	TEAMG and Subsidiaries	- None -
5) Vehicles	9.45	TEAMG and Subsidiaries	- None -
Total	195.92		

2. Property for Investment			
1) Some leased areas of the Company and its subsidiaries' headquarters building	0.79	TEAMG	To be used as a part of collateral for credit limit in the amount of 620 Million Baht with financial institutions
Total	0.79		
3. Right – of – Use Asset			
1) Buildings	0.69	Subsidiaries	- None -
2) Office Equipment	15.42	TEAMG and Subsidiaries	- None -
3) Vehicles	30.71	TEAMG and Subsidiaries	- None -
Total	46.82		

Intangible Assets in Business Operations

As of 31 December 2025, the Company and its subsidiaries have intangible assets that are computer software, totaling net book value of 30.26 Million Baht. The details are as follows:

Company	Amount As of 31 Dec 25 (Million Baht)
TEAM Consulting Engineering and Management PCL.	23.40
ATT Consultants Co.,Ltd.	0.75
Geotechnical & Foundation Engineering Co., Ltd.	0.43
TEAM Construction Management Co., Ltd.	2.78
TEAM SQ Co., Ltd.	0.17
TEAM Next Company Limited	0.26
GOE Consultant Co., Ltd.	2.47
LTEAM Sole Co., Ltd.	-
Total	30.26

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 at 31 December 2025, the Company's investment in its subsidiaries, measured under the cost method net of allowance for impairment of investments, amounted to Baht 118.75 million, representing 4.29% of the Company's total assets as presented in the separate financial statements. In addition, Geotechnical & Foundation Engineering Co., Ltd. (GFE), a subsidiary of the Company, had net investments in joint ventures and associates, accounted for under the equity method, amounting to Baht 9.42 million, representing 0.26% of the total assets as presented in the consolidated financial statements of the Company and its subsidiaries.